

# 45 Acres - Blue Ridge, TX

## PRIME INVESTMENT OPPORTUNITY

- Cleared, Unimproved Land
- Located in Growth Corridor
- Current Ag Exemption
- Develop or Hold as Investment



### *Incredible Location!*

This 45-acre tract is less than 1 mile south of Highway 121, minutes to Anna, Melissa and McKinney. Located at the corner of Highway 78 and County Road 579 in Blue Ridge, TX. Situated in a growth corridor with over 3,700 feet of road frontage on Highway 78, County Road 579 and County Road 936. Could be used as pasture land, agriculture, investment or development.

**MLS # 20757874**

