

CENTURY 21[®]

Judge Fite Company



801 WESTSHORE DRIVE

ST PAUL, TX 75098



\$1,500,000



1,152 sqft

DESCRIPTION

Prime 6.08 acres of commercial land ideally positioned adjacent to residential growth and outdoor recreation near Lake Lavon and Collin Park Marina. A large workshop comes with 1,152 square feet, spray foam insulation & SOLAR electric. Water and standard electricity also available. This versatile tract offers outstanding potential for development, owner-user operations, or long-term investment in a high-demand area. Excellent access and proximity to Lucas, Wylie and St. Paul make this a rare acreage opportunity. Existing metal building and pond provide endless possibilities. Buyer to verify zoning and permitted uses. Could be used for a landscaping or lawn business, water sport rentals, R.V. and boat or jet ski storage or parking, sporting good store, bait shop, food trucks, utility or service truck parking, a combination of these, or etc.

PROPERTY TYPE: Commercial - Warehouse

MLS STATUS: Active

MLS: 21135735

YEAR BUILT: 2006

COUNTY: Collin

TRACT OR SUBDIVIION: Mercer Phelton survey

LIST DATE: 12/24/2025

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800.451.8055

AREA:

SQUARE FEET: 1,152

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 6.08

LOT SIZE (SQFT): 264,844

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Gravel
- ParkingLot

LOT DESCRIPTION:

- Acreage
- Cleared
- FewTrees

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityAvailable
- MunicipalUtilities
- SewerNotAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Janet Martin 

PHONE: 903.885.1234

BROKERED BY: Janet Martin Realty

century21judgefite.com

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