

CENTURY 21[®]

Judge Fite Company



HIGHWAY 69

CELESTE, TX 75423



\$3,995,000



1 acres

DESCRIPTION

Overview: This 158.7-acre tract in Celeste, Texas offers a well-positioned opportunity for investors and developers. The property is fully undeveloped, giving buyers complete flexibility on future use. With approximately 6,200 feet of frontage along Highway 69, the tract has strong visibility and straightforward access. It's a natural fit for a long-term hold, commercial, or mixed-use development, and qualifies as a 1031 exchange candidate. Location: Located 1 hour 10 minutes from Dallas, 30 minutes from McKinney, and 1 hour 30 minutes from Fort Worth, the property sits in the path of North Texas growth while maintaining a rural character. McKinney's continued expansion adds to the long-term appeal of this corridor. Utilities & Development: A public waterline runs along the Highway 69 frontage, reducing future infrastructure costs and improving development feasibility. The property carries an agricultural exemption. With highway visibility, existing utilities, and a location ahead of regional growth, this tract has strong potential.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21238950

YEAR BUILT:

COUNTY: Hunt

TRACT OR SUBDIVIION: NA

LIST DATE: 04/15/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 158.72

LOT SIZE (SQFT): 6,913,973

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Level

UTILITIES

UTILITIES:

- Electricity Available

ADDITIONAL PROPERTY DETAILS

LISTED BY: David Murray 

BROKERED BY: Keller Williams Realty