

# CENTURY 21

Judge Fite Company



## TBD GEORGE OWENS

PONDER, TX 76259



\$3,300,000



1 acres

## DESCRIPTION

30 + - acres of unimproved land, Positioned in the path of growth in North Texas, this 30-acre unimproved tract offers a prime opportunity for development or long-term investment. With expanding nearby communities and increasing demand for land, this property is a blank canvas ready for residential development, ranchettes, or a private estate, or even commercial possibilities. The level terrain and wide-open layout provide flexibility for a variety of uses, while convenient access to nearby highways and surrounding towns makes it ideal for future subdivision or build-to-suit projects. Whether you're a developer looking to capitalize on the area's rapid growth or an investor seeking to secure land in a high-demand market, this tract delivers unlimited potential. Utilities are within reach (buyer to verify) Water across the street, and the property's size and location make it well-suited for development as North Texas continues to expand outward. Don't miss the chance to invest in land where opportunity is growing as fast as the region itself.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21242565  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** na  
**LIST DATE:** 04/18/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 30  
**LOT SIZE (SQFT):** 1,306,800

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** D. Mark McPherson 

**PHONE:** 940.648.0382

**BROKERED BY:** Major League Realty, Inc.