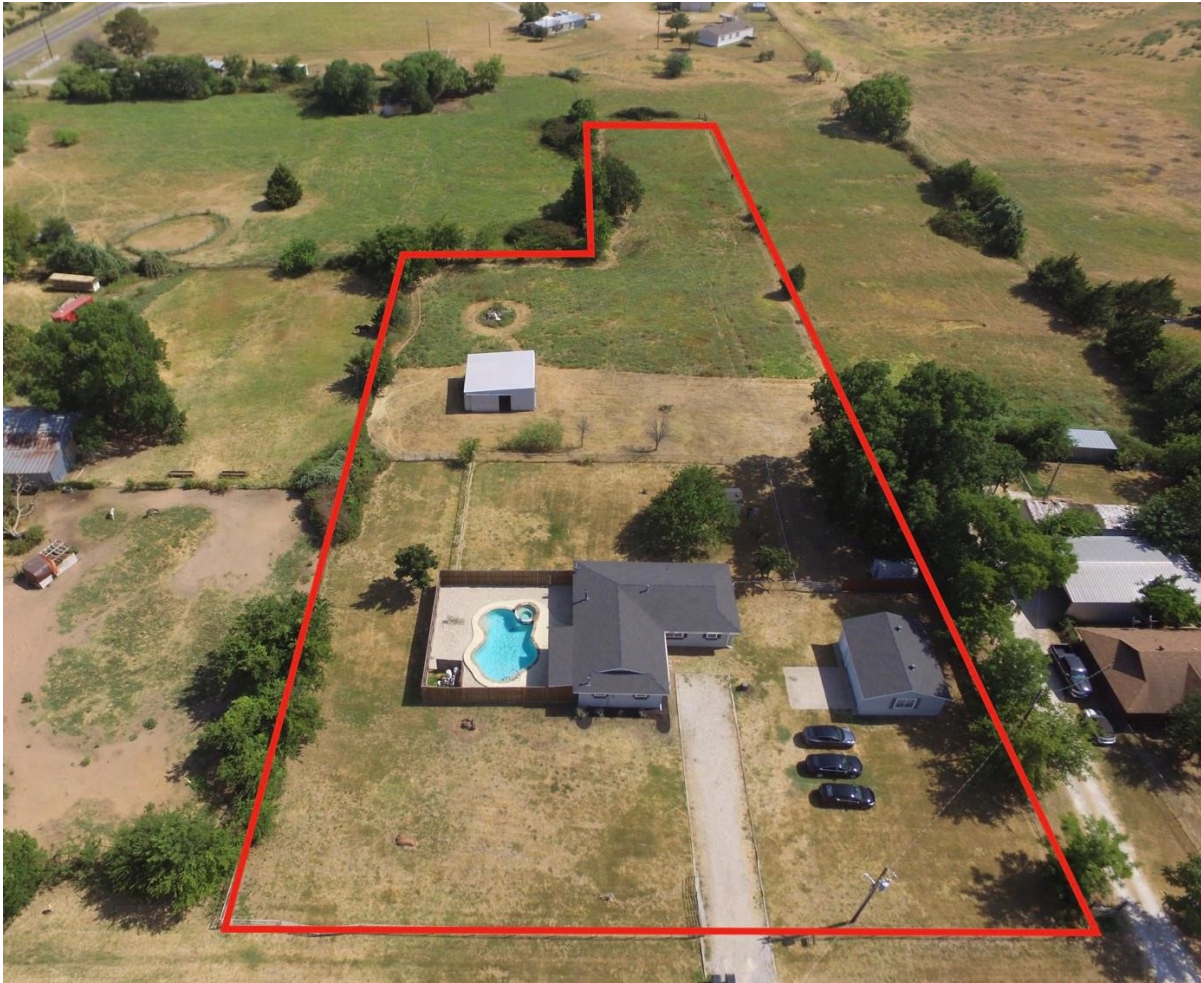


# CENTURY 21<sup>®</sup>

Judge Fite Company



## 7301 FISHTRAP ROAD

CROSS ROADS, TX 76227



\$1,300,000



1 acres

## DESCRIPTION

?? 2.691 Acres – Prime Commercial Land on Fishtrap Road Location: Fishtrap Road, with a traffic light and direct proximity to a city park. Currently leased and generating steady rental income, offering cash flow while planning future development. Surrounding Retailers: Walmart, the future H-E-B, Starbucks, McDonald's, CVS, Bank of America, and more. Nearby Developments: Close to Project Alpha and the proposed Lowe's on FM 424 next to Super Walmart. Visibility: High daily vehicle traffic provides excellent visibility and exposure. Zoning: Commercial (City of Cross Roads) – ideal for a variety of business developments. Strategic Advantage: Only 8 miles from the PGA of America Headquarters. This property offers exceptional commercial potential in one of the fastest-growing corridors of North Texas.

**PROPERTY TYPE:** Land - Improved Land

**MLS STATUS:** Active

**MLS:** 21237147

**YEAR BUILT:**

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Rj Moseley

**LIST DATE:** 04/12/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 2.69

**LOT SIZE (SQFT):** 117,350

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- CityLot

**YARD/GROUNDS:**

- Deck
- Lighting
- PrivateEntrance
- PrivateYard
- RainGutters

**FENCING:**

- BackYard
- Fenced
- Gate
- Metal
- Pipe
- Wood
- Wire

## UTILITIES

**HEATING/COOLING:**

- Central
- Fireplaces
- NaturalGas

**UTILITIES:**

- ElectricityAvailable
- NaturalGasAvailable
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Suresh Malepati 

**PHONE:** 469.514.8080

**BROKERED BY:** Ready Real Estate LLC

century21judgefite.com

each office is independently owned and operated