

CENTURY 21

Judge Fite Company



955 COUNTY ROAD 3015

BONHAM, TX 75418



\$1,848,000



1 acres

DESCRIPTION

About 56 AC unzoned raw land right by City Lake outside of city limits in Bois D'Arc Municipal Utility District in Fannie county. This tract is well positioned to capitalize on North Texas' strong and continuing population growth. The property is adjacent to City Lake, offering serene lake views and direct access to a fishing site, creating a rare combination of natural beauty and long-term investment potential. Approximately 18 acres of the property consist of City Lake, enhancing the site's scenic appeal and providing an exceptional waterfront setting. With expansive lake frontage and unobstructed views, this property is well suited for residential development, estate homes, ranch-style living, or long-term land investment. A conceptual plan of 25 one-acre lots is available. The peaceful lakeside environment, combined with the growing demand for housing and land in the Bonham area, makes this an ideal opportunity for home development, farm use, or a private retreat, while still benefiting from the region's expanding economy.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21176280
YEAR BUILT:
COUNTY: Fannin
TRACT OR SUBDIVIION: NA
LIST DATE: 02/10/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 56.1
LOT SIZE (SQFT): 2,443,716

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural

UTILITIES

UTILITIES:

- ElectricityAvailable
- MunicipalUtilities
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jennifer Permenter 

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BROKERED BY: Younger Partners Dallas, LLC

century21judgefite.com

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