

Ranch - Farmersville, TX



Estimated Location of
the Future Collin
County Outer Loop in
Red

3000 Fm 2194, Farmersville, TX, 75442

Offered at \$1,500,000

Incredible investment opportunity, just outside Farmersville city limits. An estimated 29 acres of Ag exempt land, with FM 2194 frontage and an estimated 600 to 1200 ft from the PROPOSED COLLIN COUNTY OUTER LOOP. A prime location with a multitude of future use possibilities and endless opportunities! Would make a beautiful single estate home site, farm & ranch, or development. State Hwy 78 is in close proximity for convenience in commuting. Just a short drive to downtown Farmersville with restaurants, shops, entertainment. The beautiful Chaparell Trail can also be easily accessed and approximately .5 mile away. The spectacular farm house is inviting and would make the perfect home for a small family, a weekend retreat or a temporary home while building one's future dream home. The property is fully fenced with five strand barbed wire. Water runs to the back of the property and electricity is currently from the road to the homesite. Don't miss out!

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



Scan above on mobile device
for directions to this listing

Assist2Sell
vip@assist2sell.com

Assist2Sell

All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.
©2026 Assist2Sell.com - Licensed according to agreed upon terms and conditions. This listing is courtesy of Monument Realty



<https://assist2sell.com/listing/3000-fm-2194-farmersville-tx-75442/3yd-ntreis-20177675>