

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. 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.

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800.451.8055

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

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

each office is independently owned and operated