

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 117 CONEJOS DRIVE

NOCONA, TX 76255



\$876,000



369,389 sqft

## DESCRIPTION

This breathtaking waterfront property presents expansive views of Lake Nocona and endless potential for various commercial uses including a marina, event center, RV park, marina fuel station, convenience store, Airbnb cabins, or personal property. Offering prime lake frontage and sunsets so beautiful you have to see them to believe them, this special parcel is arguably the most important tract of land in the entire subdivision. The almost 8.48 acres is also eligible for a 1031 exchange, making it an exceptional investment opportunity for an investor.

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21038520

**YEAR BUILT:** 2000

**COUNTY:** Montague

**TRACT OR SUBDIVIION:** Nocona Hills

**LIST DATE:** 08/25/2025

**AREA:**

**SQUARE FEET:** 369,389

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 8.48

**LOT SIZE (SQFT):** 369,388

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Cleared
- InteriorLot
- IrregularLot
- Subdivision
- FewTrees
- Waterfront
- Flat

## UTILITIES

**HEATING/COOLING:**

- None

**UTILITIES:**

- CableAvailable
- ElectricityAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**COMMUNITY:** Lake Nocona  
**LISTED BY:** Jp Findley 

**PHONE:** 214.418.0455

**BROKERED BY:** Compass RE Texas, LLC

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