

# CENTURY 21

Judge Fite Company



## TBD 700 JAY ROAD

VAN ALSTYNE, TX 75495



\$2,800,000



1 acres

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## DESCRIPTION

Exceptional opportunity to own approximately 24 acres in one of North Texas' fastest-growing corridors. Located off Jay Road in Van Alstyne, this expansive tract offers outstanding accessibility just minutes from US Highway 75 and Highway 5, providing convenient connections to Sherman, Anna, Melissa, McKinney, and the greater DFW metroplex. Surrounded by ongoing residential expansion and increasing commercial development, this property presents incredible flexibility for a private estate, residential development, investment hold, or potential commercial use (buyer to verify zoning, permitted uses, and development requirements). With strong growth continuing to move north, large acreage tracts in this location are becoming increasingly rare. Enjoy the peaceful setting of wide-open space while remaining close to downtown Van Alstyne amenities, schools, dining, and shopping. The property is believed to be located within the Van Alstyne ETJ, positioning it squarely in the path of future growth and long-term development potential. Whether you are a builder, investor, developer, or buyer looking to create a private ranch or homestead, this is a prime opportunity to secure substantial acreage in a highly desirable and rapidly expanding area. Legal Description: G-1330 WILSON J C A-G1330 Acreage: Approximately 24 acres

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21181002

**YEAR BUILT:**

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** NA

**LIST DATE:** 02/17/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 24

**LOT SIZE (SQFT):** 1,045,440

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**STYLE:**

- Barndominium

**LOT DESCRIPTION:**

- Acreage
- Cleared
- Pasture
- PondOnLot
- FewTrees

**FENCING:**

- BarbedWire

## UTILITIES

**UTILITIES:**

- ElectricityAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Charli Kate Rodgers 

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**BROKERED BY:** Fathom Realty LLC

century21judgefite.com

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