

# CENTURY 21

Judge Fite Company



4002 E 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