

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 8306 COUNTY ROAD 109

ALVARADO, TX 76009



\$2,200,000



1 acres

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## DESCRIPTION

Exceptional ±75.33 acre development opportunity located at 8306 County Road 109 in the path of growth in Alvarado. This tract borders Alvarado Intermediate School and is just minutes from Alvarado South Elementary School, offering strong positioning for a residential community designed around convenient school access. Currently zoned agricultural, the property provides a blank canvas for future development with scale suitable for a cohesive master-planned project or phased buildout. An established north entrance is in place, with additional potential access from the east and south, allowing for flexible site design, circulation, and density planning. Located within a growing corridor of Johnson County, this property is well-positioned to benefit from continued residential expansion and demand from the DFW metroplex. The City of Alvarado has expressed preliminary interest in development on this site (no formal approvals or entitlements in place), offering insight into potential future alignment with city growth objectives. Owner financing available, presenting a rare opportunity for builders, developers, or long-term investors to secure a large contiguous tract with significant upside potential.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21255539

**YEAR BUILT:**

**COUNTY:** Johnson

**TRACT OR SUBDIVIION:** n-a

**LIST DATE:** 04/30/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 75.95

**LOT SIZE (SQFT):** 3,308,382

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- CityLot

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jordan Ketcher 

**PHONE:** 817.600.7911

**BROKERED BY:** OnDemand Realty

century21judgefite.com

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