



**TBD 36 COUNTY ROAD 670**  
BLUE RIDGE, TX 75424



\$1,010,939



1 acres

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## DESCRIPTION

Prime 36+ Acres in North Collin County – Ideal for Development or Investment! Discover a rare opportunity to own 36+ acres of pristine land just east of Blue Ridge, TX. This expansive property offers endless possibilities—perfect for development, a private ranch, or a long-term investment in one of Collin County's fastest-growing areas. With no flood plain, the land provides open, usable space—a rare find in today's market. Three ponds add natural beauty and functionality, while water and electricity are available at the road, making future improvements seamless. The upcoming Outer Loop will be nearby in just a few years, enhancing accessibility and long-term value. Whether you envision a private retreat, a custom home development, or a buy-and-hold investment, this land is a blank canvas waiting for your vision. Enjoy breathtaking sunrises and sunsets over the rolling countryside while escaping the hustle and bustle of city life—all within easy reach of major growth corridors. Don't miss out on this exceptional opportunity

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 20858602  
**YEAR BUILT:**  
**COUNTY:** Collin  
**TRACT OR SUBDIVIION:** Benjamin Clark  
**LIST DATE:** 04/09/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 36.5  
**LOT SIZE (SQFT):** 1,589,809

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Agricultural
- InteriorLot
- Pasture
- PondOnLot
- RollingSlope
- Subdivided
- FewTrees

### FENCING:

- BarbedWire
- Partial

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Tonya Mercer 

**PHONE:** 972.782.6331

**BROKERED BY:** Texan Realtor Group LLC

century21judgefite.com

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