

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 909 E SOUTH COMMERCE STREET

WILLS POINT, TX 75169



\$475,000



0 sqft

## DESCRIPTION

Discover an exceptional commercial opportunity in the heart of Wills Point, a growing town about an hour east Dallas. This prime property is strategically situated on the bustling Highway 80, the main thoroughfare through the city, ensuring unparalleled visibility and accessibility for your business. Wills Point is known as the Bluebird Capital of Texas and boasts a vibrant community of approximately about 3,700 residents. The city's dynamic atmosphere is further enhanced by annual events such as the Highway 80 Sale, a renowned multi-state event that attracts a surge of visitors and shoppers along Highway 80 to significantly boost local traffic and commerce. Additionally, travelers pass through monthly to the visit the famous First Monday Trade Days. Wills Point hosts various festivals throughout the year, fostering a lively environment that draws both residents and tourists alike. Positioned in a high-traffic area, this commercially zoned lot offers an ideal setting for a wide range of business endeavors. The consistent flow of local and pass-through traffic along Highway 80 provides excellent exposure, presenting a unique opportunity to establish or expand your business in a community that values local businesses. Seize this chance to become a part of a thriving commercial landscape. With its strategic location, vibrant community, and the added advantage of annual events that draw significant crowds, this property stands as a promising foundation for your business aspirations.

**PROPERTY TYPE:** Commercial - Unimproved Land

**MLS STATUS:** Active

**MLS:** 20783571

**YEAR BUILT:**

**COUNTY:** Van Zandt

**TRACT OR SUBDIVIION:** J Murry

**LIST DATE:** 11/24/2024

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 1.12

**LOT SIZE (SQFT):** 48,700

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## UTILITIES

**UTILITIES:**

- None

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Bill Moomaw 

**PHONE:** 972.771.6970

**BROKERED BY:** Regal, REALTORS

century21judgefite.com

each office is independently owned and operated