

# CENTURY 21<sup>®</sup>

Judge Fite Company



**226 LIONSPA W COURT**  
DECATUR, TX 76234



\$569,900



2,400 sqft

## DESCRIPTION

Turnkey Granite Business + Real Estate Opportunity in Decatur Rare opportunity to acquire a profitable, fully operational granite business situated on 3.77 acres in the growing Decatur market. This turnkey operation includes a 2,400 SF insulated metal building equipped with an overhead door, solar panels, and an impressive lineup of specialized equipment—perfectly designed for fabrication and production. Key features include: Overhead crane system capable of lifting up to 2,000 pounds, A-frame swiveling hoist and a full suite of tools for precision cutting and straight-edge work, On-site well water and septic system for low overhead costs, Solar panel system provides energy efficiency, Additional mobile home on the property, ideal for office use, staff housing, or extra rental income. Ample outdoor space allows for future expansion or additional storage needs. Whether you're an established operator looking to grow or an entrepreneur ready to enter the industry, this is a prime investment with business, land, and equipment all included. Don't miss this rare opportunity to own a thriving business with real estate in a high-demand sector.

**PROPERTY TYPE:** Commercial - Business

**MLS STATUS:** Active

**MLS:** 20959696

**YEAR BUILT:** 2003

**COUNTY:** Wise

**TRACT OR SUBDIVIION:** Fossil Ridge Estates Ph2

**LIST DATE:** 06/07/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,400

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 3.77

**LOT SIZE (SQFT):** 164,221

## INTERIOR FEATURES

**FLOOR COVERINGS:**

- Concrete

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**PARKING:**

- Additional Parking
- Driveway

**LOT DESCRIPTION:**

- Level
- Few Trees

**ROOF TYPE:**

- Metal

**SIDING:**

- Metal Siding

**FOUNDATION:**

- Slab

## UTILITIES

**HEATING/COOLING:**

- Electric

**UTILITIES:**

- Electricity Available
- Septic Available
- Water Available

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Cami Hobbs Riley 

**PHONE:** 972.382.8882

**BROKERED BY:** Keller Williams Prosper Celina

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