

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 400 N 4TH STREET

WILLS POINT, TX 75169



\$1,999,999



12,872 sqft

## DESCRIPTION

Prime Commercial Investment Opportunity in the Heart of Downtown Wills Point, TX! Strategically positioned at 400 N 4th St, this commercial office building offers a stable investment with a multi-year tenant lease in place and multiple extension options, ensuring consistent income flow. Nestled in the heart of Wills Point, a thriving community in Van Zandt County, this property benefits from excellent connectivity via U.S. Highway 80, State Highway 64, and proximity to Interstate 20, making it a highly accessible commercial hub. The office building features a well-designed layout with multiple office spaces, conference rooms, bathrooms, and a dedicated break room, providing functional workspaces for various business needs. Additionally, the second floor remains unfinished, presenting a lucrative opportunity to expand the rentable square footage another 3,060sq and further increase rental income potential. Wills Point's charming downtown atmosphere is enhanced by its close proximity to popular restaurants, shopping, and local businesses, attracting consistent foot traffic and fostering a vibrant business environment. Capitalize on this exceptional investment property with substantial income potential and a strategic location in a growing commercial corridor. Contact us today to explore this prime asset and its endless possibilities!



**Nick Termini**

469.338.1210  
nicktermini@judgefite.com

**PROPERTY TYPE:** Commercial - Office

**MLS STATUS:** Active

**MLS:** 21154540

**YEAR BUILT:** 1986

**COUNTY:** Van Zandt

**TRACT OR SUBDIVIION:** Nnw

**LIST DATE:** 01/15/2026

**AREA:**

**SQUARE FEET:** 12,872

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.33

**LOT SIZE (SQFT):** 14,505

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Linoleum
- LuxuryVinylPlank

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Concrete
- Garage
- OnSite
- Paved
- ParkingLot

### LOT DESCRIPTION:

- InteriorLot

### ROOF TYPE:

- Metal

### SIDING:

- Brick
- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric


### UTILITIES:

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- SecuritySystem
- 

**LISTED BY:** Nick Termini 

**PHONE:** 46933812104693381210

**BROKERED BY:** CENTURY 21 Judge Fite Co.