

\$2,450 - 14333 Fm 121 Highway, Van Alstyne

MLS® #20885149

\$2,450

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 1.86 Acres

None, Van Alstyne, TX

Step into a world of opportunity at 121 Business Park, nestled in the welcoming community of Van Alstyne, TX—a city that seamlessly blends small-town charm with big business potential. Located conveniently along FM 121, Van Alstyne offers easy access to the Dallas-Fort Worth metroplex while preserving a peaceful environment perfect for fostering business growth. Here, you™re not just leasing space; you™re joining a community that values and supports entrepreneurial success.

121 Business Park provides elegantly designed, newly constructed warehouses that are as flexible as they are functional. Each suite spans 1,650 square feet and is customizable, with office space options and a reception area available in the top two leasing tiers. Business owners can enjoy a straightforward leasing experience with *no triple net*—simply pay rent and power, as the landlord covers all other fees, including taxes, water, HVAC maintenance, and common area upkeep.

Every suite is crafted with thoughtful details to enhance productivity and style: 9-foot ceilings in office areas, refined wood flooring, upgraded hardware, and tiled bathrooms. The warehouse section is equally impressive, boasting soaring 16-foot ceilings at the eaves and a peak of 25 feet, along with expansive 14-foot bay doors, energy-efficient HVAC



systems, and spray insulation. Contemporary LED lighting brightens the space, while three designated parking spaces provide added convenience.

With *no zoning restrictions* at 121 Business Park, the possibilities for your business are boundless!

Current availabilities:

Suite 5- Upgrade floor plan- Available NOW!

Suite 8- Upgrade floor plan- Available NOW!

Suite 11- Premium floor plan- Available NOW!

Built in 2021

Essential Information

MLS® #	20885149
Price	\$2,450
Bathrooms	0.00
Acres	1.86
Year Built	2021
Type	Commercial Lease
Sub-Type	Industrial
Status	Active

Community Information

Address	14333 Fm 121 Highway
Subdivision	None
City	Van Alstyne
County	Grayson
State	TX
Zip Code	75495

Amenities

Utilities	Aerobic Septic, All Weather Road, Cable Available, Community Mailbox, Electricity Available, Outside City Limits
Garages	Assigned

Interior

Heating	Central, Electric, ENERGY STAR Qualified Equipment
# of Stories	1
Stories	1

Exterior

Roof	Metal
Construction	Aluminum Siding
Foundation	Slab

Additional Information

Zoning	Grayson county ETJ
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Listing Details

Listing Agent	Michael Wilson
Listing Office	KMW Real Estate & Associates

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