

# CENTURY 21<sup>®</sup>

Judge Fite Company



17560 E FM 1396  
WINDOM, TX 75492



\$1,280,875



1 acres

## DESCRIPTION

This 51.235-acre tract offers outstanding visibility and accessibility with 1,272 feet of frontage along Highway 82 and 1,674 feet along FM 1386, positioned on two major roads—Highway 82 to the south and E Farm to Market Road 1396 to the north. The property is just minutes from the new Bois d'Arc Lake, featuring public boat ramps and rapidly emerging recreational and residential growth. FM 1386 is the only major road leading directly to Bois d'Arc Lake, placing any future development in the spotlight of one of Fannin County's fastest-growing corridors. Currently zoned agricultural, the land features wide-open, level pasture ideal for commercial, residential, or mixed-use development. Water and electricity are available at the road, reducing initial infrastructure costs and accelerating development timelines. Whether you are an investor, developer, or visionary builder, this property delivers the exposure, access, and long-term growth potential essential for a successful development.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21117466  
**YEAR BUILT:**  
**COUNTY:** Fannin  
**TRACT OR SUBDIVISION:** None  
**LIST DATE:** 11/20/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 51.23  
**LOT SIZE (SQFT):** 2,231,796

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage

## UTILITIES

**UTILITIES:**

- Other

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Bhanu Kancharla 

**PHONE:** 214.801.2516

**BROKERED BY:** Swagruha LLC