

# CENTURY 21<sup>®</sup>

Judge Fite Company



403 N DONATION STREET  
TIOGA, TX 76271



\$649,000



4,000 sqft

## DESCRIPTION

Modern flex, industrial facility built in 2017, designed for contractors, service users, and small distribution. This ±4,000 SF building includes ±1,000 SF of office or showroom space and ±3,000 SF of open warehouse with 15–20' clear heights and a 12' insulated overhead door. Turnkey amenities include a kitchen, laundry room, ADA shop restroom, private living quarters for overnight stay, and EV charging. The site offers a full 360° drive, paved apron, ample parking, and two RV hookups with water and sewer connections. Located just one block off US-377 (±12,000 AADT), the property provides excellent access to Sherman, Pilot Point, Aubrey, and the growing DNT Frisco corridor. SELLER FINANCING AVAILABLE FOR CREDIT-WORTHY BUYERS.

**PROPERTY TYPE:** Commercial - Industrial  
**MLS STATUS:** Active  
**MLS:** 21055602  
**YEAR BUILT:** 2017  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** A J Merson Add Rep Blk 16  
**LIST DATE:** 09/10/2025

**CENTURY 21**

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 4,000  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.52  
**LOT SIZE (SQFT):** 22,825

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- DriveThrough
- Driveway
- ElectricVehicleChargingStations
- Gravel
- Oversized
- ParkingPad

### LOT DESCRIPTION:

- Level

### ROOF TYPE:

- Metal

### SIDING:

- AluminumSiding
- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- NaturalGas

### UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Aaron Clough 

**PHONE:** 972.213.5670

**COMMUNITY:**  
**BROKERED BY:** Coldwell Banker Realty Frisco

- Sidewalks

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