

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3224 GOODNIGHT BOULEVARD

WILLS POINT, TX 75169



\$775,000



5,850 sqft

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## DESCRIPTION

This 5,850 square-foot flex space is available for sale in Wills Point, TX. The property includes a 175 square-foot office area and predominantly warehouse space. The warehouse is equipped with nine grade-level doors, varying in size, with the largest measuring 12 x 10 feet. Situated on five acres within the ETJ, the property permits outside storage, and the additional acreage offers development potential for a variety of uses. With 300 feet of frontage along Highway 80, this site presents an excellent opportunity for automotive and light industrial businesses.

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Industrial

**MLS STATUS:** Active

**MLS:** 20843184

**YEAR BUILT:** 2000

**COUNTY:** Van Zandt

**TRACT OR SUBDIVISION:** Wills Estate

**LIST DATE:** 02/19/2025

**AREA:**

**SQUARE FEET:** 5,850

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 5

**LOT SIZE (SQFT):** 217,800

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- OnSite
- Paved
- ParkingLot
- Unassigned

### LOT DESCRIPTION:

- Acreage
- Cleared
- Level

### ROOF TYPE:

- Metal

### SIDING:

- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- SepticAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Kevin Weable 

**PHONE:** 972.772.6025

**BROKERED BY:** M&D CRE, LLC

century21judgefite.com

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