

CENTURY 21[®]

Judge Fite Company



TBD CRENSHAW ROAD

ROYSE CITY, TX 75189



\$3,699,000



1 acres

DESCRIPTION

Discover an exceptional opportunity to own 191.246 acres of prime land in the thriving growth corridor of Roysse City. With 6,155.48 feet (+-) of road frontage along Crenshaw Road, this expansive tract offers unmatched visibility, accessibility, and versatility for development, investment, or ranch use. A standout feature of this property is that approximately 47.69 acres lie outside of the floodplain, providing an ideal footprint for residential, multi-family, or commercial development. The property is equipped with city sewer and water access, while remaining outside the city limits but within Roysse City's ETJ, offering flexibility for planning and future growth potential. This land has been held by the Crenshaw family since the early 1900's, presenting a rare opportunity to acquire a legacy property in a rapidly expanding area. Surrounded by booming residential communities such as Waterscape and Bahamas Laguna Azure, to name a few, the property is positioned in the path of progress, with strong demand driven by continued population growth. Located just minutes from Interstate 30, development within the area is flourishing. Retail, restaurants, and medical all within close proximity further enhancing the area's appeal. Crenshaw Road is already improved with concrete from FM 548 to just past Paula Walker Elementary, which sits directly across from the property. Additionally, Roysse City has plans for a future realignment of Crenshaw Road, including a new bridge east of Sabine Creek, further improving accessibility and long-term infrastructure. Whether you're looking to develop, invest, or create a premier ranch property, this tract offers scale, location, and future upside that is increasingly hard to find. Prime location. Exceptional potential. Rare opportunity!

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21178257

YEAR BUILT:

COUNTY: Rockwall

TRACT OR SUBDIVISION: None

LIST DATE: 02/19/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 191.25

LOT SIZE (SQFT): 8,330,675

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- CornerLot
- HardwoodTrees
- Pasture
- PondOnLot
- RollingSlope
- ManyTrees
- Wooded

FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- OverheadUtilities
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Curbs
-

LISTED BY: Susan Zachary 

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BROKERED BY: eXp Realty LLC