

CENTURY 21[®]

Judge Fite Company



225 VALEK ROAD

ENNIS, TX 75119



\$2,100,000



1 acres

DESCRIPTION

Exceptional Land Investment Opportunity in Ennis, Texas ****Significant Price Reduction!**** Ideal for land investors seeking to ****buy and hold**** or develop, this property in Ennis presents an excellent opportunity at a reduced price. Prime Location Situated within an Opportunity Zone, the site is perfect for a planned community development. It offers potential for residential, multi-family, and even commercial projects. Convenient Access Utilities are readily accessible, thanks to the construction of the nearby Buc-ee's store. Additionally, a new apartment complex is just down the street, enhancing the area's desirability. Accessibility Located only ****30 minutes south of Dallas****, this property combines suburban tranquility with proximity to city amenities. ****Note:**** Existing structures on the property hold no value, and the listing agent has a familial connection to the sellers.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: ActiveUnderContract

MLS: 20473233

YEAR BUILT:

COUNTY: Ellis

TRACT OR SUBDIVIION: T M Rowe

LIST DATE: 06/04/2024

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 65.53

LOT SIZE (SQFT): 2,854,573

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- HardwoodTrees
- Pasture
- PondOnLot

FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- NaturalGasAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Chris Ludwig 

PHONE: 214.949.3475

BROKERED BY: City Real Estate

century21judgefite.com

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