

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 677 FARM TO MARKET RD 3356

VAN ALSTYNE, TX 75495



\$699,999



1 acres

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## DESCRIPTION

Opportunity awaits at 677 FM 3356 in Van Alstyne—an expansive property located in the ETJ, offering flexibility, privacy, and long-term potential. As the city of Van Alstyne continues to grow, this peaceful parcel presents a rare chance to secure land just outside city limits while still within Van Alstyne ISD. Set well off the main road with a long private driveway, the property offers excellent privacy, yet remains easily accessible for future clients or customers. Whether you're looking to build, start a home-based business, create a small agricultural operation, or simply invest in land in a high-growth area, this location is full of possibility. The property includes a modest 4-bedroom, 3-bathroom home and a small outdoor livestock barn, offering immediate functionality while you plan for the future. House recently had foundation repair in which foundation is secured to bedrock and has a lifetime transferable warranty and a new HVAC in '23. In 2025 the house and barn received new roofs and the house also had new gutters put on. Property also recently got fiber internet. They are surrounded by mature trees and open skies, it's a serene setting with plenty of room to grow. With Van Alstyne's continued expansion, this land offers both current value and future opportunity. Don't miss your chance to own a versatile piece of Texas countryside in a fast-developing area.

**PROPERTY TYPE:** Land - Improved Land

**MLS STATUS:** Active

**MLS:** 20954319

**YEAR BUILT:**

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** HEFFLEFINGER JAMES A-G0487

**LIST DATE:** 06/03/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 4.99

**LOT SIZE (SQFT):** 217,233

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage

## UTILITIES


**HEATING/COOLING:**

- Electric

**UTILITIES:**

- ElectricityAvailable
- ElectricityConnected
- MunicipalUtilities
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Audra Stamp 

**PHONE:** 469.929.4084

**BROKERED BY:** Coldwell Banker Realty Frisco