

CENTURY 21[®]

Judge Fite Company



141 N FAIRWAY

FAIRFIELD, TX 75840



\$1,450,000



5,040 sqft

DESCRIPTION

Own a thriving local business located in Fairfield! Currently known as Madness Tire & Rim, this long established service shop is being offered turn-key, including the real estate, equipment, inventory, and a great team of employees in place. With approximately 40 contracts with local businesses and organizations in place, the new owner will walk in with consistent income. Primary services include: Oil change and lube services, Tire sales, repair, and mounting, Alignments and front end repair This building features 4 overhead doors in the front, 3 overhead doors in the back, and a spacious corner lot fronting Highway 75 AKA Fairway near the Highway 84 intersection. Per the survey, this property includes appx 1.23 acres, providing space for expansion. The seller will be retaining only the business name, roadside services(all vehicles), and tire sales for large trucks. Everything else conveys and the seller will assist to ensure a smooth transition.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 21245370
YEAR BUILT: 2003
COUNTY: Freestone
TRACT OR SUBDIVIION: I H REED
LIST DATE: 04/20/2026

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800.451.8055

AREA:
SQUARE FEET: 5,040
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.23
LOT SIZE (SQFT): 53,578

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- OnSite
- ParkingLot

LOT DESCRIPTION:

- CornerLot
- Level

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Electric

UTILITIES:

- ElectricityConnected
- SewerAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Rene Garcia 

BROKERED BY: Niche Real Estate

century21judgefite.com

each office is independently owned and operated