

CENTURY 21[®]

Judge Fite Company



8866 STATE HIGHWAY 34 S

QUINLAN, TX 75474



\$1,400,000



5,500 sqft

DESCRIPTION

Build to suit opportunity, ideal location to construct a new facility tailored to your business needs. This large commercial lot is .89 & offers the rare combination of an existing building suitable for immediate use or would be a prime lot for future development. With its prominent Hwy 34 frontage and steady traffic, it's a perfect fit for building new retail, dining, or professional services. Existing structure has several offices ready to be adapted for retail, office, or service-based business. Building also has an upstairs apartment. Benefit from consistent high traffic counts, perfect for attracting customers and clients. Situated in Quinlan, a growing community with expanding commercial demand. Starbucks located to the North and Retail on the South side along with Walmart and many other businesses. Excellent opportunity for entrepreneurs, investors, or developers seeking a high profile site. All information is approximate, buyer and buyers agent to verify. Seller will not make any updates to the building. Currently used as an accounting office, this business is not for sale, real estate only.

PROPERTY TYPE: Commercial - Office
MLS STATUS: Active
MLS: 21139175
YEAR BUILT: 1976
COUNTY: Hunt
TRACT OR SUBDIVIION: Hamby Isaac A0416
LIST DATE: 01/08/2026

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800.451.8055

AREA:
SQUARE FEET: 5,500
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.89
LOT SIZE (SQFT): 38,811

INTERIOR FEATURES

FLOOR COVERINGS:

- CeramicTile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Assigned
- Concrete

LOT DESCRIPTION:

- InteriorLot

ROOF TYPE:

- Composition

SIDING:

- Block

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Kathy Hobbs 

PHONE: 903.356.4700

BROKERED BY: Exit Realty Pinnacle Group