

CENTURY 21[®]

Judge Fite Company



300 E ELM STREET

GLEN ROSE, TX 76043



\$800,000



4,532 sqft

DESCRIPTION

Retail-commercial multi-use investment property with approximately 1.31 acres of developable opportunities. 3 parcels included in this listing. The location is one block from the vibrant, growing, downtown Glen Rose square and across the street from the entrance to the adjacent Heritage Park, both of which are host to regional music festivals, parades, weekly city events and multiple wide area events. The main building is on almost an acre, with room for building expansion and remodeling or additional units. The adjacent empty lot is almost .40 acre. The property is designated B-1 commercial zoning which allows for a wide variety of retail, office and commercial uses. The lots are level and offer ample opportunities for parking. State Hwy 144 is a main corridor between Granbury, Glen Rose, Walnut Springs and Meridian, interconnecting to highways leading to Waco. TXDOT reports over 260,000 monthly vehicle trips supporting almost 400,000 potential customers passing this site on State Hwy 144. Property Condition Statement available. Current rental income is approximately \$4,000 a month.

PROPERTY TYPE: Commercial - Office

MLS STATUS: Active

MLS: 20991676

YEAR BUILT: 1940

COUNTY: Somervell

TRACT OR SUBDIVIION: East End

LIST DATE: 07/09/2025

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800.451.8055

AREA:

SQUARE FEET: 4,532

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.31

LOT SIZE (SQFT): 57,063

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Combination
- Linoleum

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Asphalt
- CircularDriveway
- Common
- DriveThrough
- Guest
- Gravel
- KitchenLevel
- NoGarage
- OnSite
- Outside
- Oversized
- ParkingLot
- RvAccessParking
- SharedDriveway
- OnStreet
- Unassigned

LOT DESCRIPTION:

- Acreage
- Cleared
- CornerLot
- Level

ROOF TYPE:

- Composition
- Metal

SIDING:

- Frame
- WoodSiding

FOUNDATION:

- Combination

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- CableAvailable
 - ElectricityAvailable
 - ElectricityConnected
 - SewerAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

LISTED BY: John Lenz 

PHONE: 817.219.5505

BROKERED BY: Local Realty Agency Fort Worth