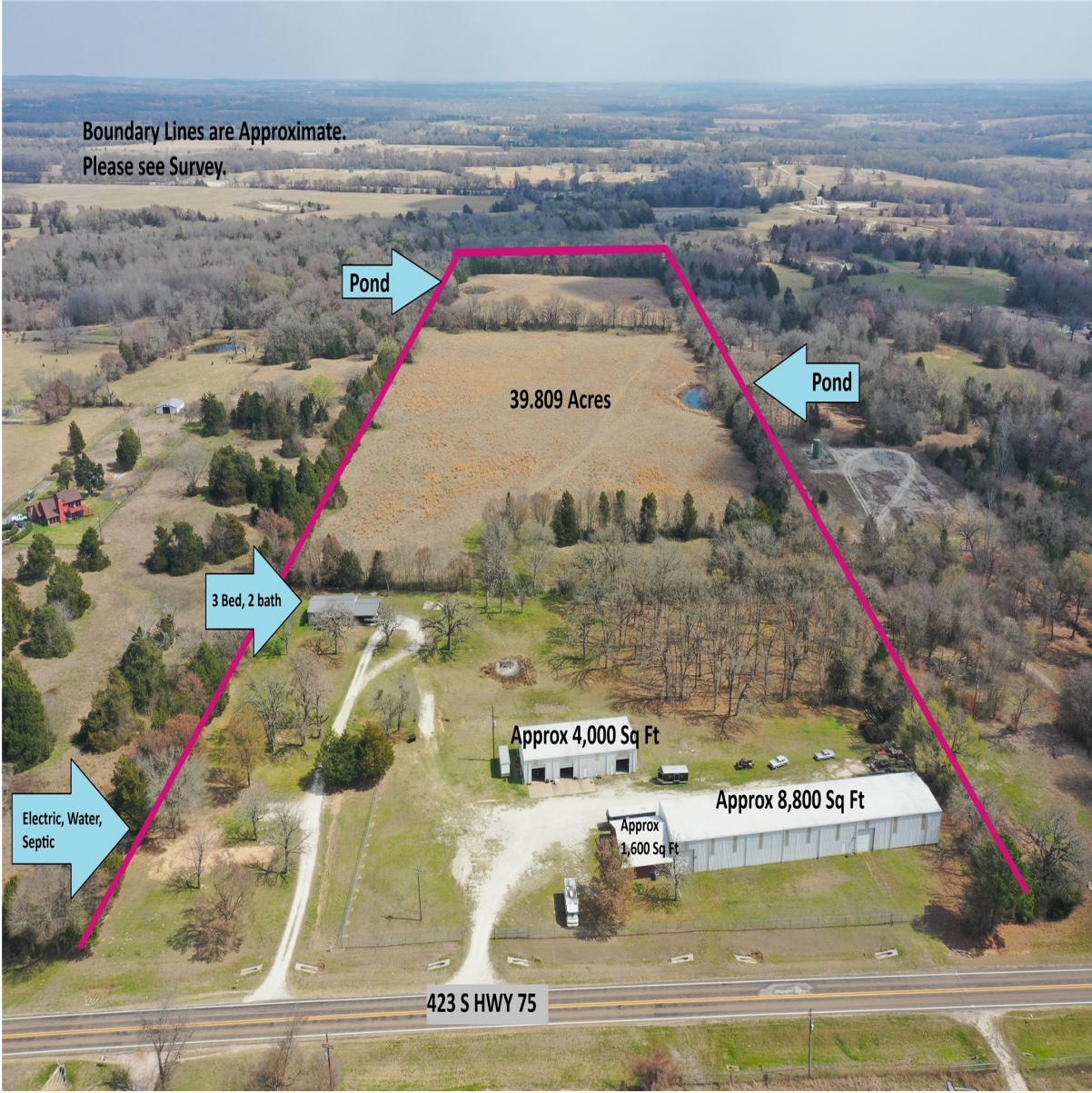


# CENTURY 21

Judge Fite Company



## 423 STATE HIGHWAY 75 S

FAIRFIELD, TX 75840



\$1,400,000



14,400 sqft

## DESCRIPTION

This property is a powerhouse for anyone looking to combine a high-visibility commercial enterprise with residential living or rental income. Its location on Highway 75, high-visibility corridor between Fairfield & Dew, ensures constant exposure, while the nearly 40 acres provides immense privacy and room to expand. Primary Shop: A massive 10,400 total sq. ft. under roof, 8,800 sq. ft. shop featuring a fully integrated additional 1,600 sq. ft. office suite. The office area is climate-controlled & includes a dedicated breakroom plus a full bathroom with a shower—ideal for long shifts or an on-site manager. It could also be used as a retail showroom area. Secondary Shop: A 4,000 sq. ft. workshop equipped with its own private office and half-bath. This building features a functional loft, perfect for inventory or parts storage to keep the shop floor clear! Designed for efficiency, the commercial entrance is separate from the residential drive, allowing for seamless heavy equipment movement without disturbing the home site. Includes a well-maintained 3-bed, 2-bath mobile home with a covered front porch and attached carport. A second ready-to-go site with water, electric, and septic already in place for an additional home or office. All of this & a strategic Central Location with easy access to I-45 about midway between Dallas & Houston.

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**PROPERTY TYPE:** Commercial - Industrial  
**MLS STATUS:** Active  
**MLS:** 21195860  
**YEAR BUILT:** 1980  
**COUNTY:** Freestone  
**TRACT OR SUBDIVIION:** none  
**LIST DATE:** 03/03/2026

**AREA:**  
**SQUARE FEET:** 14,400  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 39.81  
**LOT SIZE (SQFT):** 1,734,080

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Garage

### LOT DESCRIPTION:

- Acreage
- Cleared
- PondOnLot
- ManyTrees

### ROOF TYPE:

- Metal

### SIDING:

- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Other

### UTILITIES:

- ElectricityConnected
- OverheadUtilities
- SepticAvailable

**LISTED BY:** Rachel Anderson 

**PHONE:** 254.739.2942

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** Rachel Anderson Real Estate

century21judgefite.com

each office is independently owned and operated