

# CENTURY 21<sup>®</sup>

Judge Fite Company



801 S FM157  
VENUS, TX 76084



\$1,500,000



4,000 sqft

## DESCRIPTION

Truck Parking Income & Business Opportunity Prime 8-acre commercial property (approx. 283' x 1308') offering both passive income and owner-use potential. The front 2 acres are fully prepped with compressed gravel, secure gated access, and an 80x50 shop—perfect for running your own business while keeping rental income flowing. Currently hosting about 40 trucks at \$150 per month each, the property brings in \$6,000 per month (\$72,000 per year) in established parking income. The shop is ready for customization—office, living quarters, or operations hub—with a water main at the street and no flood zone concerns. The rear 5.9 acres includes open land and a small pond—ideal for expansion, storage, or future development. Operate your business, earn steady income, and grow your investment—all in one property.

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 21106633  
**YEAR BUILT:** 2023  
**COUNTY:** Johnson  
**TRACT OR SUBDIVIION:** Nguyen Addition  
**LIST DATE:** 11/08/2025

**AREA:**  
**SQUARE FEET:** 4,000  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 7.93  
**LOT SIZE (SQFT):** 345,561

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Gravel

### ROOF TYPE:

- Metal

### SIDING:

- SteelSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- ElectricityConnected
- SeeRemarks
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Phil Green 

**PHONE:** 855.450.0442

**BROKERED BY:** Real Broker, LLC