

CENTURY 21[®]

Judge Fite Company



HWY 243 AND 64

CANTON, TX 75103



\$575,000



0 sqft

DESCRIPTION

Exceptional commercial opportunity in a highly active part of Canton with direct access and high visibility from both Highway 246 and Highway 64. This strategically positioned lot offers outstanding exposure, strong traffic counts, and convenient accessibility. Ideal for business seeking maximum visibility and ease of entry. Deed restrictions are in place to protect long-term value and quality development. See agent for information on restrictions. This is a prime location for medical or professional offices, retail or boutique businesses, restaurants or fast food concepts, service based businesses or investment development. Surrounded by established commercial activity and steady local and visitor traffic, especially during Cantons well known First Monday Trades Days, this property presents strong growth and income potential. Excellent opportunity for owner-users or developers looking to establish a high profile presence in one of East Texas' most active commercial corridors.

PROPERTY TYPE: Commercial - Unimproved Land

MLS STATUS: ActiveUnderContract

MLS: 21184350

YEAR BUILT:

COUNTY: Van Zandt

TRACT OR SUBDIVIION: Douthit

LIST DATE: 02/26/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.31

LOT SIZE (SQFT): 57,063

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- CornerLot
- IrregularLot
- FewTrees

SIDING:

- Other

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

LISTED BY: Curbs Michelle Blackburn 

PHONE: 903.954.4663

BROKERED BY: NextHome Neighbors

century21judgefite.com

each office is independently owned and operated