

CENTURY 21

Judge Fite Company



3301 S STATE HIGHWAY 121

BONHAM, TX 75418



\$1,800,000



4,725 sqft

DESCRIPTION

Prime Bonham Commercial Property – High Traffic SH 121 Frontage Near Bois d'Arc Lake! Excellent opportunity to acquire a premier 4.4-acre commercial site located at the hard corner of State Highway 121 South and FM 1629 in Bonham, offering outstanding visibility with over 12,000 vehicles per day (TxDOT 2024). Dual frontage and easy ingress-egress support a wide range of commercial and light industrial uses. Situated approximately 10 miles from Bois d'Arc Lake, this property is perfectly positioned for Bonham and lake-area commerce, making it ideal for retail, restaurant, automotive, boating, bait & tackle, and service-related businesses looking to capitalize on rapidly increasing tourism and residential growth. The property includes a well-maintained 4,725-square-foot building featuring 5 offices, a showroom, warehouse space, breakroom, 1 full bathroom, and 3 half bathrooms, plus a large shop with oversized bay door and additional storage. The expansive 4.4-acre site provides ample parking, outdoor storage, and significant room for expansion, including Industrial Outdoor Storage (IOS) facilities and additional flex warehouse development. Bonham is experiencing transformative growth driven by North Texas expansion, population influx, and industrial development, transitioning into a commuter-friendly residential and light industrial hub with major new housing developments such as Asher Oaks and Powder Creek Ranch. Located within 25 minutes of Sherman's major semiconductor manufacturing plants, including Texas Instruments' expanded campus. Exceptional investment opportunity offering high traffic, strong visibility, and a prime growth location.

PROPERTY TYPE: Commercial - Industrial

MLS STATUS: Active

MLS: 21240207

YEAR BUILT: 1994

COUNTY: Fannin

TRACT OR SUBDIVIION: North Texas Estates

LIST DATE: 05/01/2026

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800.451.8055

AREA:

SQUARE FEET: 4,725

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 4.4

LOT SIZE (SQFT): 191,664

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Covered
- GarageFacesSide

LOT DESCRIPTION:

- Acreage
- CornerLot

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SecurityService
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LISTED BY: Alicia Purser 

PHONE: 903.422.3006

BROKERED BY: Keller Williams Realty DPR