

# CENTURY 21<sup>®</sup>

Judge Fite Company



7933 STATE HIGHWAY 78 N

BLUE RIDGE, TX 75424



\$3,700,000



1 acres

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## DESCRIPTION

Discover the possibilities with this beautiful 79 ± acre tract ideally located on Highway 78 between Farmersville and Blue Ridge in rapidly growing Collin County. With highway frontage, a scenic landscape, and a large pond, this property offers the perfect balance of peaceful country living and long-term investment potential. Imagine watching breathtaking sunrises and sunsets across wide open Texas skies, fishing by the pond, or building a private ranch retreat with room to roam. The size and location also make this tract an attractive option for future development, a family compound, recreational ranch, or a long-term land investment. One of the most exciting aspects of this property is its proximity to an alternative future Collin County Outer Loop, which is expected to run near this corridor. While the timeline could still be decades away, the potential for future accessibility and growth adds a unique long-term opportunity for forward-thinking buyers. Collin County continues to experience remarkable growth and expansion, making properties of this size and location increasingly difficult to find. Highlights include: Approximately 79 acres - Highway 78 frontage - Large pond - Beautiful open countryside with incredible sunrise and sunset views - Multiple potential uses: ranch, homestead, recreational property, or investment. Located between Farmersville and Blue Ridge in sought-after Collin County. While a portion of the land lies in the floodplain and the property sits along Highway 78, these factors are reflected in the opportunity and potential this tract offers. Seller financing available: Owners are willing to carry the note with 50% down at 5.5% interest for 2–3 years, offering flexibility for investors and buyers planning their future vision for the property. Properties with this kind of acreage, location, and future potential rarely become available. Come explore the possibilities and imagine what the future could hold here.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21154647  
**YEAR BUILT:**  
**COUNTY:** Collin  
**TRACT OR SUBDIVISION:** A1024  
**LIST DATE:** 01/15/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 79.25  
**LOT SIZE (SQFT):** 3,452,042

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage

## UTILITIES

### UTILITIES:

- Electricity Available
- None
- Water Available

**LISTED BY:** Tonya Mercer 

**PHONE:** 972.784.7800

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** Texan Realtor Group LLC