

# CENTURY 21

Judge Fite Company



## 10367 W CLEAR CREEK RD W. ROAD

SANGER, TX 76266



\$2,750,000



1 acres

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## DESCRIPTION

Beautiful 86-acre farm with no floodplain and limitless potential in one of North Texas' fastest growing corridors. Located outside Sanger City limits and ETJ. No Floodplain 2,220' of frontage on Highway 455. 4,000' of frontage on Clear Creek Rd West. 6 inch Bolivar water line along Hwy 455. Stock pond. 260' Deep water well. No Oil & Gas surface use. Sale includes parcel numbers: R57477, R59158, R57154, R57500, R498455. Lifetime lease in place on the 1-acre existing homestead.

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**800.451.8055**

**PROPERTY TYPE:** Land - Improved Land  
**MLS STATUS:** Active  
**MLS:** 21191719  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Bradshaw  
**LIST DATE:** 02/27/2026

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 86.1  
**LOT SIZE (SQFT):** 3,750,516

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Pasture

**FENCING:**

- BarbedWire

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jason Tuberville 

**PHONE:** 940.382.5000

**BROKERED BY:** THE MARTINO GROUP

century21judgefite.com

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