

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 6442 STATE HIGHWAY 276 W

ROYSE CITY, TX 75189



\$675,000



1,844 sqft

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## DESCRIPTION

\*\*\*MOTIVATED - ENTERTAINING ALL OFFERS\*\*\*\* Great location for next RURAL COMMERCIAL venture located on State Hwy 276 with a traffic count of over 10,000 cars per day. This 2 acre site most recently utilized as residential features a full brick, well built home with over 1800 sq ft plus workshop. Metal roof on home and HVAC are currently at or around 7 years old. Per tax roll frontage on Hwy 276 is approximately 354 ft. Original survey is available upon request.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 21244500  
**YEAR BUILT:** 1988  
**COUNTY:** Hunt  
**TRACT OR SUBDIVIION:** MCFADGIN SAMUEL  
**LIST DATE:** 04/20/2026

**AREA:**  
**SQUARE FEET:** 1,844  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 2  
**LOT SIZE (SQFT):** 87,120

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Gravel

### LOT DESCRIPTION:

- FewTrees

### ROOF TYPE:

- Metal

### SIDING:

- Brick

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Kari Hollifield 

**PHONE:** 214.564.2899

**BROKERED BY:** Coldwell Banker Apex, REALTORS

century21judgefite.com

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