

CENTURY 21®

Judge Fite Company



2632 N CENTER STREET

BONHAM, TX 75418



\$1,766,358



1 acres

DESCRIPTION

This ±16.22-acre tract is located at the southeast quadrant of SH Highway 78 and FM 273 in Bonham, Fannin County, Texas. The property is situated within the ETJ and offers heavy industrial zoning, with future commercial and industrial development potential. The site benefits from excellent access and visibility, featuring frontage along SH 78 and close proximity to US Highway 82. High traffic counts along these corridors support a wide range of potential uses. Utilities are readily available, including water service from White Shed Water Supply and sewer service provided by the City of Bonham. Positioned within the expanding North Texas growth corridor and near the rapidly developing markets of Sherman and McKinney, the property offers strong regional connectivity and long-term investment appeal. Ideal for users or investors seeking scale, infrastructure access, and exposure to continued economic growth.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21139223
YEAR BUILT:
COUNTY: Fannin
TRACT OR SUBDIVIION: A0191
LIST DATE: 12/29/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 16.22
LOT SIZE (SQFT): 706,543

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- CityLot

UTILITIES

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jennifer Permenter 

PHONE: 214.294.4400

BROKERED BY: Younger Partners Dallas, LLC

century21judgefite.com

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