

CENTURY 21[®]

Judge Fite Company



11125 E STATE HIGHWAY 31 HIGHWAY
KERENS, TX 75144



\$1,500,000



10,000 sqft

DESCRIPTION

Located at 11125 E. State Highway 31 Kerens, Texas 75144. Land size is 10 acres. Unzoned located in the county (Navarro). 371 feet of frontage on SH 31. Depth on west boundary line is 1,144 feet. Depth on east boundary line is 1,262 feet. Six inch Chatfiled water line fronting the property with meter in place. LPD septic system. Building consists of 10,000 SF with dimensions of 80 X 125. Roof pitch is 2 and 12 which rises 2 feet for every 12 horizontal feet. 3 overhead doors (16 X 16). Sidewalls are 20 foot high and building peak is 26.8 feet. A 6 foot cantilevered awning fronting the building for aesthetics and protection from driving rains. There are 9 vertical 3X5 single sash windows and 7 fixed 3X3 windows in the front upper area of the building. A double glass door is in the front center of the building and 6 metal walk the doors with half glass. The slab is a 6 inches in depth (monolithic) @3500 psi with 30 inch perimeter and cross beams. Seventeen 12 inch diameter piers 23 foot deep with rebar cages were poured underneath each perimeter column. The 28 day concrete break report resulted in an average of 4,641 psi. Two runs of 3 inch electrical conduit were run to the building from the power pole at the southeast corner of the property. The building is serviced with 600 amps delivering 120:240 volts (Oncor). The parking area has an average of 6 to 8 inches of crushed concrete on the west and south sides of the building. Owner(s) prefer cash. Please contact Kelly Harris should you need further information. *Please be advised that Seller, All-Tex Properties, LLC (Kelly Harris) is part owner of the property and is a licensed real estate broker in the State of Texas (0332614). **Note: Information furnished is from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, prior sale or withdrawal without notice.

PROPERTY TYPE: Commercial - Warehouse
MLS STATUS: Active
MLS: 21236985
YEAR BUILT: 2026
COUNTY: Navarro
TRACT OR SUBDIVIION: none
LIST DATE: 04/12/2026

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800.451.8055

AREA:
SQUARE FEET: 10,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 10
LOT SIZE (SQFT): 435,600

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Gravel

LOT DESCRIPTION:

- Acreage

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- None

LISTED BY: Kelly Harris 

PHONE: 214.926.7722

UTILITIES:

- SepticAvailable
- UndergroundUtilities

BROKERED BY: Kelly Harris Company, LLC

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated