

CENTURY 21[®]

Judge Fite Company



BOUNDARIES ARE APPROXIMATE

ACRES 31.062 BALLARD ROAD

VAN ALSTYNE, TX 75495



\$1,340,000



1 acres

DESCRIPTION

Discover the perfect blend of small-town charm and modern convenience just outside the city limits of Van Alstyne, Tx! This exceptional piece of land offers an unparalleled opportunity to invest in a growing community known for its affordability and quality of life. Nestled amid rolling hills and lush greenery, the property boasts scenic beauty and tranquility, ideal for families, retirees, and investors alike. Van Alstyne's prime location ensures easy access to Dallas and Fort Worth, providing big-city amenities, job markets, and cultural attractions while maintaining a peaceful lifestyle. The town's excellent schools, and vibrant community spirit create a welcoming environment for all. With ongoing infrastructure improvements and development potential, this land is perfect for residential, commercial, or agricultural projects. Enjoy the rich cultural heritage, local events, and outdoor activities, all within a business-friendly environment that supports growth and innovation.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 20619418

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: Creager WM

LIST DATE: 06/04/2024

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 31.06

LOT SIZE (SQFT): 1,353,060

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage

ADDITIONAL PROPERTY DETAILS

LISTED BY: Traci McCarthy 

PHONE: 903.893.5921

BROKERED BY: EBBY HALLIDAY, REALTORS

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