

CENTURY 21[®]

Judge Fite Company



10590 FM 121
VAN ALSTYNE, TX 75495



\$2,599,000



1 acres

DESCRIPTION

LOCATION, LOCATION, LOCATION!!!! One of the fastest growing cities in the Metroplex. Located less than 5 minutes from Downtown Van Alstyne, THIS PROPERTY HAS IT ALL! Water, Electric, 2-20 inch Sewer Lines and over 1000 feet of Road Frontage with 2 POINTS OF ENTRY. WHAT MORE COULD YOU ASK FOR? 12 out of the 15 acres is located outside the City Limits and is UNZONED. This AMAZING PROPERTY is both conveniently located to both McKinney and Sherman. Whether you are a developer looking for property with access to all the utilities including CITY SEWER or you are wanting to locate your business to Van Alstyne...this property has a 6,000 sf shop with 2, 12 foot roll up doors, one of them is built out as a loading dock. Land is has fenced and cross fenced. THIS IS A MUST SEE! Property is AG EXEMPT. New survey is in documents. INFORMATION PROVIDED DEEMED RELIABLE BUT NOT GUARANTEED. BUYER MUST DO THEIR OWN DUE DILIGENCE.

PROPERTY TYPE: Land - Improved Land
MLS STATUS: Active
MLS: 21049108
YEAR BUILT:
COUNTY: Grayson
TRACT OR SUBDIVIION: Harrell Addition
LIST DATE: 09/27/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 15.02
LOT SIZE (SQFT): 654,140

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- FewTrees
- CityLot

UTILITIES

UTILITIES:

- ElectricityAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Maureen Henderson 

PHONE: 888.455.6040

BROKERED BY: Fathom Realty LLC

century21judgefite.com

each office is independently owned and operated