



**10768 S IH 35W**  
GRANDVIEW, TX 76050



\$1,249,800



1,536 sqft

## DESCRIPTION

Prime Residential & Commercial Opportunity – 15.61 Acres on High-Traffic Corner Located between Alvarado and Grandview, just minutes south of Fort Worth off I-35, this rare and versatile property sits on a prominent corner by an overpass with a service road running in both directions for exceptional visibility and access. Comprising four parcels totaling 15.61 acres, the property includes 3.36 vacant acres ready for development, 1 acre with a small warehouse and storefront ideal for retail, office, or light industrial use, a charming farmhouse in need of some TLC with rental or renovation potential, nearly 11 acres for future expansion or recreational use, and multiple metal shops for additional storage. With its prime location, multiple access points, and mixed-use potential, this property is a must-see for investors, business owners, and developers ready to bring their vision—whether commercial, residential, or a combination of both—to life.

**PROPERTY TYPE:** Commercial - Business

**MLS STATUS:** Active

**MLS:** 21032333

**YEAR BUILT:** 2014

**COUNTY:** Johnson

**TRACT OR SUBDIVIION:** ABST 484 TR 45A PT J B KETCHUM 126.5523.99313 Acr

**LIST DATE:** 08/15/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,536

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 15.61

**LOT SIZE (SQFT):** 679,971

## INTERIOR FEATURES

**FLOOR COVERINGS:**

- Concrete

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**PARKING:**

- ParkingLot

**LOT DESCRIPTION:**

- Acreage
- Cleared

**ROOF TYPE:**

- Metal

**SIDING:**

- MetalSiding

**FOUNDATION:**

- Slab

## UTILITIES

**HEATING/COOLING:**

- Electric

**UTILITIES:**

- ElectricityConnected
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Lisa Ellis 

**PHONE:** 817.426.9800

**BROKERED BY:** Keller Williams Johnson County

century21judgefite.com

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