



For Sale on Market

**\$260,000**

Call 7133771022 Today!

## TBD E COLLEGE STREET, CANTON, TX 75103

Rare opportunity to own acreage inside the city limits of Canton. Located on College Street just east of River Oaks Road, this property offers road frontage with a deep, private setting that stretches toward Canton City Lake. Whether you are an investor looking for future development potential or a buyer wanting to build a secluded custom home while staying close to town, this tract delivers flexibility. Surrounded by established neighborhoods, yet heavily treed toward the back, the land provides a mix of open space and natural privacy. Utilities are available at the street. This property is just minutes from downtown, schools, and First Monday.

### GENERAL DESCRIPTION

**Subdivision:** none  
**Property Type:** Land / Unimproved Land  
**Lotsize:** 273,557  
**MLS# / Area:** NTREIS-21173617



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Pitts Realty

TBD E College Street, Canton, TX 75103

Visit <https://www.har.com/NTREIS-21173617> for more information