

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 203 N ROCKWALL AVENUE

TERRELL, TX 75160



\$549,900



4,633 sqft

## DESCRIPTION

LOCATION, LOCATION, LOCATION! DON'T MISS THIS RARE OPPORTUNITY TO OWN ONE OF THE LAST REMAINING STAND-ALONE COMMERCIAL BUILDINGS IN DOWNTOWN TERRELL. THIS UNIQUE TWO-STORY BUILDING FEATURES 4,633 SQ. FT., THREE FULL BATHS, AND TWO KITCHEN AREAS—ONE ON EACH FLOOR. WITH SEPARATE EXTERIOR ACCESS TO THE SECOND STORY, IT'S A FANTASTIC INVESTMENT OPTION, ALLOWING EACH FLOOR TO BE LEASED TO DIFFERENT TENANTS, EACH WITH THEIR OWN KITCHEN AND FULL BATH. THE PROPERTY ALSO INCLUDES A CARPORT, GATED ENTRY WITH KEYPAD AND ELECTRIC GATE, A CIRCULAR DRIVEWAY, AND A 785 SQ. FT. INSULATED SHOP WITH ELECTRICITY AND A ROLL-UP DOOR! PROPOSED USES COULD INCLUDE A BED AND BREAKFAST, LEGAL, TITLE, INSURANCE OFFICE! \*INTERIOR PICTURES AVAILABLE UPON REQUEST AS AN ESTATE SALE IS CURRENTLY UNDERWAY.

**PROPERTY TYPE:** Commercial - Office  
**MLS STATUS:** Active  
**MLS:** 21081137  
**YEAR BUILT:** 1922  
**COUNTY:** Kaufman  
**TRACT OR SUBDIVIION:** Western  
**LIST DATE:** 10/09/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 4,633  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.17  
**LOT SIZE (SQFT):** 7,405

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- Hardwood
- Tile
- Wood

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- CircularDriveway
- Concrete
- Carport
- DriveThrough
- DetachedCarport
- ElectricGate
- OnSite

### LOT DESCRIPTION:

- InteriorLot
- FewTrees

### ROOF TYPE:

- Composition

### SIDING:

- Stucco

### FOUNDATION:

- PillarPostPier

## UTILITIES

### HEATING/COOLING:

- Gas
- NaturalGas

### UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- OverheadUtilities
- SewerAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- Sidewalks
- 

**LISTED BY:** Byron Cashion 

**PHONE:** 972.524.5683

**BROKERED BY:** Hottinger Real Estate, Inc.