

CENTURY 21[®]

Judge Fite Company



621 N FM 1187

ALEDO, TX 76008



\$1,600,000



3,598 sqft

DESCRIPTION

Rare opportunity to own a highly visible commercial building on the rapidly growing 1187 corridor in Aledo, TX. This prime location is strategically situated beside Jake's Burgers and directly across from the upcoming Dean Ranch development, ensuring excellent foot traffic and exposure. The property boasts a grandfathered drive-through capability, offering a unique advantage for potential buyers and tenants. Currently, the building is fully leased by reputable tenants Kite's Cleaners and Embellishments, providing immediate income and stability. Properties along the 1187 corridor do not often come on the market, making this a once-in-a-lifetime chance to invest in a thriving area. Don't miss out on the potential this location offers for future growth and revenue.

PROPERTY TYPE: Commercial - Retail

MLS STATUS: Active

MLS: 21164384

YEAR BUILT: 1997

COUNTY: Parker

TRACT OR SUBDIVIION: Lassater Guy Addl

LIST DATE: 02/09/2026

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800.451.8055

AREA:

SQUARE FEET: 3,598

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.23

LOT SIZE (SQFT): 10,193

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Hardwood
- Tile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AttachedCarport
- Asphalt
- DriveThrough

ROOF TYPE:

- Composition

SIDING:

- Brick
- Rock
- Stone

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Justin Hammond 

BROKERED BY: Trinity Land Group LLC

SECURITY FEATURES:

- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- Firewalls

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each office is independently owned and operated