

CENTURY 21[®]

Judge Fite Company



6300 FM 1570 W
GREENVILLE, TX 75402



\$549,999



1,872 sqft

DESCRIPTION

Located along the rapidly growing FM 1570 corridor in Greenville this 1.92 acre property presents a prime opportunity for future commercial use. Positioned within the ETJ and surrounded by ongoing development this site offers excellent potential for investors seeking to capitalize on projected growth and increased traffic in the area. The property features approximately 193 feet of road frontage providing strong visibility and accessibility. Improvements on site include multiple structures totaling approximately 3000 square feet offering flexibility for interim use or redevelopment. This location is ideally situated near planned expansion along Interstate 30 and the future Greenbelt project supporting long term value and commercial viability. With continued growth moving west of Greenville and increasing demand for commercial services this property is well positioned for a variety of uses including office, retail, service based business or mixed use development. Opportunities like this with acreage, road frontage and future upside will become increasingly limited in this corridor.

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 21234774

YEAR BUILT: 1965

COUNTY: Hunt

TRACT OR SUBDIVIION: none

LIST DATE: 04/09/2026

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800.451.8055

AREA:

SQUARE FEET: 1,872

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.92

LOT SIZE (SQFT): 83,635

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- CeramicTile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Driveway
- Garage
- OffStreet
- Storage
- Unpaved
- WorkshopInGarage

LOT DESCRIPTION:

- Acreage
- Level
- PondOnLot
- FewTrees

ROOF TYPE:

- Composition

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- SewerAvailable
- WaterAvailable

LISTED BY: Kristann Connerly 

BROKERED BY: Bradford Elite Real Estate LLC

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