


# CENTURY 21<sup>®</sup>

Judge Fite Company

TBD FM 3133 Van Alstyne  
Texas, AC +/-



 Boundary

 The information contained herein was obtained from sources deemed to be reliable. LandLife Services makes no warranties or guarantees as to the completeness or accuracy thereof.

## TBD FM 3133

VAN ALSTYNE, TX 75495



\$3,000,000



1 acres

## DESCRIPTION

This 17.89 acre tract offers you the opportunity to build as you desire for either residential, commercial, industrial, single family or multi family pending zoning approval if necessary. Not currently in the City Limits yet adjacent to city limit boundary with an 8 inch water line off FM 3133 via South Grayson SUD. Property is currently Ag Exempt and has active bees on the property. Buyer and Buyer rep to validate zoning or zoning changes, utilities, schools. Minerals will be retained by seller. Electricity available via Grayson County Electric Coop via phase 1 line.

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**800.451.8055**

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21240266  
**YEAR BUILT:**  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** none  
**LIST DATE:** 04/17/2026

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 17.98  
**LOT SIZE (SQFT):** 783,295

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- Cleared
- Level
- Pasture

**FENCING:**

- Fenced

## UTILITIES

**UTILITIES:**

- CableAvailable
- ElectricityAvailable
- None
- SewerAvailable
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Randy Schieberle 

**PHONE:** 972.772.7000

**BROKERED BY:** Keller Williams Rockwall

century21judgefite.com

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