

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 4400 N STATE HWY 121

BONHAM, TX 75418



\$999,000



1 acres

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## DESCRIPTION

Prime 34-acre property just outside Bonham city limits, offering over 450 feet of frontage on Highway 121 and more than 1,100 feet along County Road 1465. This highly accessible tract is ideal for development or subdivision, with ample road frontage providing multiple entry points. The land features a well-maintained 1,500-square-foot brick home built in 1976, offering a solid foundation for a residence, rental, or sales office. Whether for residential or commercial development, this property presents a rare opportunity in a rapidly growing area.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Land - Improved Land

**MLS STATUS:** Active

**MLS:** 20892127

**YEAR BUILT:**

**COUNTY:** Fannin

**TRACT OR SUBDIVISION:** M Cox

**LIST DATE:** 04/04/2025

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 34

**LOT SIZE (SQFT):** 1,481,040

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- CornerLot
- Level

**FENCING:**

- BarbedWire

## UTILITIES

**HEATING/COOLING:**

- Central

**UTILITIES:**

- ElectricityConnected
- SepticAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Stuart Hall 

**PHONE:** 903.583.8721

**BROKERED BY:** FRONTIER PROPERTIES REAL ESTATE, LLC