

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TBD JOE BOB LANE

TOM BEAN, TX 75090



\$1,890,000



1 acres

## DESCRIPTION

Outstanding opportunity to acquire 36.30 acres within the city limits of Tom Bean. Water and sewer services are available in close proximity to the site, which is located less than half a mile from Tom Bean High School. The acreage has the potential to be subdivided into larger lots for residential development or can be maintained under the current agricultural assessment, benefiting from a favorable tax rate. The property is zoned SF-E and is situated within city limits. Excellent for long-term investment or development, This property is bordered by two roads, providing approximately 1,565 feet of frontage along FM 902 and an additional 990 feet along Joe Bob Ln. The land is positioned just south of Hwy 11 and is conveniently a 10-minute drive from Hwy 75, 7 miles from HWY 75. Currently, the property is zoned as SF-E (single family estates). The topography is gentle, and according to FEMA maps, there is no floodplain on the property. A recent survey is available.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21249225  
**YEAR BUILT:**  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** SHANNON AARON  
**LIST DATE:** 04/23/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 36.3  
**LOT SIZE (SQFT):** 1,581,228

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- CornerLot
- FewTrees
- CityLot

## UTILITIES

### UTILITIES:

- ElectricityAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Syed Ahmed 

**PHONE:** 214.606.6796

**BROKERED BY:** DHS Realty