

CENTURY 21[®]

Judge Fite Company



501 S RAY ROBERTS PARKWAY

TIOGA, TX 76271



\$1,965,000



1 acres

DESCRIPTION

Unlock the potential of this exceptional 7.531-acre tract located at the southeast corner of Ray Roberts Parkway (US Highway 377) and Buck Creek Road in Tioga. Boasting over 1,600 feet of road frontage on two sides, this property offers unbeatable visibility and access, making it ideal for prime commercial development. City utilities are conveniently nearby, adding immediate value and ease for future projects. Surrounded on three sides by the scenic Lake Ray Roberts Wildlife Management Area, this site provides a unique combination of high-traffic exposure and natural beauty. Situated in Tioga, a vibrant small city with tremendous growth potential, this property is just 7.3 miles from Grayson Parkway—the North Dallas Parkway extension leading directly into Grayson County. Don't miss this rare opportunity to invest in a rapidly developing area with endless possibilities!

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21208273
YEAR BUILT:
COUNTY: Grayson
TRACT OR SUBDIVISION: William Southwood Survey
LIST DATE: 03/13/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 7.53
LOT SIZE (SQFT): 328,050

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Cleared
- CornerLot

UTILITIES

UTILITIES:

- ElectricityAvailable
- OverheadUtilities
- SewerAvailable
- SeeRemarks
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: TERRY HILLIARD 

PHONE: 940.437.2395

BROKERED BY: SIGNATURE COMPANY

century21judgefite.com

each office is independently owned and operated