

CENTURY 21

Judge Fite Company



2038 FM 455 W

SANGER, TX 76266



\$950,000



2,207 sqft



4 beds



3 baths

DESCRIPTION

Positioned in the path of rapid North Texas growth, this 5.5-acre property offers a rare opportunity to secure high-visibility land along a well-traveled FM road in the Sanger area. With expanding development nearby and strong road frontage, this property presents excellent potential for future investment, development, or commercial consideration (buyer to verify). Conveniently located just a short drive from Lake Ray Roberts, the property also offers added appeal for recreation and lifestyle. Beyond the land, the property tells a different story. A stately traditional farmhouse anchors the land, offering a setting that feels private and peaceful despite its prime location. The large, two sided covered front porch overlooks open pastureland, creating a true country atmosphere. Inside, the home features character that is hard to replicate, including beautiful wood ceilings and exposed beams. The layout offers a primary bedroom downstairs with additional bedrooms upstairs, providing a functional footprint for those looking to restore and transform the home into something truly special. While updates are needed, the potential is undeniable for a buyer with vision. Whether you're looking to invest in the future growth of the area, develop, or create a one-of-a-kind homestead with long-term upside, this property offers a unique combination of location, land, and opportunity. Buyer to verify all information, including zoning, land use, and future development possibilities.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21238621

YEAR BUILT: 1986

COUNTY: Denton

TRACT OR SUBDIVIION: R Bebee

LIST DATE: 04/20/2026

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800.451.8055

AREA:

SQUARE FEET: 2,207

TOTAL BEDS: 4

FULL BATHS: 2

HALF BATHS: 1

ACRES: 5.5

LOT SIZE (SQFT): 239,580

INTERIOR FEATURES

FIREPLACE:

- LivingRoom
- WoodBurning

FLOOR COVERINGS:

- Carpet
- Wood

APPLIANCES:

- ElectricRange

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Modern
- Traditional
- Detached
- Farmhouse

PARKING:

- Driveway

LOT DESCRIPTION:

- Acreage

ROOF TYPE:

- Composition

POOL TYPE:

- None

FOUNDATION:

- PillarPostPier

FENCING:

- Partial

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Fireplaces

UTILITIES:

- ElectricityConnected
 - SepticAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- NaturalWoodwork
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LISTED BY: Michelle Hilgendorf 

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