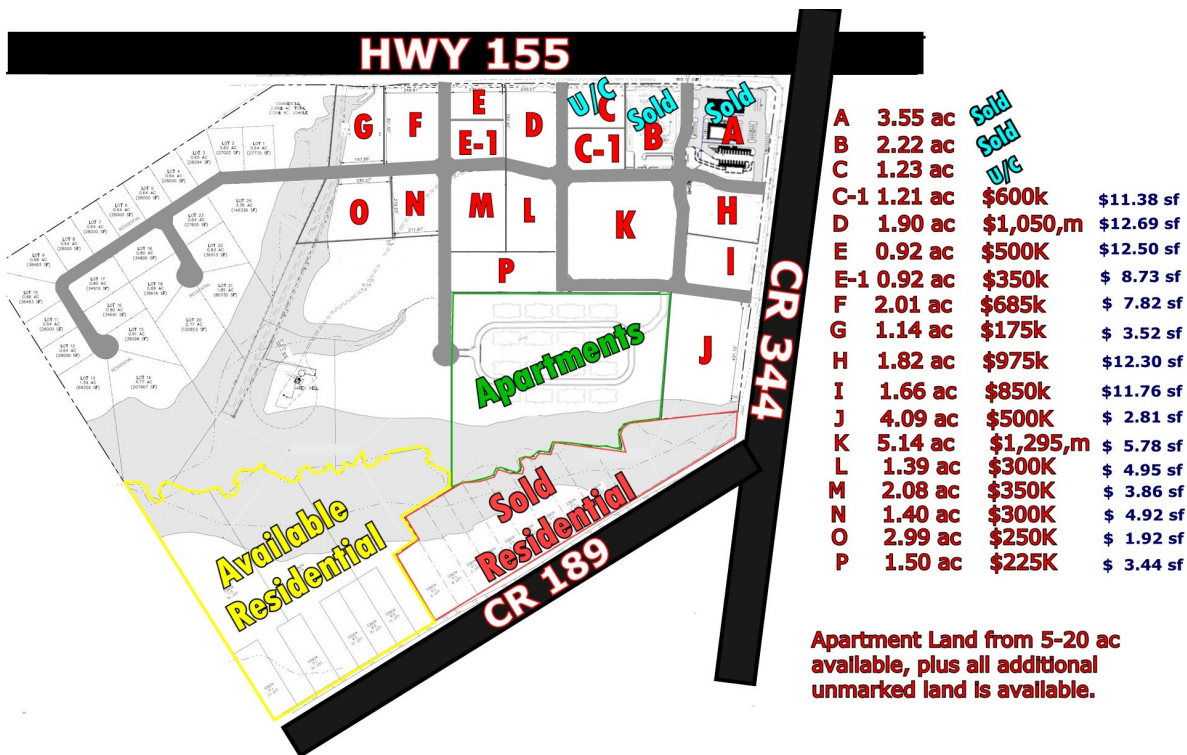


CENTURY 21

Judge Fite Company



Apartment Land from 5-20 ac available, plus all additional unmarked land is available.

20175 S HWY 155 LOT C1

FLINT, TX 75762



\$600,000



0 sqft

DESCRIPTION

Price shown on listing is for Lot D, other lots available, read description below. Be a part of this Prime Intersections on HWY 155 alongside Kim's Convenience Store and Whataburger. Hard to find small lots available with Sewer and Water in place, Seller may consider smaller pad sites. Seller is open to just about any type of use, Retail, Restaurants, Shopping Centers, Hotels, Banks, Multi-Family, Office Space, etc. Pricing starts at \$13 psf on down and varies on location, proximity to corner intersection, size of Parcel and Highway frontage or back parcel. Most lot sizes can still be adjusted in size, lots shown on attached aerials are suggestions only. All lots will have agreements to shared driveways and cross access to other lots. All parcels will need to still be platted and surveyed prior to closing and frontage parcels still need TXDOT Driveway approvals. Parcel boundary lines shown should be approximately spaced to meet TXDOT approvals. 20,000 + cars pass by daily on HWY 155, over 2,000 ft of HWY frontage on 155 and over 1,700 ft of HWY frontage on CR 344. Deed Restrictions: No C-stores, Grocery Stores or Dollar Stores. No retailers of any kind selling gasoline. No full service breakfast restaurants or drive thru fast food burgers. Multi-use property including residential lots for sale on CR 189, approx 1-8 acre lots available with survey. Restrictions on housing and uses will apply including but not limited to No Mobile homes or RV's.

PROPERTY TYPE: Commercial - Unimproved Land
MLS STATUS: Active
MLS: 20774236
YEAR BUILT:
COUNTY: Smith
TRACT OR SUBDIVISION: Don Thomas Quevado 7 League Gr
LIST DATE: 11/08/2024

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.21
LOT SIZE (SQFT): 52,707

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Corner Lot
- Irregular Lot

SIDING:

- Other

UTILITIES

UTILITIES:

- Electricity Available
- Phone Available
- Sewer Available
- Water Available

LISTED BY: Ray Ver Hey 

ADDITIONAL PROPERTY DETAILS

PHONE: 903.266.2900

BROKERED BY: Staples Commercial Group, LLC

century21judgefite.com

each office is independently owned and operated