

305 Swaha Drive, Tioga, Texas 76271

MLS#: 20785606 **N** Active

Property Type: Land

305 Swaha Drive Tioga, TX 76271

SubType: Improved Land

LP: \$525,000

OLP: \$525,000

Recent: **12/02/2024 : NEW**



Subdivision: CROSS SARAH

County: Grayson

Country: United States

Parcel ID: [167528](#)

Lot: Block:

Legal: G-0210 CROSS SARAH A-G0210, ACRES 4.18

Unexempt Tx: \$5,649

Spcl Tax Auth: No

Lst \$/Acre: \$105,000.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No

Lots: 2

Rd Front:

Lots Sold Sep:

Frontg Ft: 250

Lots Sld Pkg: 2

Rd Asmt: No

Land SqFt: 217,800

Appraiser:

Lot Dimen: 250x865

Acres: 5.000

\$/Lot SqFt: \$2.41

Subdivided: No

Will Subdv: No

HOA: None

HOA Website:

HOA Management Email:

HOA Co:

General Information

AG Exemption: No

Wells:

Bottom Land Ac:

School Information

School Dist: Tioga ISD

Elementary: Tioga

Middle: Tioga

High: Tioga

Features

Lot Description: Acreage

Lot Size/Acres: 5 to < 10 Acres

Present Use: Residential

Proposed Use

Zoning Info: Development

Development: City Limits

Street/Utilities: Asphalt, City Water, Septic

Road Front Desc: City Street

Soil:

Surface Rights:

Waterfront:

Restrictions: Development

Easements: Utilities

Documents: Aerial Photo

Type of Fence:

Exterior Bldgs:

Miscellaneous:

Prop Finance: Cash, Conventional

Possession: Closing/Funding

Showing: Occupied, Showing Service, No Lock Box

Remarks

Property Description: This exceptional 5-acre real estate parcel, located near the heart of Tioga, presents boundless possibilities for a variety of ventures. With its prime location near schools and Hwy 377, it offers incredible potential for future development or could serve as an ideal site for a single-family residence. Whether you envision building a home or exploring other development opportunities, this property provides the space and connectivity needed to bring your vision to life. Don't miss out on this versatile opportunity in a growing area. Manufactured home and barn holds no value and will not be shown.

Public Driving Directions: North on US Hwy 377 towards Tioga. Turn Right (East) on Mitchell St, take second Left on Arapaho Dr. Turn Right on Swaha Street, property will be on the Right. GPS address

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 0

DOM: 0

LD: 12/02/2024

XD: 06/02/2025

List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land \(TXHL01C\) 214-908-5468](#)

LO Addr: 147 N Ohio St Celina, Texas 75009

List Agt: [Coryann Johnson \(0450333\) 214-908-5468](#)

LA Email: coryann@texashomesandland.com

LA Website: www.texashomesandland.com

Off Web: <http://www.texashomesandland.com>

Pref Title Co: Fair Texas Title-Amy

LO Fax: Brk Lic: 0450333

LO Email: coryann@texashomesandland.com

LA Cell: 214-908-5468

LA Othr: LA/LA2 Texting: Yes/

LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

Location: 128 E Main St. Whitesboro 214-710-6473

Showing Information

Call:

Appt:

(800) 257-1242

Owner Name: Victor Oranday

Keybox #: 0000

Keybox Type: Supra

Seller Type: Standard/Individual

Show Instr:

Show Srvc: BrokerBay

Showing: Occupied, Showing Service, No Lock Box

Prepared By: Coryann Johnson Texas Homes and Land on 12/02/2024 13:56

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