

\$11,200,000 - Tbd Vz Cr 2705, Mabank

MLS® #20950652

\$11,200,000

0 Bedroom, 0.00 Bathroom,
Land on 640.00 Acres

none, Mabank, TX

We are pleased to present an exceptional opportunity: a plus or minus 640-acre tract of land situated along VZ County Rd 2705 in Van Zandt County, TX, located near the growing community of Mabank. There is an 8 in. water line along VZ CR 2705 in which the City of Mabank has tentatively approved adequate supply for a new project. The city of Mabank will need to be contacted for details regarding final approval.. This expansive property offers nearly a mile of direct road frontage, ensuring convenient access for large-scale projects, and features a diverse topography that includes rolling hills, expansive pastures, mature woodlands, and natural water features, including two large 9 and 4 acre stocked tanks—offering both aesthetic appeal and functional versatility for multiple uses.

The varied terrain, with its gentle elevation changes, provides multiple opportunities for master-planned communities, company hunting getaways, luxury estates, or mixed-use developments, with potential home sites offering scenic views of the surrounding countryside. The property's open fields are well-suited for agricultural or recreational components, while the wooded areas and water features enhance its appeal for eco-friendly or leisure-focused projects. Its proximity to Mabank positions it within a region experiencing steady growth, with convenient access to US-175 facilitating connectivity to Dallas and the recreational amenities of Cedar



Creek Lake, a popular destination for boating and fishing.

This parcel is ideally suited for developers seeking to capitalize on the increasing demand for rural yet accessible properties in East Texas. The substantial acreage allows for flexible zoning possibilities, whether for residential subdivisions, commercial ventures, or a private retreat, all within an hour of Downtown Dallas. Infrastructure considerations, including water, electric, and septic options, should be verified to align with development plans.

Built in 1953

Essential Information

MLS® #	20950652
Price	\$11,200,000
Bathrooms	0.00
Acres	640.00
Year Built	1953
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	Tbd Vz Cr 2705
Subdivision	none
City	Mabank
County	Van Zandt
State	TX
Zip Code	75147

Amenities

Utilities	City Water, Electricity Available, Outside City Limits, Septic, Well
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Interior

Heating	Central
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Exterior

Lot Description Acreage, Cleared, Many Trees, Oak, Pasture, Tank/ Pond

School Information

District Mabank ISD
Elementary Mabank
High Mabank

Additional Information

Zoning unzoned

Listing Details

Listing Agent Michael Moos
Listing Office Trinity Country Real Estate

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