

CENTURY 21[®]

Judge Fite Company



TBD TX-121-BR

BONHAM, TX 75418



\$1,250,000



1 acres

DESCRIPTION

20-acre tract in a highly desirable growth corridor of Bonham, Texas, offering premium road frontage on both State Highway 121 and County Road access. This rare dual-frontage layout provides exceptional visibility and flexibility and is ideal for a commercial development, residential use, or as an investment hold. The property sits in a prime path of growth with easy access. The land features mostly level terrain, open pasture, and abundant build site opportunities. Whether you're looking to establish residential properties, develop a commercial site, or secure land in one of North Texas' fastest-appreciating rural markets, this 20-acre parcel offers unmatched versatility and long-term upside.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21114668

YEAR BUILT:

COUNTY: Fannin

TRACT OR SUBDIVIION: None

LIST DATE: 11/20/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 20

LOT SIZE (SQFT): 871,200

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- Pasture
- FewTrees

ADDITIONAL PROPERTY DETAILS

LISTED BY: Chancelor Alexander 

PHONE: 903.587.3301

BROKERED BY: Sudderth Real Estate, Inc.