

CENTURY 21[®]

Judge Fite Company



6700 COUNTY ROAD 1022

JOSHUA, TX 76058



\$690,000



1,300 sqft

DESCRIPTION

Prime investment opportunity located in unrestricted Johnson County near Chisholm Trail Parkway. This versatile property is situated outside city limits with no zoning restrictions, offering the rare choice to be utilized as residential which is the current use or transitioned into a premier commercial base. Please note that property use must be either residential or commercial and cannot be both simultaneously. The infrastructure is built for high capacity. The front shop provides 1600 square feet of space and includes a 5 ton Trane HVAC system and a separate electric meter. It features a 10 by 8 foot overhead coil door and a 40 foot covered front porch. The back shop is a 28 by 40 foot space with a 10 by 12 foot sectional overhead door and its own electrical panel. It was originally built as a cabinet shop and offers ceiling peaks over 16 feet. Transport and logistics are simplified with fire lane grade concrete constructed from the carport and garage to the back shop, specifically engineered to support heavy trucks with a clear width of over 10 feet. Operational costs are remarkably low thanks to 53 roof mounted solar panels that service the property. The current owner reports an average electric bill of approximately 81 dollars. The existing building includes a residence with a separate attached apartment, providing a flexible layout for a primary home or conversion into professional office suites. With easy access to Fort Worth and Cleburne via the Toll Road, this property is ideal for those seeking high quality improvements without city regulations. Schedule your tour today to see the full potential of this unique Joshua property.

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 21247751

YEAR BUILT:

COUNTY: Johnson

TRACT OR SUBDIVIION: Brushy Nob

LIST DATE: 04/23/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 1,300

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.01

LOT SIZE (SQFT): 44,213

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Laminate

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Concrete
- Covered
- Carport
- Open
- Outside

LOT DESCRIPTION:

- InteriorLot
- FewTrees

ROOF TYPE:

- Composition
- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- CableAvailable
- ElectricityConnected
- OverheadUtilities
- PhoneAvailable
- SepticAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Mary Harmon 

PHONE: 817.637.6202

BROKERED BY: Superior Real Estate Group