

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TBD 11.54 ACRES I-45 FRONTAGE ROAD

CORSICANA, TX 75109



\$1,550,000



0 sqft

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## DESCRIPTION

Just over 1800 Feet of Frontage off of the IH45 Service road near the 31 Bypass and IH45 Intersection! Great Visibility from IH45! This 11.54 Acres is perfect for a developer or investor looking to develop and build along with the growth in the area! Come in and develop the full acreage, or split up into multiple parcels with the large amount of road frontage. Property Sits Right at the Exit Ramp for the 31 Bypass for easy access. The Service Road runs both North and South allowing you to have access from either direction of travel on the service road. City of Corsicana Water & Sewer Lines run along the front of property. Multiple larger developments and businesses all going in around this area.

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 20530349  
**YEAR BUILT:**  
**COUNTY:** Navarro  
**TRACT OR SUBDIVIION:** Corsicana  
**LIST DATE:** 06/04/2024

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 11.54  
**LOT SIZE (SQFT):** 502,682

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Agricultural
- Level
- ManyTrees

### SIDING:

- Other

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Bryson Swiggart 

**BROKERED BY:** Tx Land & Legacy Realty, LLC

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