

CENTURY 21[®]

Judge Fite Company



TBD CR 4425

WHITEWRIGHT, TX 75491



\$4,000,000



1 acres

DESCRIPTION

This sublime 136 acre parcel is a gem! Located just 3.4 miles southeast of the charming town of Whitewright TX and is situated in Fannin County. The property features over 1,270 feet of road frontage footage along CR 4425. Property terrain is mostly level and open, making it well suited for one acre residential lots, custom home builds, agricultural use, or equestrian facilities. Electricity is available at the road. Waters to be derived from the Whitewright Water District. With a blend of native grasses, mature pecan trees, and other naturally occurring hardwoods, the property offers a picturesque and serene landscape. It is well treed to provide privacy and visual appeal without being overgrown, maintaining a perfect balance of natural shade and usable open land. This tract presents a true blank canvas perfect for a wide range of possibilities, including a personal ranch estate, equestrian use, farming, residential development, or land banking for future ROI. Conveniently positioned approx 3.5 miles north of HWY 121 and about 2 miles east of Highway 69. The land is also less than 15 miles from HWY 75 and 15 minutes from the popular and growing city of Melissa. McKinney is an easy 30 min drive and Dallas is 60 mins. This land is located outside city limits and beyond ETJ which means no city taxes, fewer restrictions, and lower development costs. A current AG EXEMPT is in place, offering favorable holding costs for investors or long term users.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21003761
YEAR BUILT:
COUNTY: Fannin
TRACT OR SUBDIVIION: A0816 R MITCHELL
LIST DATE: 07/21/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 136.48
LOT SIZE (SQFT): 5,945,199

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- ManyTrees
- FewTrees

FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerNotAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jane Mercer 

PHONE: 469.993.3121

BROKERED BY: Keller Williams Prosper Celina

century21judgefite.com

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