

CENTURY 21[®]

Judge Fite Company



2 S SIDE PLAZA

LADONIA, TX 75449



\$345,000



2,082 sqft

DESCRIPTION

Introducing The McFarland Building, a stunning piece of Ladonia history ideally positioned in the heart of its charming downtown district. This iconic late Victorian brick structure, originally built for C.S. McFarland, stands as one of the most recognizable and architecturally unique buildings in the area, featuring a prominent corner presence and timeless character that has anchored the community for generations. Thoughtfully revitalized, the interior blends historic charm with modern updates, offering a wide-open layout ready to accommodate a variety of uses including retail, office, restaurant, event space, or creative redevelopment. Large windows invite natural light, enhancing the flexible space and highlighting the building's classic details. Located just minutes from the highly anticipated Ralph Hall Lake, this property is perfectly positioned to benefit from the area's projected growth, increased tourism, and economic development. Whether you are looking to establish a business, invest, or create a unique destination, this one-of-a-kind property offers unmatched potential in a rapidly evolving market.

PROPERTY TYPE: Commercial - Retail

MLS STATUS: Active

MLS: 21223074

YEAR BUILT: 1930

COUNTY: Fannin

TRACT OR SUBDIVIION: Original Town Of Ladonia

LIST DATE: 04/16/2026

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800.451.8055

AREA:

SQUARE FEET: 2,082

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.09

LOT SIZE (SQFT): 3,789

INTERIOR FEATURES

FLOOR COVERINGS:

- CeramicTile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Asphalt

ROOF TYPE:

- BuiltUp

SIDING:

- Block

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Other

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Ashley Hammons 

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BROKERED BY: AT Home Texas Real Estate

century21judgefite.com

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