

CENTURY 21[®]

Judge Fite Company



S HWY 121 HIGHWAY

BONHAM, TX 75418



\$2,650,000



1 acres

DESCRIPTION

****LARGE CONTIGUOUS TRACT*** Located in path of North Texas growth *** Ideal for phased development or investment *** Flexible use: residential, commercial, land hold *** Ideal for phased development or investment *** Development Potential : Single-family residential, Manufactured housing, RV park, self-storage *** Lower cost basis vs Grayson County *** Strong upside as growth expands north from McKinney-Sherman *** Increasing demand for affordable housing in the region *** Opportunity to subdivide *** Road frontage on 3 sides *** Access from State Hwy 121 and State Hwy 56 *** Oncor and Fannin County Electric power lines running along and thru property *** Almost a mile long north and south and 2 thirds mile wide east and west *** Over half mile of county road frontage*** 300 feet of Hwy 121 frontage *** Southwest Fannin water on adjoining properties along Hwy 121 *** Two miles from the city limits of Bonham along Hwy 121 *** One and a quarter mile from the Bonham city limits from the north county road entry *** Fronts State highway 121 which runs south from Bonham to Hwy 75 and then becomes Sam Rayburn Tollway which continues to The DFW airport.... The portion of Hwy 121 that runs thru Fannin County is approved for 4 lane expansion. *** Within commuting distance to Sherman and McKinney *** Positioned in expanding North Texas corridor *** CONTACT LISTING AGENT MIKE SCHREIBER 903-227-6316 with any questions or for more information.

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800.451.8055

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 20569353

YEAR BUILT:

COUNTY: Fannin

TRACT OR SUBDIVIION: R A Gibson

LIST DATE: 06/05/2024

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 148.73

LOT SIZE (SQFT): 6,478,591

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- CornerLot
- Level
- Other
- PondOnLot
- Sloped

UTILITIES

UTILITIES:

- ElectricityAvailable
- None

LISTED BY: Mike Schreiber 

- WaterAvailable

PHONE: 903.227.6316

BROKERED BY: Weichert Realtors-Solid Ground

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

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