

CENTURY 21[®]

Judge Fite Company



11277 FARMINGTON ROAD

VAN ALSTYNE, TX 75495



\$2,850



1,650 sqft

DESCRIPTION

Current Availability: Suite 13- Upgrade floorplan- AVAILABLE NOW PRE-LEASING Phase 2- 10 available suites with completion estimated August FULL WAREHOUSE HVAC AVAILABLE! Discover 121 West Business Park in Van Alstyne, TX — a modern, build-to-suit flex office-warehouse community poised to elevate your business. This brand-new development offers office-warehouse suites ranging from 1,650 sq ft up to full buildings of 4,950–8,250 sq ft, with flexible demising layouts to meet your specific operational needs Each suite includes a 13x13 reception office, insulated warehouse, 14-ft bay door, private restroom, and—depending on your package—additional offices and a coffee bar area. Tenants benefit from no triple-net fees—rent covers taxes, water, trash, maintenance, and building insurance, simplifying your budgeting Built in 2021–2022, these single-story units provide modern finishes including spray insulation, LED lighting, hardwood interiors, and energy-efficient HVAC systems With three parking spaces per unit, your staff and clients will enjoy convenient access Strategically situated just 10 minutes north of Highway 380 and 3 miles west of Highway 75, this location ensures seamless connectivity across North DFW A minimum 2-year lease term offers both stability and flexibility for a variety of businesses—office, e-commerce, or service provider (excluding automotive repair) Whether you're looking for a streamlined standard suite, an enhanced upgrade suite with second office, or a premium suite with additional office space, 121 West Business Park is designed for growth. Contact us today to schedule a tour and see how we can build your business's future here.

PROPERTY TYPE: Commercial - Industrial

MLS STATUS: Active

MLS: 21038420

YEAR BUILT: 2021

COUNTY: Grayson

TRACT OR SUBDIVIION: None

LIST DATE: 08/21/2025

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 1,650

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 11.01

LOT SIZE (SQFT): 479,595

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Laminate

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Assigned

ROOF TYPE:

- Metal

SIDING:

- AluminumSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric
- EnergyStarQualifiedEquipment

UTILITIES:

- CableAvailable
- ElectricityAvailable
- SepticAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- CommunityMailbox
-

LISTED BY: Michael Wilson 

BROKERED BY: KMW Real Estate & Associates