

# 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.

**CENTURY 21**

Judge Fite Company

**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:** 01/15/2026

**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