



4776 FM 17
GRAND SALINE, TX 75140



\$1,100,000



1 acres

DESCRIPTION

A rare opportunity to acquire 36.5 acres with a private lake and a fully developed vision already in motion in Grand Saline, nestled between Dallas and Tyler and just 15 minutes from the world-famous First Monday Trade Days. This property is being offered not just as land, but as the foundation for a destination-style business or legacy project, with concepts designed around a tiny home community and RV park-style development. The seller has completed extensive pre-development work, including professional surveys, architectural plans, detailed concepts, and contractor bids, along with select infrastructure already in place, significantly reducing the time, cost, and uncertainty typically required to move a project of this scale forward. When fully built out per the existing plans, the completed project previously appraised at well over \$5 million. The land itself offers open, usable acreage paired with natural beauty, anchored by a private lake that creates both visual impact and experiential value. With road frontage, strong access, and a setting that feels secluded while remaining reachable, this property is well suited for hospitality, retreat-style concepts, recreation-based businesses, or a private estate with income-producing potential. This is an opportunity to step into a vision that is already designed and ready to be brought to life, offered at a fraction of completed value. Conceptual renderings and video are for illustrative purposes only. Plans, surveys, and supporting materials available upon request.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21175262

YEAR BUILT:

COUNTY: Van Zandt

TRACT OR SUBDIVISION: SAM BELL

LIST DATE: 02/09/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 36.57

LOT SIZE (SQFT): 1,592,989

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage

UTILITIES

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- NaturalGasAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Laura Hooker 

PHONE: 903.594.8721

BROKERED BY: Leslie Cain Realty