

CENTURY 21[®]

Judge Fite Company



20921 US HIGHWAY 69 S

TYLER, TX 75703



\$550,000



2,700 sqft

DESCRIPTION

High visibility and high potential investment opportunity on Highway 69 in growing East Texas. Located just over 2 miles south of Bullard, this property offers over half an acre with approximately 258 feet of Highway 69 frontage directly across from a golf course. With steady daily traffic and surrounding development, this is an ideal location for owner operators or investors seeking flexible income potential. Built in 2020, the main structure includes two private rooms currently used as offices and a large rear flex space with a full kitchen, walk in shower, and private exterior entrance. This area functions well as a break room, executive suite, or creative workspace. In 2023, a metal shop was added. It is fully spray foam insulated, heated, and cooled, and includes a large overhead door suitable for light industrial work, storage, or future business expansion. Additional features include a concrete drive, ample parking, and space for signage. Property is currently occupied by the owner and used as a combination of business and personal space. Only the real estate is for sale. The existing business is not included in the transaction. Buyer and buyer's agent to verify zoning, permitted uses, and any applicable restrictions. No survey available. Room sizes are approximate. A rare opportunity to own a move in ready property in a high growth corridor with strong visibility and built in infrastructure

PROPERTY TYPE: Commercial - Office

MLS STATUS: Active

MLS: 21161189

YEAR BUILT: 2020

COUNTY: Smith

TRACT OR SUBDIVIION: Fairway Bus Park

LIST DATE: 01/22/2026

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800.451.8055

AREA:

SQUARE FEET: 2,700

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.63

LOT SIZE (SQFT): 27,573

INTERIOR FEATURES

FLOOR COVERINGS:

- LuxuryVinylPlank

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Common
- Concrete
- Driveway
- ParkingLot

LOT DESCRIPTION:

- Acreage
- Cleared
- NativePlants

ROOF TYPE:

- Metal

SIDING:

- AluminumSiding
- StoneVeneer

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
- SewerAvailable
- SepticAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SecuritySystemOwned
 - SecuritySystem
-

LISTED BY: Lisa Tate 

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BROKERED BY: Jane Byrd Properties International
LLC