

# CENTURY 21<sup>®</sup>

Judge Fite Company



**821 S MAIN STREET**  
WINNSBORO, TX 75494



\$975,000



4,058 sqft

## DESCRIPTION

East of Dallas - INCREDIBLE INVESTMENT OPPORTUNITY! 4000 sq ft 5-suite retail mall in NE Texas – Winnsboro – Wood County. Concrete parking lot, ensuring ample space for customers & tenants. Moreover, an additional lot is included, presenting an opportunity for future development & expansion. Recent improvements: new TPO roof, interior & exterior LED lighting, new exit & emergency lighting in all suites & new rear gutters & downspouts minimizing maintenance concerns. There's even space available to accommodate an additional suite, offering potential for increased rental income. Strategically positioned with 165 feet of highway road frontage, this property guarantees exposure to continuous, high-volume traffic throughout the day & night. Invest with confidence as this retail mall is currently 100% occupied.

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Retail  
**MLS STATUS:** Active  
**MLS:** 20957725  
**YEAR BUILT:**  
**COUNTY:** Wood  
**TRACT OR SUBDIVIION:** City Of Winnsboro  
**LIST DATE:** 06/04/2025

**AREA:**  
**SQUARE FEET:** 4,058  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.8  
**LOT SIZE (SQFT):** 34,848

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Other

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Common
- Concrete
- OffStreet
- ParkingLot

### LOT DESCRIPTION:

- Level

### ROOF TYPE:

- Synthetic

### SIDING:

- Brick
- WoodSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** John Beaty 

**PHONE:** 903.342.9987

**BROKERED BY:** United Country Cain Agency

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