

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1253 N HILL STREET N

VAN ALSTYNE, TX 75495



\$1,442,000



4,008 sqft

## DESCRIPTION

THIS 9.1 ACRES IN THE FASTEST GROWING SMALL TOWN IN NORTH TEXAS COULD POSSIBLY BE YOUR NEXT HOME, SMALL INDUSTRIAL PARK, BUSINESS LOCATION, ETC. CURRENTLY GCAC HAS IT ZONED COMMERCIAL WITH AG EXEMPTION, SURROUNDED BY SMALL RANCHES, RESIDENTIAL AND COMMERCIAL, THE POSSIBILITIES ARE ENDLESS. MORTON STYLE BUILDING 3,240 SQ FT ORIG SET UP WAS BARN W LIVING QUARTERS IN THE FRONT, LARGE OVERSIZE STALLS, NICE OPEN SHEDROW DOWN THE CENTER. OWNER WOULD CONSIDER OWNER FINANCING WITH BALLOON. 768 SQ FT ADDITIONAL BUILDING WITH ELEC AND WATER ON NORTH SIDE OF PROPERTY WITH 2 ROLL UP DOORS AND ONE CONCRETE APPROACH. MAIN BUILDING HAS SMALL LIVING, HALF BATH, SMALL KITCHEN, TACK ROOM, WASH RACK. BUILDING IS USED FOR COMMERCIAL LIGHT INDUSTRIAL, BACK HAS A APPROX 2FT OVERHANG, BOTH ENDS HAVE 8 FT DOUBLE SLIDING DOORS, BACK HAS 8 FT DOUBLE SLIDING DOORS. LOCATED JUST INSIDE THE CITY LIMITS, PVC AND BARBED WIRE FENCED, STONE AND IRON ENTRANCE. THIS IS A UNIQUE PROPERTY IN THE HEART OF GRAYSON COUNTY, BUILDINGS HAVE MULTIPLE USES. BUYERS TO VERIFY ALL. DO NOT ENTER THRU GATE WITOUT APPT.

**PROPERTY TYPE:** Commercial - Warehouse  
**MLS STATUS:** Active  
**MLS:** 20492571  
**YEAR BUILT:** 2002  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** MORRIS ADDN  
**LIST DATE:** 06/05/2024

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 4,008  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 9.16  
**LOT SIZE (SQFT):** 399,053

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking

### LOT DESCRIPTION:

- Acreage

### ROOF TYPE:

- Metal

### SIDING:

- MetalSiding
- Rock
- Stone
- WoodSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- CableAvailable
- PhoneAvailable
- SepticAvailable
- WaterAvailable

**LISTED BY:** Sara Jerome 

**PHONE:** 903.816.0009

**BROKERED BY:** Vincent Realty Group

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated