

# CENTURY 21

Judge Fite Company



## 101 JANUARY LANE

PONDER, TX 76259



\$510,000



0 sqft

## DESCRIPTION

Great opportunity for this 1.56 acre parcel situated in Ponder on the corner of FM 156 and January Ln., presenting a prime opportunity for this commercial piece of land zoned C-1 per the city of Ponder. This prime commercial tract offers exceptional visibility in a rapidly growing corridor with ample road frontage along FM 156. Positioned within the expanding North Texas market, and with access to major highways including I-35W, US-380, and SH-114, the property offers excellent regional connectivity. This site presents an exceptional opportunity for developers and investors targeting scalable growth in one of DFW's most active submarkets. Information deemed reliable, but it is the responsibility of the buyer and buyer's agent to verify with the Town of Ponder Planning and Zoning Department that the size & proposed use aligns with applicable zoning, municipal guidelines, and infrastructure capacity

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Pending  
**MLS:** 21078397  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Merrifield Estate Sec 1  
**LIST DATE:** 10/04/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.57  
**LOT SIZE (SQFT):** 68,214

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- CornerLot

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- SewerAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Alberto Vazquez 

**PHONE:** 817.861.8385

**BROKERED BY:** Avazco Realty Group

century21judgefite.com

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