

CENTURY 21[®]

Judge Fite Company



10350 W CLEAR CREEK ROAD

SANGER, TX 76266



\$4,000,000



1 acres

DESCRIPTION

There's something about standing on a 150-acre stretch of Texas land that just feels different, especially when you have the rare gift of Clear Creek running right through it. Located at 10350 W Clear Creek Road in Sanger, this property is a rare find that hits the sweet spot between a working ranch, a private family retreat, and a smart long-term investment. It is the kind of place where you can actually hear the wind in the mature hardwoods and the water at the creek bank, yet you are still just a quick hop from I-35 and the conveniences of Denton and DFW. The land itself is a beautiful mix of rolling emerald pastures and shaded groves, already cross-fenced and ready for cattle or horses. With multiple stock ponds scattered across the acreage, the water is as reliable as the views. Tucked away among the trees is a clean, 980 square foot ranch house that is perfect as a weekend cabin, a guest house, or a home base while you build your forever estate on one of the many hilltop sites. What makes this property truly stand out is its versatility. Because it is un-zoned, you have total freedom, whether that means creating a world-class equestrian facility, carving out a luxury subdivision in this fast-growing corridor, or simply keeping it all to yourself as a private sanctuary near Lake Ray Roberts. It is a massive, blank canvas piece of North Texas that is becoming harder to find every day. If you have been looking for space to breathe, room to grow, or a solid place to put your capital, this is the one you do not want to let slip away.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21077951

YEAR BUILT:

COUNTY: Denton

TRACT OR SUBDIVIION: Bbb & C

LIST DATE: 10/07/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 151.74

LOT SIZE (SQFT): 6,609,794

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural

UTILITIES

UTILITIES:

- Propane
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: TOMMY MARSHALL 

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BROKERED BY: TOMMY MARSHALL & ASSOCIATES