

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1101 WILLY VESTER ROAD

VAN ALSTYNE, TX 75495



\$1,150,000



1,836 sqft

## DESCRIPTION

Need more space for your growing business? This nearly 9-acre property offers the perfect combination of office, warehouse, and expansion potential. The 1,836 sq. ft. office building is designed for functionality and comfort, featuring a welcoming reception area, multiple private offices, dedicated workrooms, a kitchen, and restrooms—ideal for daily operations. In addition, the property includes two well-equipped warehouses: Warehouse A: A 60' x 40' Mueller metal building with durable metal siding, engineered slab foundation, and two 12-foot drive-through garage doors for easy access from either end. Warehouse B: A 60' x 46' metal-framed building with cement lap board siding, concrete flooring, and 10-foot drive-through garage doors on both ends. The site also features concrete loading and unloading areas, a gravel driveway, separate electric meters, electrical is underground from the road & the transformer is set. Abundant space for future growth or expansion. This versatile property is ready to support your business now—and scale with you into the future.

**PROPERTY TYPE:** Commercial - Office  
**MLS STATUS:** Active  
**MLS:** 21254659  
**YEAR BUILT:** 1990  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** Commercial Drywall Addition  
**LIST DATE:** 05/01/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 1,836  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 8.72  
**LOT SIZE (SQFT):** 379,712

## INTERIOR FEATURES

### FLOOR COVERINGS:

- LuxuryVinylPlank
- Tile

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AttachedCarport
- AdditionalParking
- Gravel
- OnSite
- Open
- Outside
- ParkingLot
- Private
- SideBySide

### LOT DESCRIPTION:

- Acreage
- InteriorLot
- Level
- FewTrees

### ROOF TYPE:

- Composition
- Metal

### SIDING:

- FiberCement
- SteelSiding

### FOUNDATION:

- PillarPostPier
- Slab

## UTILITIES

### HEATING/COOLING:

**LISTED BY:** Dee Evans   
● Central  
● Electric  
**PHONE:** 97256700469725670046

### UTILITIES:

- CableAvailable
- SepticAvailable

**BROKERED BY:** Coldwell Banker Apex, REALTORS

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated