

CENTURY 21[®]

Judge Fite Company



15105 COUNTY ROAD 558

FARMERSVILLE, TX 75442



\$1,400,000



7,280 sqft

DESCRIPTION

Live Here. Build Here. Grow Here. Opportunities like this don't come around often, especially in fast-growing Farmersville. Situated on 6.1+ acres just off Hwy 78 on County Road 558, this unique property offers the rare ability to operate your business and live onsite, all in one strategic location. The 7,680 sq ft metal building was built for functionality and flexibility. With ceiling heights ranging from 8 to 20 feet, durable concrete floors, central HVAC, and a solid slab foundation, it's ready to support a wide range of operations, from automotive and light industrial to distribution, manufacturing, storage, or office-warehouse use. Two electric meters (120V and 250V) provide the power capacity serious businesses need. Zoning adds to the opportunity: the back acre is commercially zoned, while the front five acres are agricultural, offering flexibility, privacy, and lower annual taxes. Located outside any MUD district and with all-weather road frontage plus ample parking, access is easy for clients, vendors, or equipment. What truly sets this property apart is the built-in residential component. The structure includes a kitchen, laundry room, multiple bedrooms, full and half baths, and office spaces ~ currently configured as living quarters on both sides of the building. Whether you choose to renovate and create comfortable onsite housing, executive offices, or a combination of both, the layout provides incredible flexibility. It does need updating, particularly if used as living space, but the footprint and functionality are already in place. For the entrepreneur who wants overhead low, convenience high, and room to scale, this is a powerful setup. Park your equipment. Run your operation. Walk home at the end of the day. If you've been looking for a property that works as hard as you do, this one is ready for its next chapter.

PROPERTY TYPE: Commercial - Warehouse
MLS STATUS: Active
MLS: 21182396
YEAR BUILT: 2005
COUNTY: Collin
TRACT OR SUBDIVIION: Elijah B Reed Surv Abs #739
LIST DATE: 02/19/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 7,280
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 6.13
LOT SIZE (SQFT): 267,197

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Tile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Shared Driveway

ROOF TYPE:

- Metal

SIDING:

- Metal Siding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

LISTED BY: Beth Brake 
● Central
● Electric
PHONE: 214.769.2947

UTILITIES:

- Electricity Available

BROKERED BY: Keller Williams Realty-FM

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated