

# CENTURY 21<sup>®</sup>

Judge Fite Company



## E MAPLE STREET

RAVENNA, TX 75476



\$1,550,000



1 acres

## DESCRIPTION

Vanguard Real Estate Advisors (VREA) has been exclusively retained by Ownership to offer the opportunity to purchase 93.87 acres (the Site) located along E Maple Street (FM-1753) in Ravenna, TX. Seller financing is available to qualified Buyers; call for details. This Site offers direct frontage (1,000 feet) on FM 1753 (E Maple Street), Ravenna's main east west thoroughfare. The Site is 4.5 miles north of Highway 82, an important east-west route that runs from Lubbock to Texarkana, and is less than 3 miles west of Highway 78, a primary north-south thoroughfare serving greater Fannin County. With no known zoning restrictions in place, the Site boasts a wide range of potential uses. Located in one of Texas' fastest-growing counties, this is a solid opportunity for developers or investors looking for well-located land in the path of growth. This offering is exceptionally priced at an asking price of only \$1,975,000, which is \$275,000 less than the Site's appraised value per a recent appraisal done by CBRE in November 2024.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 20936834

**YEAR BUILT:**

**COUNTY:** Fannin

**TRACT OR SUBDIVIION:** none

**LIST DATE:** 05/14/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 93.87

**LOT SIZE (SQFT):** 4,088,977

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage

## UTILITIES

**UTILITIES:**

- SewerNotAvailable
- WaterNotAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jordan Cortez 

**BROKERED BY:** Vanguard Real Eststate Advisors

century21judgefite.com

each office is independently owned and operated