

# CENTURY 21<sup>®</sup>

Judge Fite Company



190 CR-490

PRINCETON, TX 75407



\$4,250,000



1 acres

## DESCRIPTION

Prime 20-acre hard corner just outside Princeton city limits at CR 456 and CR 490 offering exceptional potential for developers, investors, or users seeking a high-visibility tract in the path of growth. Property features approx. 1,210 feet of frontage on CR 456 and approx. 650 feet on CR 490. Improvements include an established wedding and event venue with a 2,709 SF main building, a 1,260 SF ancillary building with bride and groom dressing rooms, restrooms, caterer's kitchen, and storage, plus additional storage building and approx. 15,100 SF of gravel parking. Paved walkways lead to an outdoor hillside ceremony area with pergola and benches overlooking the large scenic pond. Also included are a 1,477 SF main residence with 3 bedrooms and 2 baths and a 1,104 SF guest house with 1 bedroom, 1 bath, and 1-car garage. Property also offers a fishing dock, a pond-side gazebo, covered parking and gathering area, garden area, and additional storage. Land is currently under ag exemption. Within City of Princeton water and sewer CCN pending final approval. Ideal for multifamily, business park, mixed-use, continued event use, or future development.

**PROPERTY TYPE:** Land - Improved Land

**MLS STATUS:** Active

**MLS:** 21215018

**YEAR BUILT:**

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Willow Pond Add

**LIST DATE:** 03/24/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 20

**LOT SIZE (SQFT):** 871,200

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- CornerLot
- FewTrees

## UTILITIES

**UTILITIES:**

- SepticAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Bruce Roberts 

**PHONE:** 903.815.5029

**BROKERED BY:** Bois d'Arc Realty, Inc.