

CENTURY 21

Judge Fite Company



9999 FM 3133 ROAD

VAN ALSTYNE, TX 75495



\$2,105,000



1 acres

DESCRIPTION

50 Ag Exempt Acres (Will divide) suitable for development, invest & hold, home, ranch, or multi use. This property is ideally located on the growing FM 3133 corridor, currently undergoing explosive development including business, rural homesites, and the new Grayson Ridge and the Churchill residential developments are within 2.5 miles away. The parcels are outside the Van Alstyne ETJ, split by the county line with 13.2 acres in Collin and 36.9 acres in Grayson county allowing the unique choice of Anna or Van Alstyne Schools depending on your use. It offers over 730 ft. of paved FM 3133 road frontage, 5 strand barbed wire fenced and cross fenced with an apx 17.75 acre field with stock tank in the back. Easy access to McKinney (23 miles), DFW Airport (54 Miles) the new chip plant in Sherman (17 miles) make this a very desirable location with all that Van Alstyne has to offer only 6 miles away. Surrounded by rural pasture and acreage homesites that give it a country flavor. It is only limited by your imagination. Owner may consider subdividing for right offer and size.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21141736

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: G-0994 ROBERTS MARK R A-G0994

LIST DATE: 01/08/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 50

LOT SIZE (SQFT): 2,178,000

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Agricultural

FENCING:

- BarbedWire
- CrossFenced
- Fenced
- Gate

ADDITIONAL PROPERTY DETAILS

LISTED BY: Keith Laursen 

PHONE: 888.455.6040

BROKERED BY: Fathom Realty

century21judgefite.com

each office is independently owned and operated