

# Ranch - Blue Ridge, TX



## 000 State Hwy 121, Blue Ridge, TX, 75409

Offered at \$499,000

Rare, small parcel of land with commercial potential on busy, high traffic Hwy 121. Land has 299.48 feet of frontage on Hwy 121, great shape, level ground, no flood and is AG exempt. The farmer will continue farming the land for new owner. Future Commercial benefits with frontage on major road north east of McKinney. Gas station across the road. The next intersection close to the land is Hwy 78 to the south and Hwy 160 to the north. Hwy 78 takes you back to Blue Ridge, Farmersville, Lake Lavon, Lavon, Wylie and Garland. Hwy 160 goes north to the Sherman Denison area. Hwy 121 going north takes you to Bonham. Hwy 121 has been widened in this area to support heavy traffic on Hwy 121.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
2.08 acre (lot size)
Built: Unknown year



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