

CENTURY 21[®]

Judge Fite Company



604 N TX-121

BONHAM, TX 75418



\$1,100,000



1 acres

DESCRIPTION

Situated in a prime location within the vibrant City of Bonham, Texas, this property is located at the intersection of Highway 121 and Highway 56 (W. Sam Rayburn Drive), extending all the way to W. 7th Street. This intersection ranks among the busiest in the county and is strategically positioned in a critical growth area. The majority of the growth is occurring along this corridor with major franchises popping up everywhere. If excellent exposure and easy access is what you are looking for, this property is it. Road frontage on three sides, (Hwy. 121, Hwy. 56 and W 7th Street) allows for many potential uses and opportunities. Bonham is conveniently located approximately 33 miles from Paris, 27 miles to Sherman, 10 miles to the Texas-Oklahoma Stateline, and an hour from the Dallas-Ft. Worth Metroplex.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21026081

YEAR BUILT:

COUNTY: Fannin

TRACT OR SUBDIVIION: NA

LIST DATE: 08/08/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 4.34

LOT SIZE (SQFT): 189,050

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Cleared
- CornerLot
- FewTrees
- CityLot

UTILITIES

UTILITIES:

- CableAvailable
- ElectricityConnected
- PhoneAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

LISTED BY: William Stephens 

- Curbs

PHONE: 972.599.7000

BROKERED BY: Keller Williams Legacy