

# CENTURY 21<sup>®</sup>

Judge Fite Company



<https://mapright.com/ranching/maps/3803ca3e92bac882efcd25603a40e449/share>

Click on link then click Go To Map and scroll out to see location of property

## TBD HWY 56 E

HONEY GROVE, TX 75446



\$725,000



1 acres

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## DESCRIPTION

This is a rare value-add investment opportunity in a high growth corridor, ideal for developers and investors looking to capitalize on the expanding demand in North Texas. This site is ideally positioned for a single family residential development, with an initial plat prepared for approximately 104 Homes. All major utilities are available, including water, sewer and electricity making it a ready to develop opportunity. Excellent location near future growth and Bois D'Arc lake!

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Land - Improved Land  
**MLS STATUS:** Active  
**MLS:** 21229501  
**YEAR BUILT:**  
**COUNTY:** Fannin  
**TRACT OR SUBDIVIION:** A0615  
**LIST DATE:** 04/06/2026

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 22.26  
**LOT SIZE (SQFT):** 969,514

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage

## UTILITIES

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- ElectricityAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** April Clements 

**PHONE:** 888.455.6040

**BROKERED BY:** Fathom Realty