

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 50+/- ACRES E 380 HIGHWAY

DECATUR, TX 76234



\$3,250,000



1 acres

## DESCRIPTION

Attention, investors, developers, and commercial business owners! Large amount of highway frontage on major, busy highway! Located just 5 miles from downtown Decatur and situated on Hwy 380 inside the Decatur school district makes this property a developer's dream! Approximately 2,448 feet of US-380 Hwy frontage is ideal for potential commercial use as well. County Road 2315 creates the west and north boundary of this property while 380 creates the southern boundary of the property. The west boundary of the property is located at a US-380 Hwy crossover, and the west boundary is near another US-380 Hwy crossover. The perimeter of the 50+- acres is completely fenced. Bring your business to Decatur, develop a residential area of lovely houses, or use the acreage to build your dream home! Come and enjoy the highly sought after Decatur area in gorgeous Wise county! Owner is willing to sell less than 50 and up to 60+ acres of this tract of land.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Pending  
**MLS:** 20760313  
**YEAR BUILT:**  
**COUNTY:** Wise  
**TRACT OR SUBDIVIION:** none  
**LIST DATE:** 10/23/2024

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 50.25  
**LOT SIZE (SQFT):** 2,188,890

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- HardwoodTrees
- Pasture
- FewTrees

### FENCING:

- BarbedWire
- Fenced
- Perimeter
- Pipe
- Wire

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- None
- OverheadUtilities
- SewerNotAvailable
- WaterNotAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Kaysi Hamilton 

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**BROKERED BY:** Parker Properties Real Estate

century21judgefite.com

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