

CENTURY 21[®]

Judge Fite Company



TBD GREGORY ROAD

SANGER, TX 76266



\$1,890,000



1 acres

DESCRIPTION

Discover 47.33 acres of peaceful North Texas countryside--a rare, contiguous AG EXEMPT tract that checks every box for privacy, recreation and long-term investment. The property features a tasteful balance of shaded timber and open meadow, with gently rolling contours that drain well and offer multiple ideal building sites with scenic views. Use it as a private legacy estate, cattle or hay operation, hold for future development, or subdivide into multiple parcels. Located within 6.5 miles of I-35 and a quick drive to amenities, major retail, and restaurants.

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800.451.8055

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21091595
YEAR BUILT:
COUNTY: Denton
TRACT OR SUBDIVIION: Lynde
LIST DATE: 10/21/2025

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 47.33
LOT SIZE (SQFT): 2,061,694

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural

FENCING:

- CrossFenced
- Gate

UTILITIES

UTILITIES:

- SeeRemarks

ADDITIONAL PROPERTY DETAILS

LISTED BY: Alyssa Tran 

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BROKERED BY: EXP REALTY