

\$1 - 401 W Main Street, Van

MLS® #20800377

\$1

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 1.39 Acres

Abs 299, Van, TX

This 1.388-acre property located in Van, TX, is now available for sale or lease. The site comprises six parcels and is situated on a corner lot with direct access to Interstate 20, just one mile away, via S Oak Street frontage. This location offers exceptional potential for retail development, particularly a convenience store, which would serve the community’s high demand. Of the five buildings on-site, spaces 425 and 427 are leased, while 119, 401, and 403 are vacant, providing opportunities for leasing or redevelopment. The property is zoned as a general commercial district, offering flexibility for various development options.

Built in 1955

Essential Information

MLS® #	20800377
Price	\$1
Bathrooms	0.00
Acres	1.39
Year Built	1955
Type	Commercial Lease
Sub-Type	Retail
Status	Active

Community Information

Address	401 W Main Street
Subdivision	Abs 299



City	Van
County	Van Zandt
State	TX
Zip Code	75790-2889

Amenities

Utilities	City Sewer, City Water, Electricity Connected
Garages	On Site, Parking Lot, Unassigned, Unpaved

Interior

Heating	Central
# of Stories	1
Stories	1

Exterior

Lot Description	Cleared, Corner Lot
Roof	Other
Construction	Wood
Foundation	Slab

Additional Information

Zoning	C2 - General Commercial
--------	-------------------------

Listing Details

Listing Agent	Kevin Weable
Listing Office	M&D CRE, LLC

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.
Listing information last updated on November 20th, 2025 at 1:36pm CST