

# CENTURY 21

Judge Fite Company



## TBD (79988) SEABORN ROAD

PONDER, TX 76259



\$1,375,000



1 acres

## DESCRIPTION

This lot is part of an expansive 169.79-acre property that is comprised of six parcels—34.4 and 57.7 acres, respectively on the north side of Seaborn and 6.37, 18.8, 9.18 and 42.4 AC on the south side of Seaborn. It is adjacent to FM 156 and less than one mile from FM 2449. In addition, it is only minutes from I-35, Denton and Alliance Airport, streamlining access to regional transportation and efficient supply chain management. Ponder, Texas, has experienced notable development in recent years. The city's comprehensive plan reflects a forward-thinking approach, with a strong focus on infrastructure improvements and industrial development. This property is within the Ponder city limits and offers an opportunity to collaborate with local authorities regarding suitable solutions for water and sewer services that align with your development plans. Whether you're seeking to establish an industrial complex or embark on a unique development project, this property's advantageous location, accessibility, and potential for city utilities make it an exceptional investment.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** ActiveUnderContract  
**MLS:** 20794235  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** F Davis  
**LIST DATE:** 12/10/2024

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 57.77  
**LOT SIZE (SQFT):** 2,516,461

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Agricultural
- CityLot

## UTILITIES

### UTILITIES:

- SewerNotAvailable
- WaterNotAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** John Torres 

**BROKERED BY:** Preeminent CRE Group

century21judgefite.com

each office is independently owned and operated