

# CENTURY 21

Judge Fite Company



## 9474 US-175

KEMP, TX 75143



\$1,799,999



2,160 sqft

## DESCRIPTION

Prime commercial office and industrial opportunity with frontage on US 175 in Kemp, Texas, offering exceptional visibility, strong traffic exposure, and versatile functionality for owner users or investors. Located outside city limits with no known restrictions, this property provides flexibility rarely found along a major East Texas corridor. According to TXDOT, the average daily traffic count of 22,352 vehicles, delivering consistent exposure and long term value. The property sits on a spacious tract featuring over an acre of concrete parking and yard space, ideal for vehicle, RV, or trailer storage, fleet parking, customer access, or outdoor staging. A functional layout with dual entrances allows efficient ingress and egress for employees, customers, deliveries, and equipment. Interior improvements include updated office and showroom areas with fresh paint, modern lighting, a reception area, multiple private offices, restrooms, and flexible open workspace adaptable for professional, retail, or administrative use. The layout supports a range of business configurations including office headquarters or customer facing operations. The rear warehouse offers substantial industrial capability with wide open floor space, tall clear spans, and multiple oversized roll up doors suitable for equipment storage, fabrication, distribution, or light manufacturing. Additional interior rooms provide potential for breakrooms, offices, or specialized work areas. With prime highway frontage, high traffic count, extensive parking, large yard space, and adaptable improvements, this property is well suited for industrial trades, service based businesses, logistics, manufacturing, retail with warehouse support, or long term commercial investment. Opportunities with this level of exposure and infrastructure are increasingly rare. Whether you're growing a company or looking for a strategic commercial site with major highway exposure, this one checks all the boxes.

**PROPERTY TYPE:** Commercial - Office  
**MLS STATUS:** Active  
**MLS:** 21146136  
**YEAR BUILT:** 1990  
**COUNTY:** Kaufman  
**TRACT OR SUBDIVIION:** None  
**LIST DATE:** 01/06/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 2,160  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 5  
**LOT SIZE (SQFT):** 217,800

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Concrete
- Covered
- DoorMulti
- Garage
- Gated
- Lighted
- OnSite
- Outside
- Oversized
- Paved
- ParkingLot
- RvGarage
- RvCarport
- RvGated
- RvAccessParking
- Secured

### LOT DESCRIPTION:

- Acreage
- Pasture
- HistoricDistrict
- Level

### ROOF TYPE:

- Metal

### SIDING:

- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - SepticAvailable
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- SecurityGate
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**LISTED BY:** Delanee Clark 

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