

CENTURY 21[®]

Judge Fite Company



12548 FM-1807
VENUS, TX 76009



\$2,000,000



1 acres

DESCRIPTION

Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer qualified investors and developers the opportunity to purchase 91.52+- acres (the "Site") located along FM-1807 in the Venus, Texas ETJ. Venus is a rapidly growing city in Johnson County, with a strong median household income of \$97,039, and has experienced an estimated population growth of 72.6% from 2020-2023. The city of Venus is conveniently located approximately 30 miles south of both the Dallas and Fort Worth CBD's. The Site is strategically located near several single-family developments, including Biltmore Homes' Horizons at Bankston Estates. The Site has nearly a quarter mile of frontage along FM-1807, which connects to Interstate 35 West approximately 5 miles to the west. At an asking price of only \$21,853 per acre, this is an excellent opportunity to acquire a site in the future path of development in one of the nation's fastest growing MSA's.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21039465

YEAR BUILT:

COUNTY: Johnson

TRACT OR SUBDIVIION: NA

LIST DATE: 08/21/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 91.52

LOT SIZE (SQFT): 3,986,611

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural

UTILITIES

UTILITIES:

- Sewer Available

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jordan Cortez 

BROKERED BY: Vanguard Real Estate Advisors