

# CENTURY 21

Judge Fite Company

Value is in the land. Lots 8 & 9 can be replatted to build 2 homes



## 913 N WALNUT STREET

ROANOKE, TX 76262



\$600,000



1,080 sqft



3 beds



1 baths

## DESCRIPTION

VALUE IN THE LAND, LOTS 8 & 9 CAN SPLIT TO BUILD 2 HOMES, CITY PLANNER TOLLIVER SAID IT DOES NOT HAVE TO BE REPLATTED\*WELCOME TO 913 N WALNUT STREET, LOCATED IN THE HEART OF ROANOKE! ONLY MINUTES AWAY TO THE DOWNTOWN AREA OF ROANOKE\*ENJOY ALL THE NEW RESTAURANTS AND RECENT AMENITIES OF THE AREA\*THIS PROPERTY IS A .496 ACRE LOT, ALMOST HALF OF AN ACRE\*LOTS 8 & 9 ARE PART OF THIS PARCEL ID, R69214\*THE LOT IS ZONED RESIDENTIAL AND CAN BE SPLIT INTO 2 SEPARATE LOTS, THE COUNTY CAN ASSIGN A NEW PARCEL ID TO THE SPLIT LOT\*EACH LOT IS APPROXIMATELY 150 X 72\*CALLING ALL BUILDERS, OPPORTUNITY TO BUILD 2 HOMES!\*PROPERTY IS BEING SOLD AS IS, WHERE IS\*SELLER WILL NOT TURN ON UTILITIES FOR INSPECTIONS\*THE HOME WILL MOST LIKELY BE TORN DOWN\*HVAC IS NOT WORKING, THERE IS NO GAS METER\*CASH OR CONVENTIONAL FINANCING ONLY\*THE ONE BATH DOES NOT HAVE A SINK-A REMODEL WAS STARTED BUT NEVER FINISHED\*HARDWOODS UNDER THE CARPET\*PIER & BEAM FOUNDATION\*HOME IS 1080 SQUARE FEET, BUILT IN 1962\*FOR COMPARABLE SALES, SEE MLS 21115381, LOCATED AT THE CORNER OF MAIN & PINE, NESTLED BETWEEN 2 HOMES, SOLD FOR \$565,000, NO IMPROVEMENTS ON PROPERTY AND THE LOT SIZE WAS .241, WHICH IS HALF THE SIZE OF THIS LOT .496, CLOSED ON 3.30.26\*A VERY RECENT SALE! TBD N PINE, MLS 21216547 IS .16 ACRE LOT AND IS LISTED FOR \$350,000 AGAIN THIS LOT IS MUCH SMALLER, SUBJECT IS 3 TIMES THE SIZE OF THIS ONE! 212 WALNUT STEET, MLS 21006879, SOLD FOR \$520,000 AND LOT SIZE WAS .31, CLOSED ON 5-12-2025\* BASED ON THESE RELEVANT SALES, PRICED VERY FAIRLY\*THERE IS A NEW DEVELOPMENT GOING IN ACROSS THE STREET\*THE HOME IS 3 BEDROOM, 1 BATH, 1 LIVING, 1 DINING AND 1 CAR GARAGE ON A CORNER LOT\*ROOM TO PARK A TRAILER OR TRUCK ON THE SIDE, THERE IS A GRAVEL DRIVE UNDER THE OVERGROWN GRASS\*SURVEY AVAILABLE, OLDER SURVEY\*SHED AND CHAIN LINK FENCING\*TAKE ADVANTAGE OF THIS OPPORTUNITY TO BUILD 2 SPEC HOMES OR ANY OWNER OCCUPANTS WHO WANT TO TAKE ON A PROJECT AND HAVE A SUPER NICE LOCATION ON ALMOST HALF ACRE! INVESTORS TAKE NOTICE\*

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21227036

**YEAR BUILT:** 1962

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Howe

**LIST DATE:** 04/08/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,080

**TOTAL BEDS:** 3

**FULL BATHS:** 1

**HALF BATHS:** 0

**ACRES:** 0.5

**LOT SIZE (SQFT):** 21,605

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Linoleum
- Wood

### APPLIANCES:

- Dishwasher

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Concrete</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● Boat</li><li>● RvAccessParking</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● CornerLot</li><li>● Subdivision</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>
<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● PillarPostPier</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● ChainLink</li></ul>	

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityNotAvailable</li><li>● NaturalGasAvailable</li><li>● OverheadUtilities</li><li>● PhoneAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● CableTv</li><li>● NaturalWoodwork</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SmokeDetectors</li></ul>
<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Curbs</li></ul>	

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**LISTED BY:** Sharon Hodnett 

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**BROKERED BY:** Keller Williams Realty