

CENTURY 21[®]

Judge Fite Company



128 S WACO STREET

VAN ALSTYNE, TX 75495



\$1,450,000



1 acres

DESCRIPTION

Prime corners main on main in growing Van Alstyne Texas. 3 Hard corners on State Hwy 5 and Fm 121, Jefferson St and Dallas St and Marshall and Hwy 5. Located in downtown Van Alstyne. A full block of frontage on State Hwy 5. Also fronts Jefferson St and Marshall St. Great commercial corner ready to be developed. Signaled intersection. City of Van Alstyne has financial opportunities for approved development. Retail or residential over retail.

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800.451.8055

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21042503
YEAR BUILT:
COUNTY: Grayson
TRACT OR SUBDIVIION: Otp Van Alstyne Add
LIST DATE: 08/26/2025

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.2
LOT SIZE (SQFT): 52,272

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- CornerLot
- FewTrees
- CityLot

UTILITIES

UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable
- OverheadUtilities
- PhoneAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Curbs

LISTED BY: William Benton 

PHONE: 903.482.8400

BROKERED BY: Benton-Luttrell Real Estate Co