

CENTURY 21[®]

Judge Fite Company



4429 W STATE HIGHWAY 31
CORSICANA, TX 75110



\$799,999



5,500 sqft

DESCRIPTION

Situated along the high-traffic corridor of State Highway 31, this 1.975-acre property offers excellent visibility and steady income potential. The 5,500 sq ft building includes both functional commercial space and a separate 1-bedroom, 1-bath apartment, making it ideal for a variety of uses. A long-term tenant is in place under a new 5-year lease, with the tenant responsible for all maintenance and repairs—offering a low-maintenance investment opportunity. With generous parking, room to expand, and proximity to major retailers and local businesses, this property is well-positioned for continued growth and long-term value.

CENTURY 21

Judge Fite Company

800.451.8055

PROPERTY TYPE: Commercial - Industrial

MLS STATUS: Active

MLS: 20924252

YEAR BUILT:

COUNTY: Navarro

TRACT OR SUBDIVIION: Corsicana

LIST DATE: 05/29/2025

AREA:

SQUARE FEET: 5,500

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 2

LOT SIZE (SQFT): 87,120

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Other

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- DirectAccess
- Driveway
- Garage
- Gravel
- Gated
- Oversized
- ParkingLot
- Private
- Storage

LOT DESCRIPTION:

- Acreage
- Cleared

ROOF TYPE:

- Metal

SIDING:

- Other

FOUNDATION:

- Other

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- SewerAvailable
- WaterAvailable

LISTED BY: Adam Olsen 

ADDITIONAL PROPERTY DETAILS

PHONE: 936.689.9123

BROKERED BY: eXp Realty, LLC Waco

century21judgefite.com

each office is independently owned and operated