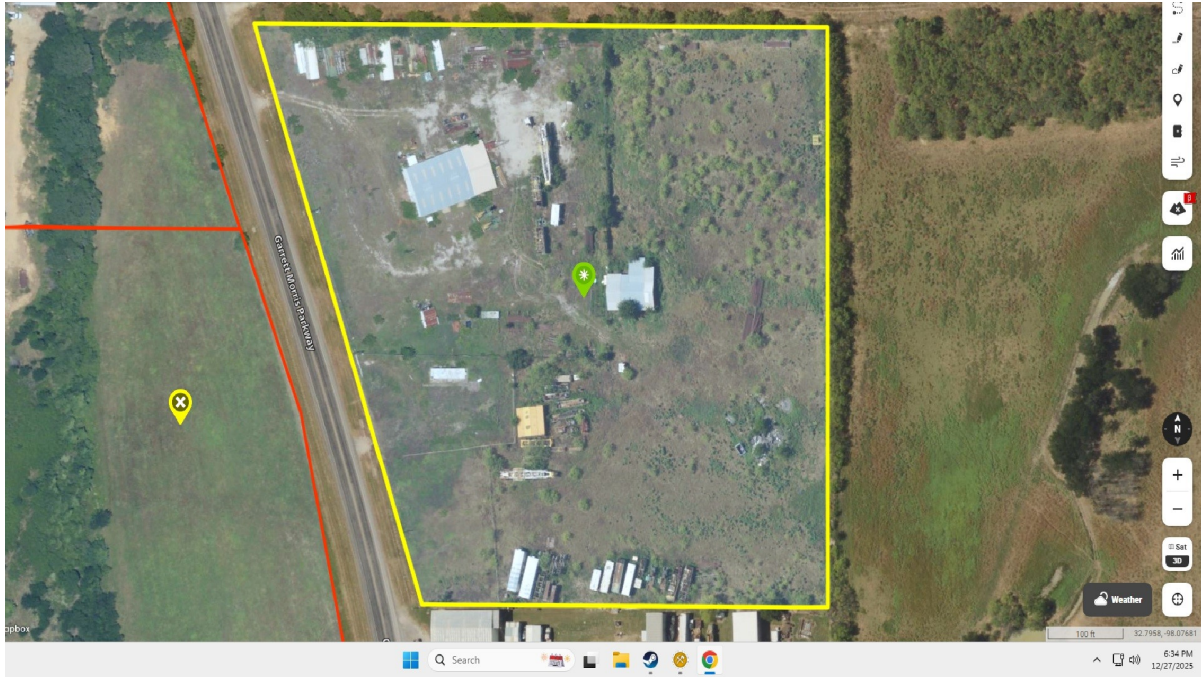


# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1801 GARRETT MORRIS PARKWAY

MINERAL WELLS, TX 76067



\$650,000



4,640 sqft

## DESCRIPTION

Presenting a premier commercial investment opportunity at 1801 Garrett Morris Parkway, a substantial 4200+ square-foot facility designed for high-capacity operations in the heart of Mineral Wells, Texas. Built in 1986, this established property with a strategic location on one of the city's most critical commercial arteries. The property is situated along Garrett Morris Parkway (FM 1821), a major thoroughfare that serves as a gateway for local and regional commerce. High-Traffic Frontage: Benefit from exceptional visibility near the intersections of US 180 and MH370, ensuring your business is seen by thousands of daily commuters. Retail & Industrial Synergy: You are positioned in immediate proximity to a Walmart Supercenter, Tractor Supply Company, and several other national retailers, creating a high-energy environment for customer acquisition. Near Mineral Wells High School, the location offers unique advantages for businesses targeting families or providing community services. Spanning a massive 4200+ square feet, this versatile structure is suited for a wide range of applications. Ideal for use as a regional distribution center, or a specialized industrial workshop. With the North Texas industrial and retail sectors showing continued resilience into 2026, this property is well-positioned for adaptive reuse or modernization to meet evolving market demands. Enjoy the benefits of local growth, from Palo Pinto General Hospital to the natural beauty of Lake Mineral Wells State Park and the easy access of the Nearby Mineral Wells regional airport. Located just off US-180, with easy access to US 281 via MH379 the site provides a direct link to Weatherford and the broader DFW Metroplex and beyond, making it an excellent hub for regional logistics. This property offers more than just square footage; it provides a foothold in a rapidly growing Mineral Wells area near the airport. Buyer to independently verify all information.

**PROPERTY TYPE:** Commercial - Industrial  
**MLS STATUS:** Active  
**MLS:** 21138866  
**YEAR BUILT:** 1986  
**COUNTY:** Palo Pinto  
**TRACT OR SUBDIVIION:** none  
**LIST DATE:** 12/28/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 4,640  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 10.01  
**LOT SIZE (SQFT):** 436,166

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- DetachedCarport
- Gated
- OnSite
- Storage

### LOT DESCRIPTION:

- Acreage
- Cleared
- InteriorLot

### ROOF TYPE:

- Metal

### SIDING:

- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Other

### UTILITIES:

- ElectricityConnected
- SepticAvailable
- WaterAvailable

# ADDITIONAL PROPERTY DETAILS

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**LISTED BY:** Marty Logan 

**PHONE:** 940.325.9144

**BROKERED BY:** SOURCE 1 REAL ESTATE - Mineral Wells