83.9± Acres – Prime Mixed-Use Development Opportunity | FM 780, Ferris, Texas
00 FM 780
Ferris, TX 75125

$5,453,500
83.9± Acres
Ellis County







SUMMARY

Address
00 FM 780

City, State Zip
Ferris, TX 75125

County
Ellis County

Type
Farms, Commercial

Latitude / Longitude
32.525005 / -96.620499

Acreage
83.9

Price
$5,453,500

Property Website
https://americas.land/property/83-9-acres-prime-mixed-use-development-opportunity-fm-780-ferris-texas-ellis-texas/93101/







PROPERTY DESCRIPTION

83.9± Acres – Prime Mixed-Use Development Opportunity | FM 780, Ferris, Texas

Outstanding 83.9± acre tract located along FM 780 in the rapidly expanding Ferris, Texas area. This property presents a premier opportunity for mixed-use development in one of North Texas's most active growth corridors, with excellent visibility, accessibility, and long-term investment potential.

Currently utilized for cattle production, the land is well-suited for continued agricultural use or pasture leasing, providing immediate income potential while development plans are underway. With extensive road frontage along FM 780, the property offers ideal access for future residential, commercial, or light industrial projects.

Key Highlights:

- **Size:** 83.9± acres of open, usable land
- **Location:** Frontage along FM 780, just minutes from downtown Ferris and I-45
- **Potential Use:** Excellent candidate for mixed-use, residential, or light industrial development
- **Current Use:** Cattle production with opportunity for pasture lease income
- **Growth Area:** Located in a high-demand corridor experiencing rapid population and economic expansion
- **Accessibility:** Significant FM road frontage offering flexibility for multiple access points and site layouts

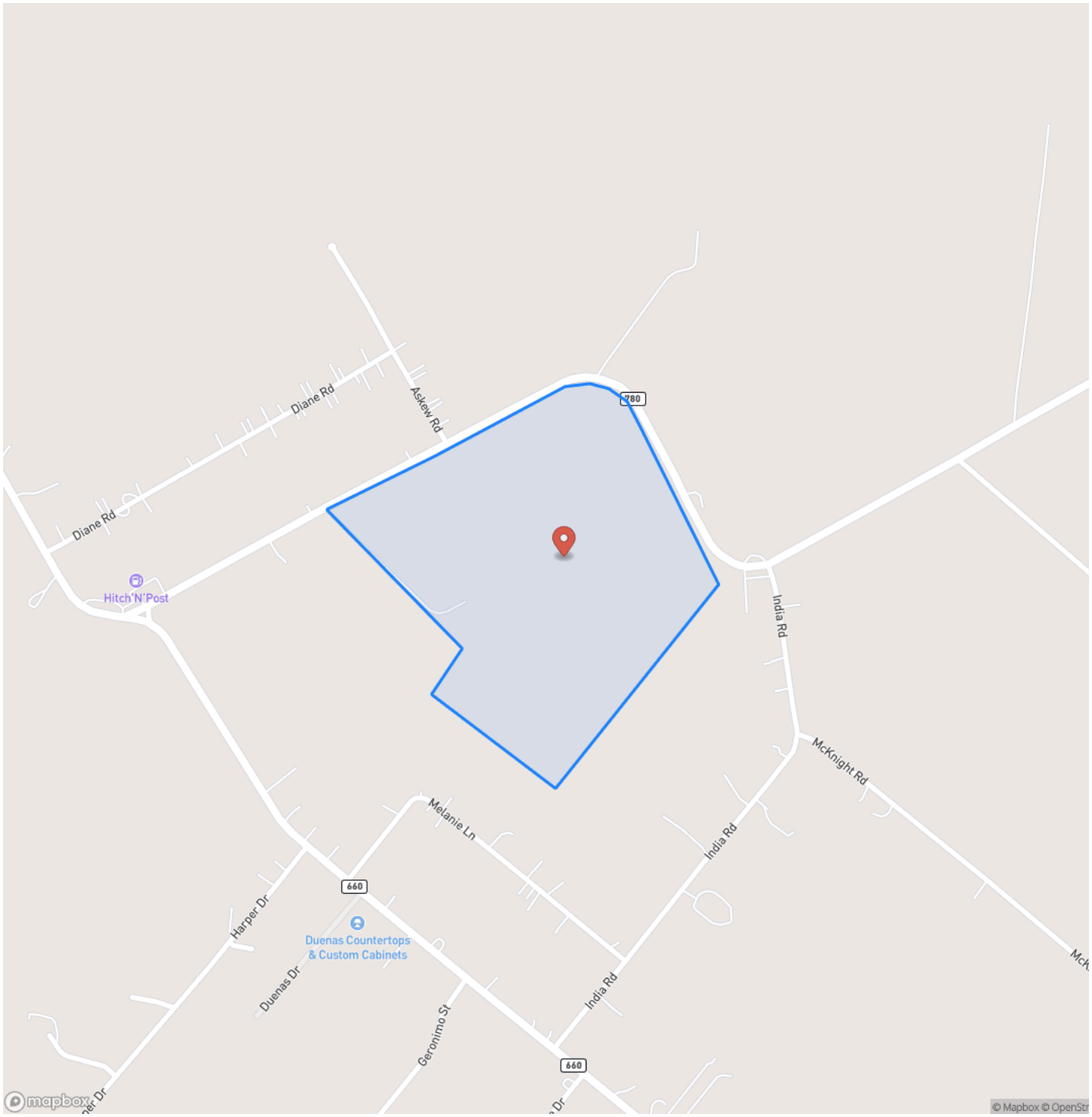
This property offers a rare combination of income-producing potential and long-term development upside. Positioned directly in the path of growth, it's an ideal investment for developers or investors looking to capitalize on the ongoing expansion of Ferris and the surrounding region.



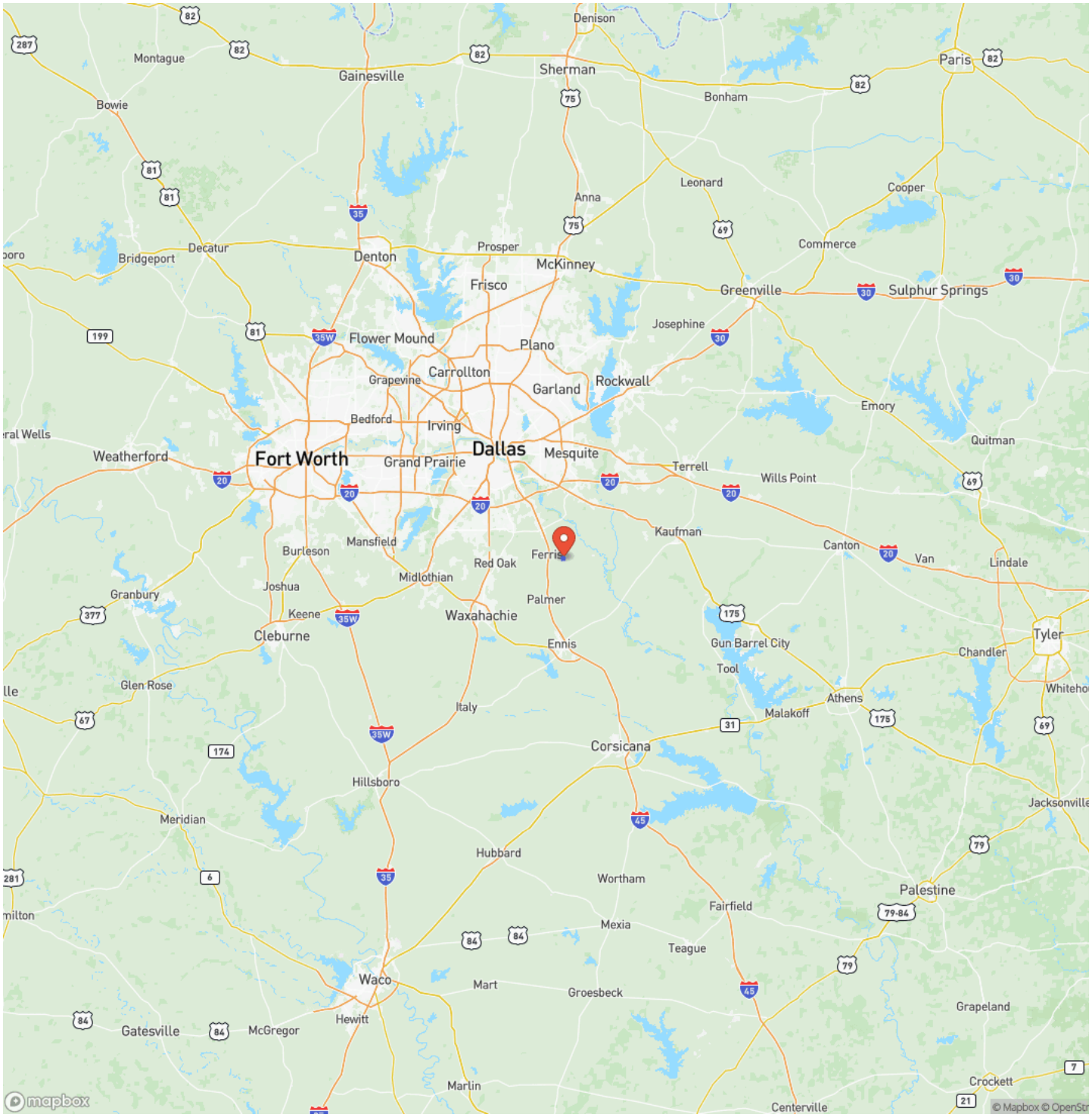





Locator Map


Diane Rd
Askew Rd
Diane Rd
780
Hitch'N'Post
India Rd
McKnight Rd
Melanie Ln
India Rd
660
Harper Dr
Duenas Countertops
& Custom Cabinets
Duenas Dr
India Rd
Geronimo St
660
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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
Italy
Malakoff
Corsicana
Hillsboro
Meridian
Jacksonville
Hubbard
Wortham
Palestine
Fairfield
Mexia
Teague
Waco
Mart
Groesbeck
Grapeland
Gatesville
McGregor
Hewitt
Crockett
Marlin
Centerville
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Satellite Map



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