

CENTURY 21[®]

Judge Fite Company



12390 FM 390 ROAD W

BURTON, TX 77835



\$900,000



5,217 sqft

DESCRIPTION

Prime Commercial Opportunity in the Heart of Downtown Burton A rare chance to own a true Burton landmark. Situated on 1.26 acres in the center of town and within easy walking distance of Burton schools, this versatile commercial property offers exceptional visibility, generous space, and a rich local legacy dating back to 1954. The offering includes The Short Stop and The Ice House, both being sold as turn-key businesses complete with inventory, furnishings, and equipment—ready for immediate operation or seamless transition to new ownership. The Ice House features a tavern setup, stage, outdoor seating, and a playscape, making it ideal for private event rentals as well as public concerts and gatherings. The Short Stop, a long-standing Burton staple known historically as a meat market, grocery store, and feed store still offers everyday conveniences for locals and passers-through. Additional highlights include two water meters, existing gas tanks and pumps, and versatile space suited for continued commercial use or expansion. This property offers a unique blend of history, functionality, and future potential—perfect for an investor, entrepreneur, or anyone looking to carry forward a beloved Burton institution with a strong local following and deep community roots spanning more than 70 years. Whether you envision continuing the current operations or expanding into new concepts, the foundation is already here. A standout opportunity in one of the most charming small towns in Texas.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 6917474
YEAR BUILT: 1949
COUNTY: Washington
TRACT OR SUBDIVIION: City Of Burton
LIST DATE: 01/14/2026

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800.451.8055

AREA: Out of Area
SQUARE FEET: 5,217
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.26
LOT SIZE (SQFT): 54,885

INTERIOR FEATURES

KITCHEN:

- ListAvailable

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- OnSite

SIDING:

- AluminumSiding
- MetalSiding
- Concrete

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jennifer Dunkin

PHONE: 979.922.5544

BROKERED BY: Cedar Frame, LLC

century21judgefite.com

each office is independently owned and operated