



Opportunity Zone Development Land

\$1,100,000



80.00 Acres
Fannin County
1184 County Road 1525 Ector, Texas

Contact the Agent

John Willingham
214-417-5266
jw@claytonwaggoner.com

PROPERTY HIGHLIGHTS

Discover the potential in this 80-acre development site outside of city limits that offers both convenience and rural living, located near 4 main highways, 8 minutes from Bonham, 25 minutes from Sherman, and just over an hour from Dallas. With 950 ft of CR 1525 frontage and 840 feet of CR 1520 frontage plus 2 modes of ingress and egress, this location offers excellent accessibility and visibility along with flexible access for any development plans. Currently ag exempt and used for hay production, this property also has good surface water with a 1-acre pond and a 1/2-acre pond. The larger pond provides good fishing and is well-stocked with catfish and black bass. The terrain is primarily open with a 20 ft elevation change, but several areas of tree cover create good wildlife habitat and good deer hunting. Perimeter fencing in good to fair condition. The property includes a cozy 900 sf 1BR 1B cabin, perfect for a weekend residence. Additionally, a 1,200 sf barn (20x60) with 2 roll-up doors, electricity, and concrete slab provides ample storage for equipment and supplies. Pipeline eas...

