

# CENTURY 21

Judge Fite Company



## 306 S WACO STREET

VAN ALSTYNE, TX 75495



\$799,000



2,597 sqft

## DESCRIPTION

This property is new construction. Structural steel building. There remains the original Texaco Station vintage 1930-40s attached to the new construction. Excellent location for retail, restaurant, office. Excellent frontage and visibility just South of Historic Downtown Van Alstyne. There is an additional lot to the West that could be purchased with the property to allow for extra parking. Just use your imagination for your dream business. Interior is ready for finish out to your planned use.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Retail

**MLS STATUS:** Active

**MLS:** 21041726

**YEAR BUILT:** 2023

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** Otp Van Alstyne Add

**LIST DATE:** 08/25/2025

**AREA:**

**SQUARE FEET:** 2,597

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.2

**LOT SIZE (SQFT):** 8,712

## INTERIOR FEATURES

**FLOOR COVERINGS:**

- Concrete

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**PARKING:**

- Aggregate
- Asphalt
- Concrete

**LOT DESCRIPTION:**

- CornerLot

**ROOF TYPE:**

- Metal
- Other

**SIDING:**

- Block
- MetalSiding
- StoneVeneer

**FOUNDATION:**

- Slab

## UTILITIES

**HEATING/COOLING:**

- Central

**UTILITIES:**

- NaturalGasAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** William Benton 

**PHONE:** 903.482.8400

**BROKERED BY:** Benton-Luttrell Real Estate Co

century21judgefite.com

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