

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1604-1628 ROSETREE LANE

CARROLLTON, TX 75006



\$1,915,000



1 acres

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## DESCRIPTION

NEW ENCLAVE OF 7 VACANT RESIDENTIAL LOTS IN CARROLLTON! CAN BE PURCHASED INDIVIDUALLY OR TOGETHER... BRING YOUR OWN LUXURY BUILDER!! Welcome to Grace Woods Subdivision in Carrollton. The 2.52 acres encompasses seven new 10,000+ SF single family cul de sac lots along Rosetree Lane. They offer the opportunity to build your dream home in a quiet residential area close to downtown Carrollton within walking distance of the highly rated CFBISD schools. Homes will face Gravely Park with nearby walking and biking trails. Located within a Neighborhood Empowerment Zone, the City will waive all permitting and building fees. See property brochure in transaction desk. The HOA will be controlled by the 7 lot owners required by city. The lots have water, sewer and stormwater and will have underground electrical and gas. Two story homes allowed. SELLER FINANCING AVAILABLE with MUCH lower than market rates. Buy these \$1,915,000 lots for the same payment as a \$1,493,000 loan! MAXIMIZE YOUR BUYING POWER with exclusive seller financing! Well qualified buyers can lock in rates from the high-3's to mid-5's, depending on down payment, and save up to \$75K in closing costs. Minimum 20% down payment. All buyers must be pre-approved through a licensed RMLO to be considered. No formal underwriting, no discount points, close in as little as 14 days.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21147060  
**YEAR BUILT:**  
**COUNTY:** Dallas  
**TRACT OR SUBDIVIION:** Grace Woods  
**LIST DATE:** 01/09/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 2.52  
**LOT SIZE (SQFT):** 109,771

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Cleared
- CulDeSac
- InteriorLot
- CityLot

## UTILITIES

### UTILITIES:

- Other

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Sitara Richard 

**PHONE:** 214.235.1201

**BROKERED BY:** Allie Beth Allman & Assoc.