

CENTURY 21[®]

Judge Fite Company



112 SEABORN ROAD

PONDER, TX 76259



\$862,500



1 acres

DESCRIPTION

This 9.18 AC parcel is located on Seaborn Rd less than ¼ mile from FM 156 in Ponder, TX. It has approx. 680 feet of frontage on Seaborn Rd and is served by city water and commercial electric service. There is a working septic system in place. The road on the east side of the property provides access to a 2,100 SF, 2-story home. The Seller has not factored the value of the home into the sale price of the property. The home is currently occupied by a Tenant, but the Seller makes no guarantees regarding the habitability of the home. The road on the west side of the property is a permanent access easement for the two properties to the south of the subject property (parcels 45233 and 64258). The road is used and maintained by the energy company that leases the mineral rights for the property. The 2,480 SF warehouse and the 2,033 SF shed in the back of the property are included in the sale. Approximately thirty percent of the property (located on the west side of the property) is in the 100-year flood plain. The Seller will retain the mineral rights. Ponder, Texas, has experienced notable development in recent years. The city's comprehensive plan reflects a forward-thinking approach, with a strong focus on infrastructure improvements and industrial development.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: ActiveUnderContract

MLS: 21160881

YEAR BUILT:

COUNTY: Denton

TRACT OR SUBDIVIION: Am Feltus

LIST DATE: 01/29/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 9.18

LOT SIZE (SQFT): 399,880

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- CityLot

UTILITIES

UTILITIES:

- ElectricityConnected
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: John Torres 

BROKERED BY: Preeminent CRE Group

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