

CENTURY 21[®]

Judge Fite Company



36880 STATE HIGHWAY 64

WILLS POINT, TX 75169



\$619,900



7,200 sqft

DESCRIPTION

Excellent self-storage investment opportunity located less than one hour from downtown Dallas. The property sits on 1.35 acres along State Highway 64 directly across from Wills Point Municipal Airport. Improvements include 35 storage units—20 (10x10), 10 (10x20), and 5 (10x24)—plus an additional 2,000 SF residential duplex, offering diversified income potential. The site provides convenient access to Highway 80 and Interstate 20 for enhanced visibility and accessibility.

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800.451.8055

PROPERTY TYPE: Commercial - Warehouse
MLS STATUS: Active
MLS: 21168990
YEAR BUILT: 1985
COUNTY: Van Zandt
TRACT OR SUBDIVIION: M A Vant
LIST DATE: 02/04/2026

AREA:
SQUARE FEET: 7,200
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.35
LOT SIZE (SQFT): 58,762

INTERIOR FEATURES

FLOOR COVERINGS:

- Laminate

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AttachedCarport
- Covered

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- OverheadUtilities
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Matt Oakley 

PHONE: 972.551.1234

BROKERED BY: Oakley Real Estate, LLC

SECURITY FEATURES:

- SecuritySystem
- SecurityLights
- SecurityService

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