



For Sale on Market

**\$229,000**

Call 7138840322 Today!

## TBD E TEXAS ST, DENISON, TX 75021

Beautiful 4.4-acre tract located outside city limits, offering a great balance of open space and existing improvements. This property is well on its way to being build-ready, featuring a professionally prepared house pad with approximately \$40,000 in dirt work already completed, including the pad site, pond, and multiple access points. A culvert has been properly installed for drainage. The land is mostly cleared with scattered trees, providing both usability and privacy. A stocked pond with Blue Gil and Bass adds to the charm of the property, while approximately one acre is fenced and ready for cattle. Improvements also include a cattle barn with lean-to, making this an excellent option for small-scale livestock or hobby farming. No septic or electric is currently on site; however, the property is serviced by a water co-op and features multiple water lines. Drawings for a large custom home are available. A great opportunity for someone looking for usable acreage with major groundwork already completed, saving significant time and expense before building.

### GENERAL DESCRIPTION

**Subdivision:** Ramon Rubio Surv Abs 996

**Lotsize:** 190,923

**MLS# / Area:** NTREIS-21150853



Presented By  
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Listing Broker  
MKT Realty Co

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Visit <https://www.har.com/NTREIS-21150853> for more information