

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 5040 WAGON WHEEL ROAD

JOSHUA, TX 76058



\$3,300,000



1 acres

## DESCRIPTION

Send to your developers! We are in the final round of comments with the city of Joshua. No wasted time waiting for engineering designs and approvals. Price includes all final construction plans. Shady Valley is a 144.244 acre planned residential development property located in Joshua, TX and in Joshua ISD. The property is fully entitled (approved preliminary plat and zoning) for 94 (1) acre minimum residential lots. The property contains beautiful large trees (oaks and other species) and a lake. Significant lot premiums will be obtainable on several lots with lake views, lake frontage and trees. The property is strategically located between Hwy 174 and Chisolm Trail Parkway making it accessible and convenient to Fort Worth and Cleburne. The property is accessed and has frontage on County Road 1023.

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**800.451.8055**

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** ActiveUnderContract  
**MLS:** 20513349  
**YEAR BUILT:**  
**COUNTY:** Johnson  
**TRACT OR SUBDIVIION:** ABST 173 TR 9&10 G Cassaland  
**LIST DATE:** 06/04/2024

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 144.24  
**LOT SIZE (SQFT):** 6,283,268

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- PondOnLot

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- None
- Other

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Hunter Berry 

**PHONE:** 817.999.3067

**BROKERED BY:** First Light RE Advisors, LLC