

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TX-274

KEMP, TX 75143



\$690,000



0 sqft

## DESCRIPTION

Attention developers! This 30.68-acre property in the City of Seven Points, Henderson County, boasts a level terrain, making it an ideal location for development. Situated just a few minutes from Cedar Creek Lake and offering 900ft of road frontage on HWY 274 with a second access on Pritchett Lane, this property presents an opportunity to establish an RV park, business, or upscale neighborhood with ease. Additionally, the property is located within the City Limits of Seven Points, which offers proximity to shopping amenities and a private neighborhood feel. Currently, the land is being used for hay production, and there is no known flood zones or restrictions. Water supply is available from West Cedar Creek MUD, and power is accessible from Trinity Valley Electric. This prime location awaits your vision and development plans.

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 20996351  
**YEAR BUILT:**  
**COUNTY:** Henderson  
**TRACT OR SUBDIVIION:** NA  
**LIST DATE:** 07/10/2025

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 30.68  
**LOT SIZE (SQFT):** 1,336,420

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- Level
- Pasture
- FewTrees

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- MunicipalUtilities
- Other
- SewerNotAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Valerie Bahm 

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**BROKERED BY:** KW-Cedar Creek Lake Properties

century21judgefite.com

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