

CENTURY 21

Judge Fite Company



8813 N HIGHWAY 171

GODLEY, TX 76044



\$2,850,000



12,900 sqft

DESCRIPTION

Located just southwest of DFW, Godley Self Storage offers 155 storage units in a range of sizes across approximately 2.41 acres. The property features nine main buildings secured behind a gated entrance, along with an additional large storage building on the adjoining parcel. The site also includes extra land suitable for adding more units, creating strong potential for expansion and increased revenue. Its location in a growing corridor enhances demand stability and supports future rent growth. Listing agent is related to seller.

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800.451.8055

PROPERTY TYPE: Commercial - Warehouse
MLS STATUS: Active
MLS: 21133358
YEAR BUILT: 1987
COUNTY: Johnson
TRACT OR SUBDIVIION: R W Boyce
LIST DATE: 01/16/2026

AREA:
SQUARE FEET: 12,900
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 2.41
LOT SIZE (SQFT): 104,979

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Gravel
- Lighted

LOT DESCRIPTION:

- Acreage
- CornerLot

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityAvailable

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SecurityGate

LISTED BY: Toie Harp 

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BROKERED BY: Coldwell Banker Apex, REALTORS
Cleburne