

JUST LISTED

\$5,277,359



221 ± Acres

5030 N FM 148, Crandall, Texas

Description:

EXCEPTIONAL 221-ACRE LEGACY RANCH IN THE TALTY AREA near Dallas in Forney ISD. Ideally located just 2 miles from I-20, 11 miles from Dallas, this expansive ranch offers a rare combination of convenient access, productive land, recreational amenities, and significant future development potential. Situated along a state-maintained FM road, the property provides excellent accessibility while maintaining the privacy and character of a legacy ranch. The property is predominantly level with no floodplain, offering a variety of potential uses. A 12-acre lake serves as the centerpiece of the property, complemented by four additional ponds that enhance the ranch's recreational appeal, wildlife habitat, and potential agricultural uses. Located in one of the fastest-growing counties in Texas and just minutes from the Dallas area, this property presents an exceptional opportunity for ranch ownership, investment, or future development. With its substantial acreage, excellent location, water features, and convenient access to I-20, the property offers potential for single-family residential development or light industrial uses, subject to applicable zoning and approvals.

Frank Roberts LAND TEAM



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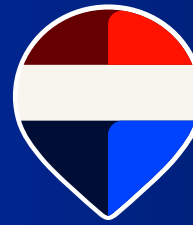
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221 ± AC Legacy Ranch

- **Productive Land**
- **Recreational Amenities**
- **Significant Future Development Potential**
- **Predominately Level with No Floodplain**

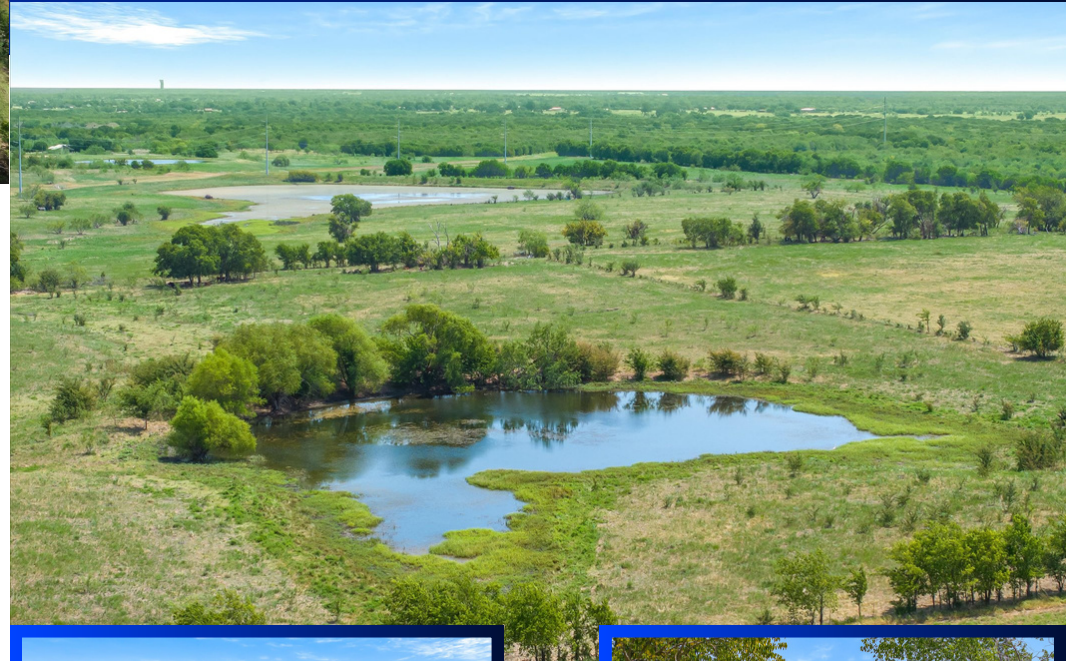


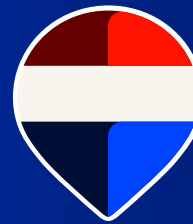


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12 ± Acre Lake Centerpiece

- **4 Additional Ponds**
- **Wildlife Habitat**
- **Potential Agricultural Uses**





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Excellent Opportunity

- **Convenient Access**
- **2 Miles from I-20, 11 Miles from Dallas**
- **State-Maintained FM Road**

