

CENTURY 21

Judge Fite Company



63AC COUNTY ROAD 218

VAN ALSTYNE, TX 75495



\$2,790,000



1 acres

DESCRIPTION

Discover the perfect blend of peace, privacy, and potential on this stunning 63-acre tract nestled in the heart of Van Alstyne. Surrounded by rolling countryside, this expansive property offers endless possibilities — whether you're looking to build your dream home, establish a private ranch, or invest in future development. Enjoy the tranquility of country living with plenty of space to roam, yet remain conveniently located just minutes from charming downtown Van Alstyne and within easy reach of Hwy 75 for a quick commute to McKinney, Sherman, or the DFW metroplex. With a mix of open pasture and scattered trees, the land provides both beauty and versatility — ideal for custom builds, recreational use, or agricultural pursuits.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21042213
YEAR BUILT:
COUNTY: Grayson
TRACT OR SUBDIVIION: NA
LIST DATE: 08/26/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 63
LOT SIZE (SQFT): 2,744,280

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- FewTrees

UTILITIES

UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Sheryl Yowell 

PHONE: 903.893.5921

BROKERED BY: Ebby Halliday Realtors

century21judgefite.com

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