

TBD 2449 FM

PONDER, TX 76259

28.45 ACRES



**WHERE GROWTH
MEETS OPPORTUNITY**

"Surrounded by growth. Defined by opportunity"



PREMIER LAND IN A RISING MARKET



PRIME 28.45-acre opportunity ideally positioned at the center of one of North Texas' fastest-growing residential corridors. Surrounded by multiple large-scale developments with over 18,000 planned homes, this property offers exceptional long-term upside in a rapidly expanding market. The north and west boundaries directly border an incoming community of more than 1,800 homes, placing this tract in the heart of imminent growth and daily traffic flow.



With over 440 feet of valuable frontage along FM 2449, the property benefits from strong visibility and accessibility. According to the Town of Ponder's thoroughfare plan, the entire western boundary is slated for a future four-lane roadway—creating a highly desirable hard corner and significantly enhancing future commercial or mixed-use potential.

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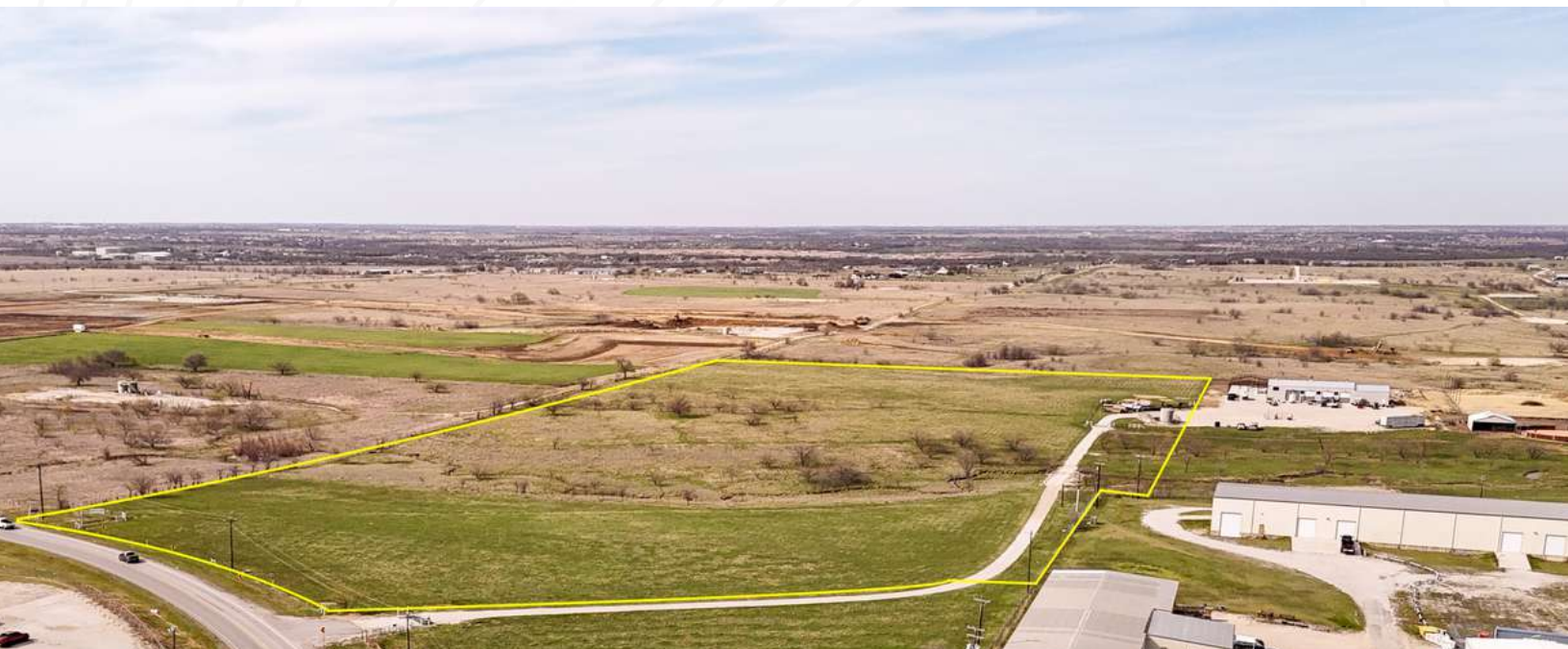
EXCEPTIONAL FEATURES



Surrounded by major development and future infrastructure, this prime acreage is perfectly placed for long-term value and strategic vision.

- 28.45 Acres- Expansive land with strong future potential.
- Prime Location-Centered in major residential growth.
- Growth at Your Borders- Adjacent to 1,800+ new homes.
- FM 2449 Frontage- 440+ ft of high-visibility access.
- Future Hard Corner- Planned four-lane road exposure.
- Ag Exempt- Lower holding costs in place.

A rare opportunity to acquire premium acreage where growth is not just planned—it's already in motion. For more information, please reach out directly.





ABOUT THE RANCHMAN PROPERTIES TEAM

Ranchman Properties is a real estate team designed to give our clients the absolute best possible experience in the Texas and Oklahoma farm and ranch real estate market. Whether it's a hunting property, equine property, production property, or residential estate, we have you covered!

We place the utmost importance on client communication and satisfaction with their total experience. Our desire is to create relationships that last well beyond the purchase or sale of your home or property. Ranchman Properties promises to ethically represent your interests while together we navigate one of the biggest financial and emotional decisions in your life.

Ranchman Properties is a premiere farm and ranch brokerage in North and Central Texas. With 9 land agents across the state, Ranchman Properties has catapulted themselves as one of the leading land brokerages in Texas since 2015. With over half a billion in sales volume, the team at Ranchman Properties has the expertise to facilitate any size land transaction with integrity and the knowledge to get it across the finish line.



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