Prime 260± Acre Mixed-Use Development Opportunity – Near Ferris, Texas
0 FM 780
Ferris, TX 75125

$16,933,150
260.51± Acres
Ellis County







SUMMARY

Address
0 FM 780

City, State Zip
Ferris, TX 75125

County
Ellis County

Type
Commercial, Farms, Undeveloped Land

Latitude / Longitude
32.520924 / -96.611105

Acreage
260.51

Price
$16,933,150

Property Website
https://americas.land/property/prime-260-acre-mixed-use-development-opportunity-near-ferris-texas-ellis-texas/93094/







PROPERTY DESCRIPTION

Discover an exceptional 260± acre property ideally positioned in one of North Texas' fastest-growing corridors, just minutes from Ferris and within easy reach of downtown Dallas. This expansive tract offers an outstanding opportunity for mixed-use development — residential, commercial, and industrial — in a rapidly developing area poised for long-term growth.

The land features gently rolling terrain and is currently utilized as productive farmland, providing immediate income potential through existing or future agricultural leases. With excellent road frontage and proximity to major transportation routes, the property offers both accessibility and flexibility for developers and investors.

Key Features:

- 260± contiguous acres of mostly cultivated farmland
- Prime location near Ferris, TX – approximately 25 miles south of Dallas
- Excellent access to I-45 and other regional transportation corridors
- Suitable for mixed-use, residential, commercial, or light industrial development
- Current agricultural use provides interim income potential
- Situated in a high-growth area experiencing strong demand for housing and services

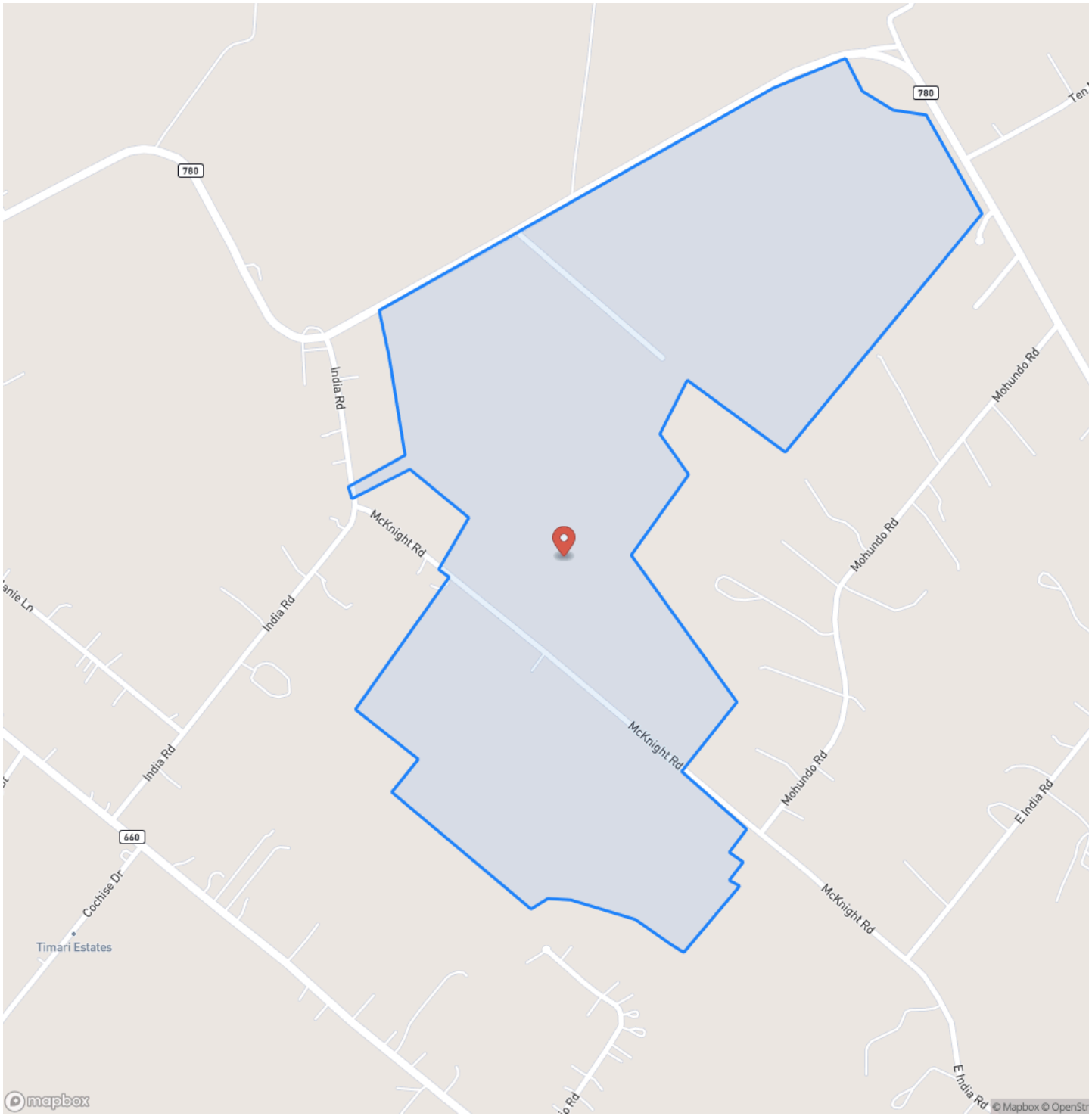
Whether you're seeking a large-scale development site or a long-term investment with income potential, this property presents a rare opportunity to secure a significant land holding in the path of progress.



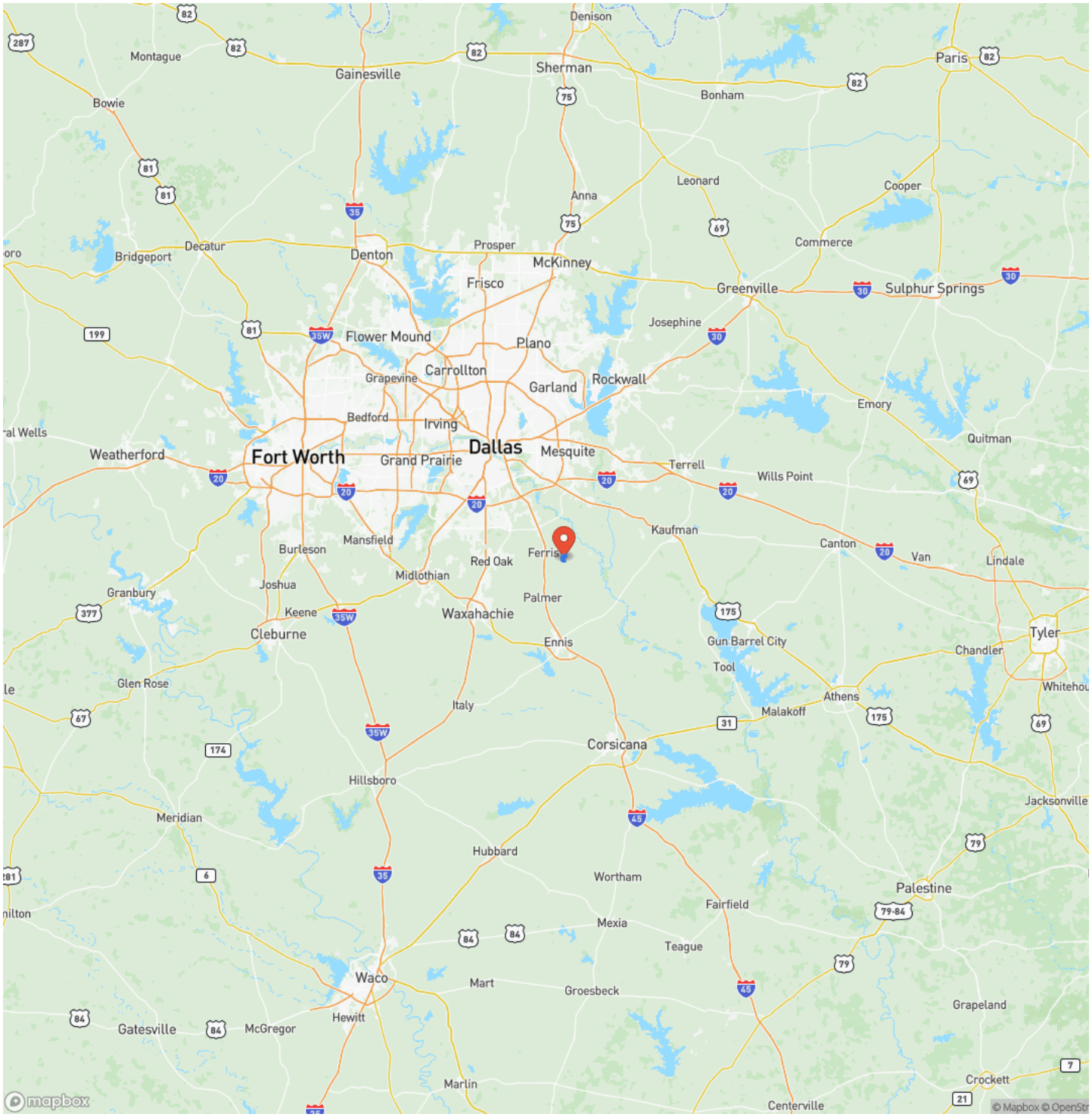





Locator Map


780
780
India Rd
McKnight Rd
India Rd
India Rd
McKnight Rd
Mohundo Rd
Mohundo Rd
Mohundo Rd
E India Rd
McKnight Rd
E India Rd
660
Cochise Dr
Timari Estates
mapbox
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Locator Map


Denison
Montague
Gainesville
Sherman
Paris
Bowie
Bonham
Leonard
Cooper
Anna
Decatur
Bridgeport
Denton
Prosper
McKinney
Commerce
Frisco
Greenville
Sulphur Springs
Josephine
Flower Mound
Plano
Carrollton
Grapevine
Garland
Rockwall
Emory
Bedford
Irving
Quitman
Weatherford
Fort Worth
Grand Prairie
Dallas
Mesquite
Terrell
Wills Point
Kaufman
Mansfield
Burleson
Ferris
Red Oak
Canton
Van
Lindale
Midlothian
Joshua
Granbury
Palmer
Keene
Waxahachie
Cleburne
Ennis
Gun Barrel City
Tyler
Chandler
Tool
Glen Rose
Athens
Malakoff
Italy
Corsicana
Hillsboro
Jacksonville
Meridian
Hubbard
Wortham
Palestine
Fairfield
Mexia
Teague
Waco
Mart
Groesbeck
Grapeland
Gatesville
McGregor
Hewitt
Marlin
Crockett
Centerville
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Satellite Map



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