

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 307 SUN VALLEY

MABANK, TX 75147



\$1,295,000



1 acres

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## DESCRIPTION

2.85 Acre waterfront lot in Exclusive 505 Ranch Club Rare opportunity to own one of just two remaining waterfront lots in the prestigious, gated 505 Ranch community on Cedar Creek Lake—where lake life meets ranch life for an unmatched lifestyle experience. This expansive 2.84-acre lot features approximately 185 feet of prime waterfront and offers breathtaking, unobstructed views of miles of open water. Boathouse permitted with TRWD approval. 505 Ranch is a luxury private community with over 400 acres of common area, offering residents access to an equestrian center, polo field, riding arena, skeet range, wooded hiking and biking trails, ATV courses, stocked fishing ponds, pickle ball courts and more. Enjoy access to the guest cottage while you build, and take full advantage of the clubhouse, pool, and sandy beach—ideal for connecting with neighbors and entertaining guests. All 56 developer waterfront lots have sold; only a limited number of privately held lots remain. The rest are home to stunning custom estates tucked among mature trees on sprawling acreage. Build your dream home with the builder of your choice. Community offers 24-hour ranch staff and concierge services for a truly turnkey experience—all located less than an hour from Downtown Dallas.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21244820

**YEAR BUILT:**

**COUNTY:** Kaufman

**TRACT OR SUBDIVISION:** 505 Ranch

**LIST DATE:** 04/23/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 2.84

**LOT SIZE (SQFT):** 123,710

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- CityLot

## UTILITIES

**UTILITIES:**

- CableAvailable
- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Debbie French 

**PHONE:** 903.340.8590

**BROKERED BY:** Ebby Halliday Realtors

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