

CENTURY 21[®]

Judge Fite Company



1391 FLAT CREEK ROAD

ATHENS, TX 75751



\$1,695,000



15,000 sqft

DESCRIPTION

Prime Commercial Opportunity – 6 Acres with Two Buildings Near Hwy 31 Positioned just off Highway 31 and Flat Creek Road, this exceptional 6-acre commercial property offers outstanding accessibility and versatility for a variety of industrial, warehouse, distribution, or business operations. The main industrial building encompasses approximately 15,000 square feet with an impressive 27-foot peak height, providing ample vertical space for equipment, storage, or manufacturing needs. The facility is well-equipped with 800 amps of 460-volt, 3-phase power, making it ideal for heavy industrial use. Features include four roll-up doors (14' high x 10' wide), three loading docks, and a ground-level concrete ramp entrance for efficient loading and unloading. Inside, the building offers two bathrooms, a break room, and a second-story office with mini-split air conditioning. Extensive forced-air ventilation enhances airflow throughout the workspace. The separate office building provides comfortable and functional administrative space with three-zone air conditioning, two bathrooms, a break room, and a full kitchen. The building includes three entry doors plus a double-door entrance, offering flexibility for staff and client access. Fiber internet service is already installed, supporting high-speed connectivity for modern business operations. With six acres of land, the property provides abundant room for equipment storage, expansion, parking, or outdoor operations. Its strategic location near Highway 31 ensures convenient access for transportation, employees, and clients. This property presents a rare opportunity to acquire a well-equipped industrial site with dedicated office space in a highly accessible East Texas location.

PROPERTY TYPE: Commercial - Warehouse
MLS STATUS: Active
MLS: 21202228
YEAR BUILT: 1982
COUNTY: Henderson
TRACT OR SUBDIVIION: Flat Crk North Add
LIST DATE: 03/17/2026

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800.451.8055

AREA:
SQUARE FEET: 15,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 6
LOT SIZE (SQFT): 261,360

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Tile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- OnSite

LOT DESCRIPTION:

- Acreage

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Electric

LISTED BY: Julie Stewart 

PHONE: 903.675.5207

UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

BROKERED BY: Stewart & McGee Real Estate

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated