

CENTURY 21[®]

Judge Fite Company



5393 TX 5
VAN ALSTYNE, TX 75495



\$1,550,000



1 acres

DESCRIPTION

This exceptional 12.6-acre property located at 5393 Highway 5 offers a premier investment opportunity directly adjacent to the Van Alstyne city limits. Positioning is key, and with approximately 524 feet of high-visibility road frontage along State Highway 5, this tract captures significant traffic counts in a rapidly growing corridor. Currently zoned agriculture with a valuable tax exemption in place, the land features a residence and two outbuildings situated on approximately one acre, providing immediate utility or potential rental income while you plan for future development. Because the property sits just outside city limits, it offers immense flexibility for end-users and investors alike; potential uses are nearly endless, ranging from self-storage and warehousing to office parks or retail centers. Whether you are looking to capitalize on the area's expansion or secure a strategic site for your own business, this property combines location, versatility, and agricultural tax benefits into one outstanding package

PROPERTY TYPE: Land - Improved Land

MLS STATUS: ActiveUnderContract

MLS: 21112809

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: none

LIST DATE: 11/18/2025

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 12.68

LOT SIZE (SQFT): 552,123

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage

UTILITIES

UTILITIES:

- ElectricityAvailable
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Wayne Myers 

PHONE: 972.382.8882

BROKERED BY: Keller Williams Prosper Celina

century21judgefite.com

each office is independently owned and operated