

CENTURY 21[®]

Judge Fite Company



1801 S TRINITY STREET

DECATUR, TX 76234



\$1,387,925



5,500 sqft

DESCRIPTION

This new medical building, 5500 square feet, (BUILDING #3 ONLY, PER ATTACHED SITE PLAN) is under construction in the high growth area of Decatur Texas and will be completed and ready for Tenant finish-out in July 2026. List price is for shell construction only. Finish out is estimated at \$125 per square foot. The national healthcare giant, HCA's Medical City, has recently opened a major hospital facility 5 minutes away. The City of Decatur has built a new police station and new fire station within 1 block of this location, investing \$45 mil in these facilities. The city is investing \$65 mil in a new waste water infrastructure to handle the growth of the area. The 1895 Wise County Courthouse anchors the downtown area and was beautifully restored at a cost of \$15 mil. Pre-leasing for the new owner could begin in March 2026. Pictures are for similar property located at 3418 N Tarrant Pkwy, Ft. Worth, TX

PROPERTY TYPE: Commercial - Office

MLS STATUS: Active

MLS: 21145832

YEAR BUILT: 2026

COUNTY: Wise

TRACT OR SUBDIVIION: South Decatur Bus Park

LIST DATE: 01/07/2026

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800.451.8055

AREA:

SQUARE FEET: 5,500

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.16

LOT SIZE (SQFT): 6,969

INTERIOR FEATURES

FLOOR COVERINGS:

- CeramicTile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Concrete
- DirectAccess
- Driveway
- OnSite
- Paved
- Unassigned

ROOF TYPE:

- Fiberglass

SIDING:

- Brick
- StoneVeneer

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- SewerAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Thomas Fry 

PHONE: 214.679.9006

BROKERED BY: Fry Realty

- Curbs
- StormDrains

century21judgefite.com

each office is independently owned and operated