

CENTURY 21[®]

Judge Fite Company



TBD FM 455
, TX 76263



\$2,400,000



1 acres

DESCRIPTION

This is a rare opportunity to buy a nice sized parcel of unimproved land in an area of future growth. This 169 acres features paved roads on 2 sides, with over a mile of frontage on FM 455. There are 2 ponds on the land and some great elevations where the beautiful sunsets are just a plus. Electricity is available on this pretty, rolling land; it is only 19 miles west of Sanger, which is within easy driving distance and it is experiencing the addition of many new amenities in the form of shopping and retail. This would be a great investment for development as the growth is definitely moving west and north of the Metroplex. This attractive acreage is about an hour northwest of Dallas and only 30 minutes south of Gainesville, another growing city. It could be broken up into smaller parcels and those go quickly in this area. Land is getting harder and harder to find so be sure to check this out before it disappears!

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21091046
YEAR BUILT:
COUNTY: Cooke
TRACT OR SUBDIVIION: none
LIST DATE: 10/20/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 169.21
LOT SIZE (SQFT): 7,370,787

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Pasture
- PondOnLot
- RollingSlope
- FewTrees

FENCING:

- None

UTILITIES

UTILITIES:

- ElectricityAvailable
- None

ADDITIONAL PROPERTY DETAILS

LISTED BY: MARILYN NEWLAND 

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BROKERED BY: Keller Williams Realty