



**TBD S TX-78 HIGHWAY**  
FARMERSVILLE, TX 75442



\$537,000



0 sqft

## DESCRIPTION

Prime Investment opportunity in Farmersville, TX. 1.6 acres off Hwy 78, This 1.6 acre property offers an exceptional investment opportunity in the growing town of Farmersville, located off Hwy 78 North, the land provides excellent accessibility and high visibility, Making it an ideal location for commercial or mixed-use development. With Farmersville experiencing rapid growth and increased demand for retail & housing, this property is well-positioned for future appreciation & potential returns. The City's ongoing economic development initiatives, including business-friendly incentives, further enhance the appeal for investors. This land presents a strategic location for businesses seeking to capitalize on the area's expanding market. Don't miss the chance to secure a valuable piece of land in a thriving community where demand for prime locations is on the rise.

**PROPERTY TYPE:** Commercial - Unimproved Land

**MLS STATUS:** Active

**MLS:** 20946583

**YEAR BUILT:**

**COUNTY:** Collin

**TRACT OR SUBDIVISION:** King Ridge One

**LIST DATE:** 05/24/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 1.64

**LOT SIZE (SQFT):** 71,525

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural

## UTILITIES

**UTILITIES:**

- Electricity Available
- Sewer Available
- Water Available

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Tonya Mercer 

**PHONE:** 972.782.6331

**BROKERED BY:** Texan Realtor Group LLC