

CENTURY 21[®]

Judge Fite Company



4002 E HIGHWAY 380

DECATUR, TX 76234



\$999,000



1,677 sqft



3 beds



2 baths

DESCRIPTION

Owner is willing to subdivide. Outstanding hard-corner tract at 4002 E Hwy 380 in Wise County! Featuring 9+ acres with approximately 867 feet of prime frontage along the highly traveled US Hwy 380 and 1,167 feet of additional frontage on Trinity Rd, this property offers unmatched visibility and access. The Hwy 380 crossing creates a true hard corner, making it ideal for commercial, retail, or mixed-use development. Located outside Decatur city limits and ETJ, the land provides flexibility for a wide range of uses and can be subdivided to fit future plans. A house currently on the property makes it perfect for a buy-and-hold investment, while the site is also ready for immediate development. With its size, dual frontage, and strategic position in a rapidly growing corridor, this tract represents a rare and valuable opportunity.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21247246

YEAR BUILT: 1996

COUNTY: Wise

TRACT OR SUBDIVIION: Smith Peavy Sub

LIST DATE: 04/23/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 1,677

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 0

ACRES: 9.17

LOT SIZE (SQFT): 399,445

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- CeramicTile

APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Microwave
- Refrigerator

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- Garage

LOT DESCRIPTION:

- Acreage
- CornerLot
- HardwoodTrees
- ManyTrees

ROOF TYPE:

- Composition

SIDING:

- Brick

POOL TYPE:

- InGround
- Pool

FOUNDATION:

- Slab

FENCING:

- BarbedWire
- Gate

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
- OverheadUtilities
- SewerAvailable
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- EatInKitchen
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LISTED BY: Levi Harris 

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BROKERED BY: INC Realty, LLC