

# Unimproved Land - Canton, TX



## 13488 Hwy 19, Canton, TX, 75103

Offered at \$600,000

BRING YOUR BUSINESS TO CANTON! Just under 20 acres just off I-20 on HWY 19 in Canton, TX. 1 Hour to Dallas. GREAT location to build your Dream Home; Commercial Business or Recreation such as for RV Park, Storage, Warehouse, Hotel, Strip Center, Super Center, Residential Development...endless possibilities! High Traffic Count along I-20 w 43k - 45k per day, Hwy 19 7k- 11k per day! The property is currently AG Exempt with Hay production of Bermuda and Bahaya, features wet weather creek along back, 3 ponds, the largest is 1 acre and 22 ft deep! stocked with channel cat, red earred sunfish, bronze nose blue gills, & more! Calling all investors & developers! Build your dream home or business with 220 FT of Road frontage on Highway 19. Amazing Highway visibility and close to Canton's First Monday Trade Days. Existing Survey available, Buyer responsible for new survey if needed. Previous Homesite with electric, propane, and well water available.

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



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