

SH-121 & Old Hwy 69 Corner Tract

NE Corner of SH-121 & Old Hwy 69, Trenton, Fannin Co., TX 75490
Trenton ISD | Site lies in an ETJ — No Active Zoning
Agricultural Exemption In Place

\$4,950,000

50+/- GROSS ACRES ~
\$99,000 / AC
Ag Lease In Place
Taxes Comfortably Covered

★ SELLER FINANCING AVAILABLE ★



SITE HIGHLIGHTS

- ◆ Hard corner at SH-121 & Old Hwy 69 — premier commercial visibility in Fannin County
- ◆ SH-121 expands to 6 lanes just west; 4-lane divided upgrade actively advancing northeast
- ◆ Agriculture lease in place with income that comfortably covers annual property taxes
- ◆ Site lies in an ETJ — no active zoning; maximum flexibility for commercial, residential, industrial, or mixed-use
- ◆ Signalized intersection — safe, high-visibility access for retail, QSR, or service commercial
- ◆ Trenton ISD — fast-growing, well-regarded district that adds residential value

50+/- Acres

GROSS SITE AREA

ETJ

NO ACTIVE ZONING

SH-121

HARD CORNER FRONTAGE

Ag Lease

TAXES COMFORTABLY COVERED

Signalized

INTERSECTION

Trenton

ISD

LOCATION & ACCESS

TRENTON TOWN CENTER	~0.5 mi
MELISSA / ANNA	~25 mi SW
DOWNTOWN MCKINNEY	~35 mi SW
DOWNTOWN DALLAS	~65 mi SW
BOIS D'ARC LAKE	~35 mi NE

GROWTH STORY

- ◆ Princeton, TX ranked #1 fastest-growing U.S. city (30.6%, '23-'24) — demand pressure flows NE up SH-121
- ◆ Melissa & Anna residential build-out is maturing; Trenton is the next logical node
- ◆ SH-121 comparable land trades \$60K–\$118K/acre — this hard-corner site priced at the low end

TAX & REGULATORY

- ◆ Site lies in an ETJ — Fannin County jurisdiction, no active zoning
- ◆ Agricultural exemption in place; rollback taxes apply on use change (buyer to verify)
- ◆ Trenton ISD supports future residential density plays

PATH OF GROWTH — NORTHEAST DFW CORRIDOR

Growth pressure advances up SH-121 as each market matures



8.1M

DFW Metro Population
#4 largest MSA in U.S.

#1

CRE Investment Market
Urban Land Institute 2025

4-Lane

SH-121 Expansion
Active upgrade toward Trenton



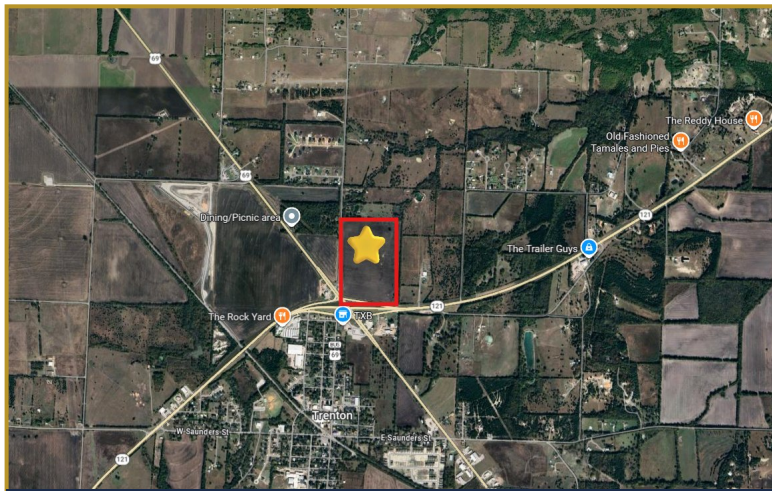
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Info deemed reliable but not guaranteed. Buyer to verify all data during due diligence.

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REGIONAL CONTEXT MAP



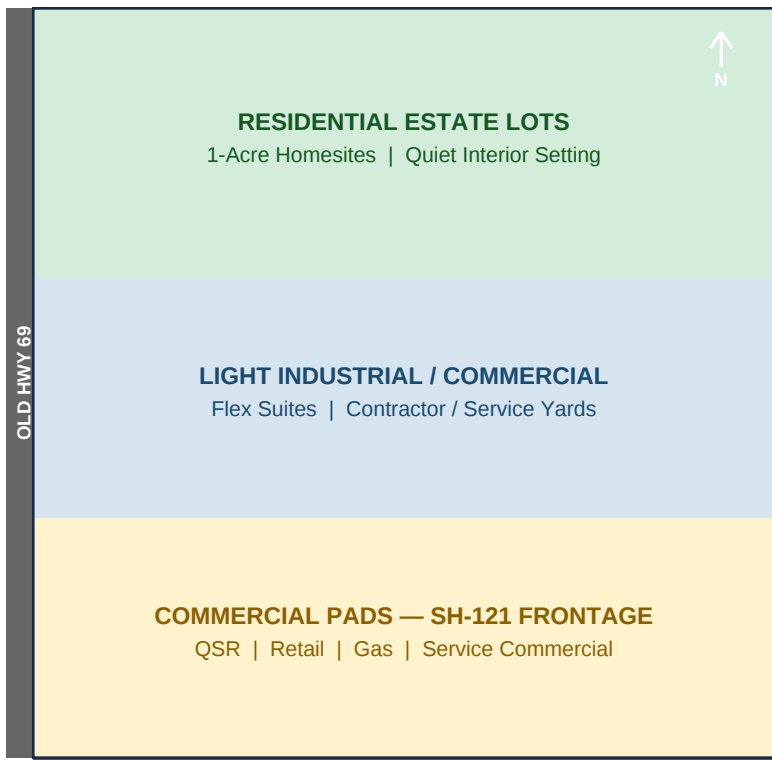
★ = Subject Site | SH-121 (E-W) | Hwy 69 (N-S) | Trenton town center just south

AREA AMENITIES & DISTANCES

GROCERY	DINING & RETAIL	RECREATION
Mager's Food Store ~0.5 mi · Trenton	The Rock Yard ~0.5 mi · Trenton	Lake Bonham ~28 mi NE
Spring Market ~8 mi · Whitewright	Old Fash. Tamales ~0.5 mi · Trenton	Bois d'Arc Lake ~35 mi NE · fishing
Walmart Supercenter ~22 mi · Sherman	Sherman Retail Corr. ~22 mi · Sherman	Bonham State Park ~32 mi NE

* Full grocery & retail services in Whitewright (~8 mi), Sherman (~22 mi), and McKinney (~35 mi).

CONCEPTUAL USE ZONES (NOT A PLAT)



WHY THIS SITE, WHY NOW

Last Large Signalized Corner Here

Hard corners on SH-121 near Trenton are increasingly scarce as the corridor matures. This is the premier intersection in Fannin County's growth segment.

ETJ = No Zoning Fight

The site lies in an ETJ with no active zoning. A buyer can pursue commercial, residential, light industrial, or a phased mixed-use plan without a rezoning battle.

Ag Lease Covers Carry Cost

An existing agriculture lease generates income that comfortably covers annual property taxes — making this a low-friction hold while the corridor develops.

Path of Growth is Proven

Princeton, Melissa, and Anna are saturating. Trenton is the next node. Infrastructure — SH-121 widening, commuter patterns — is already in motion.

Residential Demand Is Here

Active luxury home construction at premium price points on 1-acre lots just north of the site confirms that buyer demand has already arrived in this market.

Priced at the Low End of Comps

Comparable SH-121 corridor tracts trade from \$60K–\$118K/acre. At ~\$99,000/acre for a signalized hard corner, this represents compelling relative value.

AREA DEMOGRAPHICS (5-MILE RADIUS)

POPULATION ~12,000+ 2024 estimate	ANNUAL GROWTH RATE ~4–5% / yr 2020–2025
MEDIAN HH INCOME \$90K–\$100K 5-mile radius	MEDIAN HOME VALUE \$336K–\$348K 5-mile radius

COMPARABLE LAND SALES — SH-121 CORRIDOR

PROPERTY	ACRES	\$/ACRE	NOTES
57 ac, SH-121, Trenton	57	\$118K	Commercial
11 ac, SH-121, Randolph	11	\$60K	Dev. tract
This Site — NE Corner	50	\$99,000	Hard corner

"The last hard corner on the corridor — at the lowest price."

SH-121 is DFW's northeast growth artery. Trenton is next.



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