

CENTURY 21[®]

Judge Fite Company



600 E FM 544

MURPHY, TX 75094



\$2,280,000



1 acres

DESCRIPTION

Introducing a rare 4-acre commercial opportunity (currently zoned residential; SF-20) located on highly visible FM 544 in the heart of Murphy, Texas. Surrounded by an abundant array of retail, grocery, dining, and service options, this property offers exceptional convenience and exposure in a fast-growing region of Collin County. Over 55,000 vehicles pass by this property each day. Key Highlights: High visibility & accessibility: Situated on the only east-west thoroughfare in Murphy. Strong traffic corridor: Enjoys consistent drive-by exposure from suburban commuters and shoppers. Strategic location: Conveniently close to major anchors like Walmart, Lowe's, Sprouts, HEB and 24 Hour Fitness. Flexible potential: Ideal for retail, medical, office, mixed-use, hospitality, or institutional development. Demographic strength: Captive retail trade area with affluent surrounding population and strong household incomes.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21036200

YEAR BUILT:

COUNTY: Collin

TRACT OR SUBDIVIION: None

LIST DATE: 08/25/2025

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 3.98

LOT SIZE (SQFT): 173,368

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- BacksToGreenbeltPark

UTILITIES

UTILITIES:

- CableAvailable
- ElectricityAvailable
- ElectricityConnected
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Colleen Frost 

PHONE: 469.280.0008

BROKERED BY: Colleen Frost Real Estate Serv

century21judgefite.com

each office is independently owned and operated