

CENTURY 21

Judge Fite Company



309 WEST STREET

NEVADA, TX 75173



\$3,001,050



1 acres

DESCRIPTION

Positioned on the outskirts of Nevada, Texas — one of Collin County's fastest-growing communities — this ±46.17-acre tract offers an exceptional opportunity for residential, build-to-rent, or mixed-use development. Located within the City of Nevada's ETJ, the property is free from city zoning restrictions yet ideally situated for future annexation, giving developers valuable flexibility in planning. With an expansive, mostly level terrain, this tract offers efficient site design potential. Located near Hwy 6 and FM 1138-- The land sits just minutes from Highway 78, providing direct access to Wylie, Lavon, and Farmersville, and benefits from its proximity to the future Collin County Outer Loop, placing it squarely along the path of progress. Collin County is among the fastest-growing counties in the nation, with Nevada itself seeing steady population increases and demand for housing at a range of price points. Surrounding communities are already attracting major builders and master-planned communities -- yet large, contiguous tracts like this remain rare. Whether your vision is a community of one-acre estates, a build-to-rent neighborhood, or a strategic land bank for long-term appreciation, this property delivers on location, accessibility, and upside potential. Bonus Opportunity: An adjacent ±55-acre tract is also available, offering a combined ±101-acre assemblage for even greater development scale and impact.

PROPERTY TYPE: Land - Improved Land
MLS STATUS: ActiveUnderContract
MLS: 21024788
YEAR BUILT:
COUNTY: Collin
TRACT OR SUBDIVIION: A0740
LIST DATE: 08/13/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 46.17
LOT SIZE (SQFT): 2,011,165

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Agricultural
- FewTrees
- CityLot

UTILITIES

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- PhoneAvailable
- SepticAvailable

LISTED BY: Robyn Lehrman 

ADDITIONAL PROPERTY DETAILS

PHONE: 214.769.7908

BROKERED BY: Monument Realty

century21judgefite.com

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