



691 BEAR ROAD
VAN ALSTYNE, TX 75495



\$789,000



4,053 sqft

DESCRIPTION

Situated on 3.5 acres of highly versatile land, this unique multi-structure property presents an exceptional opportunity for a wide range of commercial, institutional, or mixed-use enterprises, including retreat center, event venue, creative campus, wellness facility, church, short-term rental operation, or live & work business headquarters. The 2,579 sq. ft. main building features bold rugged A-frame architecture with a large open-concept layout ideal for gatherings, workshops, services, or collaborative workspaces. A spacious open living and dining hall flows into a fully renovated kitchen with new appliances, supporting events, hospitality, or staff operations. The building has been completely updated, including a new roof, heating and cooling, and water heater, offering immediate operational readiness. A large deck extends the usable space outdoors, well-suited for meetings, receptions, or community use. The private primary suite with updated ensuite bath may function as on-site management quarters or executive lodging. The second structure enhances revenue and operational flexibility. The upper level includes a private suite with ensuite bath, complemented by an outdoor al fresco shower and soaking tub overlooking the wooded creek area, ideal for retreat guests or premium accommodations. The lower level offers an open living area with kitchenette and covered patio, suitable for guest lodging, offices, classrooms, or rental units. A third structure, an air conditioned dome, providing a distinctive space for a workshop, studio, classroom, production area, or innovation lab. With multiple buildings, expansive acreage, and adaptable layouts, this property supports multi-stream commercial use, including lodging, events, education, worship, wellness, or creative enterprises. The natural setting adds privacy and atmosphere while maintaining the infrastructure needed for a turnkey commercial operation.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 21142983
YEAR BUILT: 1989
COUNTY: Grayson
TRACT OR SUBDIVIION: David C Wilson A-G1331
LIST DATE: 01/02/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 4,053
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 3.5
LOT SIZE (SQFT): 152,460

INTERIOR FEATURES

FLOOR COVERINGS:

- LuxuryVinylPlank

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Aggregate
- CircularDriveway

LOT DESCRIPTION:

- Acreage
- BackYard
- Lawn
- Landscaped
- ManyTrees
- Waterfront

ROOF TYPE:

- Composition

SIDING:

- Other
- WoodSiding

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- Electric
- HeatPump

UTILITIES:

- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- FireAlarm
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LISTED BY: Aidan Flores 

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BROKERED BY: Coldwell Banker Realty