

CENTURY 21

Judge Fite Company



201 TX-224

COMMERCE, TX 75428



\$450,000



4,000 sqft

DESCRIPTION

Endless possibilities await with this expansive 4,000 sq ft commercial building situated on approximately 2 acres in the heart of Commerce, TX. Formerly used as a church, this versatile property is ready to be reimagined to suit your vision. Featuring a spacious open sanctuary area, multiple offices or classrooms, restrooms, and ample parking, the layout offers maximum flexibility for a variety of uses. Potential Uses Include: Event Venue: Ideal for weddings, banquets, conferences, or community gatherings. Daycare or Learning Center: Perfect for early childhood education or after-school programs. Fitness or Wellness Facility: Yoga studio, gym, or wellness retreat. Community Center or Non-Profit Headquarters: Serve the needs of local residents and organizations. Retail Showroom or Flea Market: Plenty of space for displays and inventory. Office Space or Call Center: Room to build out multiple workstations. Specialty Church or Fellowship Hall: Continue as a house of worship or meeting space. With nearly 2 acres, there is room for outdoor events, expansions, playgrounds, or additional parking. The location provides convenient access to major highways and is minutes from Texas A&M University-Commerce, offering excellent visibility and accessibility. This property is an exceptional opportunity for investors, entrepreneurs, and community leaders seeking a high-visibility, adaptable space in a growing city. Don't miss your chance to bring your ideas to life in this remarkable building!

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 20986259
YEAR BUILT: 1985
COUNTY: Hunt
TRACT OR SUBDIVIION: Thompson Surv Abs #1033
LIST DATE: 07/01/2025

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800.451.8055

AREA:
SQUARE FEET: 4,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.99
LOT SIZE (SQFT): 86,553

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- CeramicTile

EXTERIOR FEATURES

PARKING:

- Concrete

LOT DESCRIPTION:

- BackYard
- InteriorLot
- Lawn
- ManyTrees

ROOF TYPE:

- Asphalt

SIDING:

- Brick
- Rock
- Stone

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

LISTED BY: Manuel Cristales 

- Central
- PHONE: 888.455.6040

UTILITIES:

- SewerAvailable
- WaterAvailable

BROKERED BY: Fathom Realty

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated