

CENTURY 21[®]

Judge Fite Company



15013 FM 121

VAN ALSTYNE, TX 75495



\$1,800,000



3,584 sqft



4 beds



3 baths

DESCRIPTION

Investor, Rancher, or Developer's Dream in West Van Alstyne! 25 rolling acres with mature trees, a serene pond, and breathtaking views with Tudor-style home in the highly sought-after location right in the path of growth nestled among multiple new residential developments. The property's prime FM 121 frontage ensures excellent visibility and access, while its current AG exemption provides valuable tax advantages. Whether you're looking to develop into a premier residential community, create a boutique ranching operation, or secure a long-term buy-and-hold investment in one of North Texas' fastest-growing corridors, this property checks every box. Just under an hour from Love Field and DFW International Airport, this location offers the perfect balance of rural charm and urban convenience. Continue its current life as a working cattle ranch, or capitalize on the tremendous development potential for future appreciation.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21003524
YEAR BUILT: 1997
COUNTY: Grayson
TRACT OR SUBDIVIION: WEST MICHAEL
LIST DATE: 08/19/2025

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800.451.8055

AREA:
SQUARE FEET: 3,584
TOTAL BEDS: 4
FULL BATHS: 3
HALF BATHS: 0
ACRES: 25.3
LOT SIZE (SQFT): 1,102,068

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- GasStarter

FLOOR COVERINGS:

- Carpet
- CeramicTile

APPLIANCES:

- GasCooktop
- Disposal
- Refrigerator

WINDOWS:

- BayWindows
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached
- Farmhouse

PARKING:

- AdditionalParking

LOT DESCRIPTION:

- Acreage
- Pasture
- PondOnLot
- FewTrees

ROOF TYPE:

- Composition

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BarbedWire
- CrossFenced
- Metal
- Pipe

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable
- CableAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- CentralVacuum
- Loft
- CableTv
- VaultedCeilings

SECURITY FEATURES:

- SecurityGate
- SmokeDetectors

LISTED BY: Kimberly Uselton 

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BROKERED BY: Keller Williams North Country