

# CENTURY 21

Judge Fite Company



## 121.797AC FM-55

WAXAHACHIE, TX 75165



\$3,937,400



1 acres

## DESCRIPTION

Excellent investment opportunity to acquire approximately 121.797 acres of prime land with an agricultural exemption, strategically located south of Waxahachie in Ellis County, Texas. This property falls within the Waxahachie ETJ. This expansive property features around 2,300 feet of frontage along FM 55, offering exceptional access and visibility. It is an attractive option for both agricultural use and potential development. Water and electricity are available on site, with no known floodplain or restrictions. The property is near to the planned 1,230-acre Lake Waxahachie development (Haven-Ranch subdivision), which could introduce up to 2,600 residential lots, enhancing its investment potential. Prospective buyers need to verify all information provided. Public Driving Directions: The property is located on the east side of FM 55, south of Waxahachie. Google Maps coordinates: 32°19'05.1 N 96°50'40.4 W

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 20814567  
**YEAR BUILT:**  
**COUNTY:** Ellis  
**TRACT OR SUBDIVIION:** C Cobb  
**LIST DATE:** 01/15/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 121.8  
**LOT SIZE (SQFT):** 5,305,433

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Agricultural

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- Other
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Navin Dhanotiya 

**PHONE:** 903.864.8429

**BROKERED BY:** Keller Williams Frisco Stars

century21judgefite.com

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