

CENTURY 21[®]

Judge Fite Company



111 FRONTIER DRIVE

QUINLAN, TX 75474



\$685,000



8,040 sqft

DESCRIPTION

Prime Commercial Opportunity – 8,000+ Sq. Ft. on 1.25 Acres! Prime location offering a versatile commercial space of approximately 8,000+ square feet, situated on a 1.25-acre lot with easy access to Hwy 276 and FM 751, providing excellent transportation and logistics connectivity. The property features a main 65x100 building with 14' commercial roll-up doors, a 22' ceiling height, and phase three electrical service, ideal for a variety of industrial or commercial uses. In addition, there is a second building with a three-bay shop layout, offering 15'+ ceilings and multiple 14-foot roll-up doors, perfect for automotive, contractor, fabrication, or warehouse applications. The site includes a private, fully fenced, and gated yard for secure equipment storage, along with both front and rear parking areas. The flexible layout allows for potential division into multiple tenant spaces, subject to landlord approval. Zoning and permitted uses are to be verified by the tenant. This space is ideal for businesses seeking a well-located, functional facility with room for expansion or customization.

PROPERTY TYPE: Commercial - Warehouse
MLS STATUS: Active
MLS: 21247305
YEAR BUILT: 1990
COUNTY: Hunt
TRACT OR SUBDIVIION: Last Frontier Add
LIST DATE: 04/22/2026

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800.451.8055

AREA:
SQUARE FEET: 8,040
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.25
LOT SIZE (SQFT): 54,580

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Covered
- DriveThrough
- Driveway
- Enclosed
- Gated
- OnSite
- ParkingLot
- Private
- WorkshopInGarage

LOT DESCRIPTION:

- Acreage

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- None

LISTED BY: Anthony Butcher 

PHONE: 903.356.4600

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

BROKERED BY: 1st Choice Realty

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated