



8309 CR 106
GRANDVIEW, TX 76050



\$1,249,999



1,632 sqft



5 beds



2 baths

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-storefront ideal for retail, office, or light industrial use, a charming farmhouse with 5 bedrooms and 2 baths 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. Ag exempt.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Pending
MLS: 21032426
YEAR BUILT: 1947
COUNTY: Johnson
TRACT OR SUBDIVIION: ABST 484 TR 45 J B KETCHUM Acres:1.0000
LIST DATE: 08/16/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 1,632
TOTAL BEDS: 5
FULL BATHS: 2
HALF BATHS: 0
ACRES: 15.61
LOT SIZE (SQFT): 679,971

INTERIOR FEATURES

FIREPLACE:

- Decorative
- WoodBurning

FLOOR COVERINGS:

- Wood

APPLIANCES:

- GasRange

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Ranch
- Farmhouse

PARKING:

- Covered
- Carport
- Boat
- RvAccessParking

LOT DESCRIPTION:

- Acreage
- BackYard
- Lawn
- FewTrees

ROOF TYPE:

- Metal

YARD/GROUNDS:

- Storage

POOL TYPE:

- None

FOUNDATION:

- PillarPostPier

FENCING:

- BarbedWire
- CrossFenced

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
 - HighSpeedInternet
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LISTED BY: Lisa Ellis 

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BROKERED BY: Keller Williams Johnson County