



**18.8 ACRES SEDALIA ROAD**  
VAN ALSTYNE, TX 75495



\$1,175,000



1 acres

## DESCRIPTION

Over 18 acres on paved Bucksnot Road in the highly sought-after Van Alstyne Independent School District with nearly 800 feet of road frontage. A 4-inch water line is currently at the road and power is available from Grayson County Electric Cooperative. The property has no floodplain and is located outside city limits. Bring your own builder and build you dream home, purchase an investment, or take advantage of the Grayson County regulations that allow septic on halfacre lots, creating an excellent opportunity for single-family development. The land is currently under an agricultural exemption, offering favorable tax benefits. For larger-scale projects, additional acreage is available—up to 70.59 acres total with more than 4,200 feet of frontage.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21160125

**YEAR BUILT:**

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** A J Jernigan Add

**LIST DATE:** 01/21/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 18.8

**LOT SIZE (SQFT):** 818,928

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Cleared

**FENCING:**

- None

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Kelsey Whitesell 

**PHONE:** 940.310.6218

**BROKERED BY:** Talley and Company, LTD

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