

CENTURY 21[®]

Judge Fite Company



300 S STATE HIGHWAY 101
CHICO, TX 76431



\$650,000



9,560 sqft

DESCRIPTION

Prime Commercial Property with Storage Units & Retail Spaces in Chico, Texas: Excellent investment opportunity located off State Highway 101 in Chico. This corner-lot commercial property offers both retail and storage income potential in a high-visibility area. Behind the retail frontage, you'll find a secured gate-access storage facility featuring: 13 – 5x10 units, 42 – 10x10 units, 32 – 10x15 units. Each unit has 8- to 10-foot ceilings and easy access for tenants. In front, there are four retail lease spaces, ideal for local businesses or service providers seeking strong highway exposure. With low overhead, minimal maintenance, and multiple revenue streams, this property delivers steady income potential and long-term growth. Don't miss the opportunity to own a thriving business setup with excellent visibility, convenience, and scalability right in the heart of Chico, Texas.

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 21079664

YEAR BUILT: 1998

COUNTY: Wise

TRACT OR SUBDIVIION: No Known Subdivision

LIST DATE: 10/08/2025

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800.451.8055

AREA:

SQUARE FEET: 9,560

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.95

LOT SIZE (SQFT): 41,382

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Common
- ElectricGate
- Gated
- OnSite
- Paved
- ParkingLot

LOT DESCRIPTION:

- CornerLot

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Tomie Fox 

BROKERED BY: Tomie Fox Real Estate Group

SECURITY FEATURES:

- SmokeDetectors

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