

# CENTURY 21

Judge Fite Company



## 1207 STATE HIGHWAY 24 UNIT 2

CAMPBELL, TX 75422



\$1,795,000



0 sqft

## DESCRIPTION

Location, Location, Location! Here is a multi-use property with NO Restrictions allowing the buyer to have the freedom to be creative. Located only minutes from Greenville and Texas A& M Commerce with plenty of highway frontage (over 1100 ft.) for a great business location, possible sub-division, RV park, investment or that visible hilltop location for that new home or horse ranch with quick commute and easy access to DFW area. The deep sandy soil also provides plenty of opportunities for commercial usage or grass and crop production. Currently ag exempt on taxes for hay production. The property is bordered by Timber Creek on the south for natural beauty, privacy and wildlife habitat. Also several ponds on the property for additional surface water and recreation. The useful barn has working pens with alot of new fencing on the back portion of property. . The beautiful rolling hills have scattered towering Pines and majestic Oaks (some est. over 100 years old). The updated farmhouse provides immediate housing or a possible business asset. With 2 bedrooms, updated kitchen, gas stove, pocket doors, updated natural flooring and covered concrete patio with outdoor fireplace for plenty of entertaining space as a bonus. This unique property was an old homestead with much history with several small sheds and barns containing many memories of years past. There is a road thru the entire property for easy access. With this location opportunities are unlimited on this diverse hard to find type property. Located only 2 minutes from I30 on Hwy 24 which is the main north south access from Greenville to Commerce, Paris and SE Oklahoma. Bring your business or bring your home plans and your animals. Great visibility and survey available.

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21117550  
**YEAR BUILT:** 1950  
**COUNTY:** Hunt  
**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:** 54.88  
**LOT SIZE (SQFT):** 2,390,485

## INTERIOR FEATURES

### FLOOR COVERINGS:

- CeramicTile
- Wood

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AttachedCarport

### LOT DESCRIPTION:

- Acreage
- Agricultural
- HardwoodTrees
- PondOnLot
- RollingSlope

### ROOF TYPE:

- Composition

## UTILITIES

### HEATING/COOLING:

- Central

LISTED BY: Tom Hendricks 

**PHONE:** 903.885.1234

### UTILITIES:

- SewerAvailable
- SepticAvailable
- SeeRemarks
- WaterAvailable

**BROKERED BY:** Janet Martin Realty

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated