

CENTURY 21[®]

Judge Fite Company



LOT 2073 CONEJOS DRIVE

NOCONA, TX 76255



\$876,000



1 acres

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: Land - Unimproved Land
MLS STATUS: Active
MLS: 21041001
YEAR BUILT:
COUNTY: Montague
TRACT OR SUBDIVIION: Nocona Hills
LIST DATE: 08/24/2025

AREA:
SQUARE FEET:
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

FENCING:

- None

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- CableAvailable
- ElectricityAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY: LISTED BY: Jp Findley 

PHONE: 214.418.0455
● Marina
● Lake

BROKERED BY: Compass RE Texas, LLC

century21judgefite.com

each office is independently owned and operated