

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 21891 U.S. HIGHWAY 80

WILLS POINT, TX 75169



\$1,495,000



16,800 sqft

## DESCRIPTION

Unlock the full potential of your business with this premier commercial opportunity ideally positioned along State Highway 80, delivering outstanding visibility and a strong daily traffic count. Situated on 3.92 acres, this impressive 16,800-square-foot building—built in 2020—offers modern construction, updated infrastructure, and reduced maintenance, all highly attractive to tenants and investors alike. The property is currently configured with six units, with the flexibility to expand up to fourteen suites, creating a compelling value-add opportunity and significant upside for increased income. Two dedicated parking areas provide ample space to accommodate customers, clients, and employees with ease. This is a rare opportunity to secure a highly visible, growth-ready asset in a strategic location. Whether you're expanding your portfolio or establishing a flagship business presence, this property offers the versatility and exposure to make it happen. Schedule your private tour today and discover the possibilities.

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 21227788  
**YEAR BUILT:** 2020  
**COUNTY:** Van Zandt  
**TRACT OR SUBDIVIION:** R C Morris  
**LIST DATE:** 04/08/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 16,800  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 3.92  
**LOT SIZE (SQFT):** 170,755

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Oversized
- ParkingLot

### ROOF TYPE:

- Metal
- Other

### SIDING:

- Other
- TiltUp

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityConnected
- Propane
- SepticAvailable
- SewerNotAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- Other

### COMMUNITY:

- CommunityMailbox
- 

**LISTED BY:** Stacey Moore 

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**BROKERED BY:** RE/MAX Landmark Rose