

CENTURY 21[®]

Judge Fite Company



1709 STATE HWY. 121 HIGHWAY

BONHAM, TX 75418



\$3,900,000



1 acres

DESCRIPTION

Approximately nine acres in a prime location on the main business throughfare through Bonham, TX. Very close proximity to several restaurants, Wal Mart and multi-family properties. Two entrances are already on the property from Business 121. Currently zoned for multi-family it could also be re-zoned for retail or business use subject to city approval. The residential home has 2,400 square feet and was built in 1996. It is incidental to the value of this parcel but could be used for revenue while holding the property. Bonham is the gateway to the new Bois D' Arc Lake, the newest lake in Texas, and this, combined with its proximity to DFW are causing explosive growth with three new housing developments being announced in the last six months.

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800.451.8055

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21009967

YEAR BUILT:

COUNTY: Fannin

TRACT OR SUBDIVIION: M MC DONALD

LIST DATE: 07/24/2025

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 9.01

LOT SIZE (SQFT): 392,301

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Level
- FewTrees
- CityLot

FENCING:

- BarbedWire
- CrossFenced

UTILITIES

HEATING/COOLING:

- Central
- Fireplaces

UTILITIES:

- CableAvailable
- ElectricityConnected
- SewerAvailable
- UndergroundUtilities
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Curbs

LISTED BY: David Cullar 

BROKERED BY: RE/MAX Visionary

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