

\$8,067,312 - 18.52 Acres Hwy 75, Van Alstyne

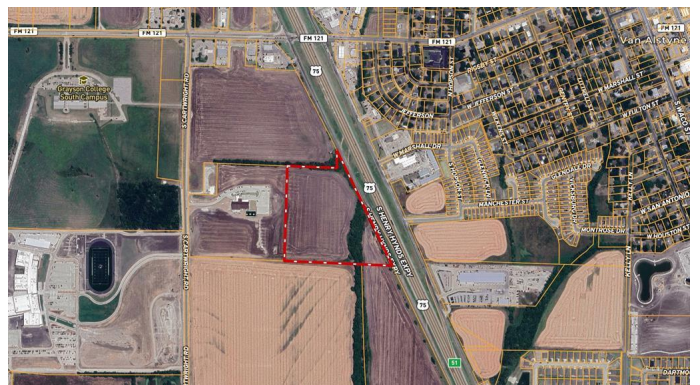
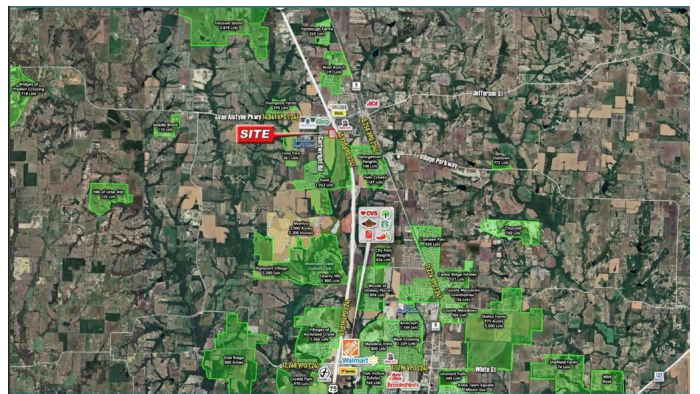
MLS® #21104076

\$8,067,312

0 Bedroom, 0.00 Bathroom,
Land on 18.52 Acres

G-0115, Van Alstyne, TX

18.5+ acres off Hwy 75 in Van Alstyne. West side of Hwy 75 just south of the main intersection of Hwy 75 and FM 121 in Van Alstyne. Ideal for Commercial, Mixed-Use or Multifamily. Future hard corner of collector road and Hwy 75 with approximately 1192 ft of highway frontage. Located in Van Alstyne's ETJ just outside of the city limits. 12 inch sewer line and 20 ft sewer easement on southern as well as a 60 ft ROW easement on southern boundary. Access to a 16 inch city water line and others nearby. Van Alstyne's CCN for both water and sewer. Less than .25 miles away from Van Alstyne High School and Grayson County College. Phase 1 Environmental and partial Phase 2 Environmental completed. No floodplain. Currently in Ag. SURVEY and FLYER uploaded to Transaction Desk.



Essential Information

MLS® #	21104076
Price	\$8,067,312
Bathrooms	0.00
Acres	18.52
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	18.52 Acres Hwy 75
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Subdivision	G-0115
City	Van Alstyne
County	Grayson
State	TX
Zip Code	75495

Amenities

Utilities	Asphalt, City Sewer, City Water, Electricity Available, Outside City Limits
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Exterior

Lot Description	Acreage, Cleared, Level, Pasture
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School Information

District	Van Alstyne ISD
Elementary	John and Nelda Partin
High	Van Alstyne

Additional Information

Zoning	No zoning - ETJ
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Listing Details

Listing Agent	Victoria Gibson
Listing Office	Talley and Company, LTD

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Listing information last updated on November 20th, 2025 at 10:16pm CST