

CENTURY 21[®]

Judge Fite Company



1541 S STATE HIGHWAY 121

BONHAM, TX 75418



\$725,000



1,872 sqft

DESCRIPTION

7.39 Acres of Unlimited Potential – Just Outside Bonham, TX! No Zoning • No City Taxes • Endless Possibilities Discover the freedom to build your vision on this 7.39-acre tract of prime real estate, located less than a mile from the thriving city of Bonham, Texas. Enjoy the advantages of being outside city limits—no zoning restrictions and no city taxes—giving you the flexibility to bring virtually any project to life. Fannin County is booming, fueled by two new lakes—Bois d'Arc Lake and Lake Ralph Hall—that are driving growth, investment, and demand across the region. Perfectly positioned just 45 minutes northeast of DFW, 35 minutes west of Paris, and 30 minutes east of Sherman, this property sits at the center of North Texas opportunity. The land itself is level and ready to build, offering excellent highway frontage, three curb cuts-driveways for ingress and egress, and gravel drives with ample parking. A 1,900 sq. ft. metal building (heated and cooled) with a 600 sq. ft. porte cochere adds valuable utility and versatility—ideal as an office, shop, or operations hub. Property Highlights: 7.39 acres of unrestricted land — no zoning, no city taxes, Excellent highway frontage with three curb cuts, Gravel drives and parking already in place, 1,900 sq. ft. metal building on slab, heated and cooled, 600 sq. ft. porte cochere for covered access or storage, Level topography ideal for development, Rapidly growing area near new Bois d'Arc & Lake Ralph Hall projects Easy access to Bonham, Paris, Sherman, and the DFW Metroplex Ideal Uses: RV or mobile home park ,Construction yard , Automotive , Distribution , Nursery & landscape , Manufacturing , Retail , Mini storage , Warehouse , Wholesale , Mixed-use Bring your ideas, equipment, and ambition — this property is your blank canvas for growth and success!

PROPERTY TYPE: Commercial - Warehouse
MLS STATUS: Active
MLS: 21105772
YEAR BUILT: 1994
COUNTY: Fannin
TRACT OR SUBDIVIION: na
LIST DATE: 11/10/2025

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800.451.8055

AREA:
SQUARE FEET: 1,872
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 7.39
LOT SIZE (SQFT): 321,908

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Linoleum

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Aggregate
- Driveway
- Gravel
- OnSite
- PorteCochere
- SideBySide

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- Pasture
- FewTrees
- Flat

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityConnected
- Propane
- SepticAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Chad Stephens 

PHONE: 972.599.7000

BROKERED BY: Keller Williams Legacy