

\$4,800,000 - 7150 Old Valdasta Road, Blue Ridge

MLS® #20960995

\$4,800,000

3 Bedroom, 2.10 Bathroom, 2,377 sqft

Residential on 93.76 Acres

NA, Blue Ridge, TX

Unmatched opportunity to own 94 pristine acres in highly sought-after Blue Ridge, Texas! This expansive property offers a rare combination of natural beauty, prime location, and limitless potential.

Whether you're looking to develop, build your dream estate, or invest in North Texas growth—this land delivers.

Key Features:

• Approximately 94 acres of gently rolling pasture with a mix of open fields and mature trees

• Development potential — ideal for subdividing into 10–20-acre tracts

• Utilities available nearby, with existing water access and septic feasibility

• Paved county road frontage ensures excellent accessibility

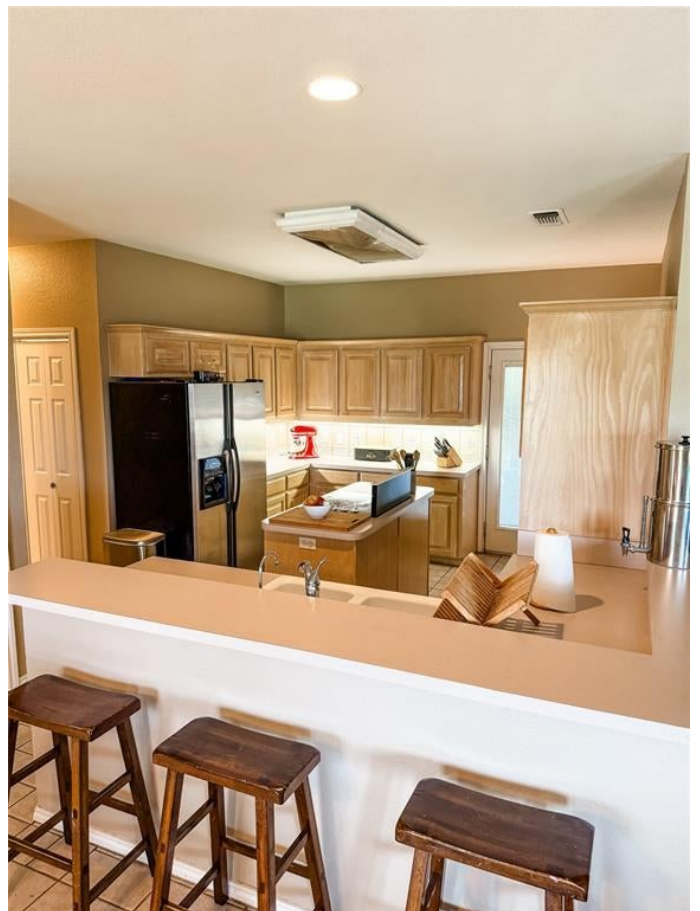
• Includes a charming home, barn, and outbuildings, perfect for homesteading or temporary use during development

• Ag exemption in place for low taxes

• Peaceful rural setting just minutes from Melissa TX, Highway 121, Highway 75, and to McKinney Tx.

Great Blue Ridge School District.

Whether you're a developer, investor, or family looking for space to grow, this property offers unmatched flexibility. Build your dream home, create a multi-generational estate, or develop a beautiful rural subdivision—the



choice is yours.

Built in 1998

Essential Information

MLS® #	20960995
Price	\$4,800,000
Bedrooms	3
Bathrooms	2.10
Full Baths	2
Half Baths	1
Square Footage	2,377
Acres	93.76
Year Built	1998
Type	Residential
Sub-Type	Farm
Style	Ranch
Status	Active

Community Information

Address	7150 Old Valdasta Road
Subdivision	NA
City	Blue Ridge
County	Collin
State	TX
Zip Code	75424-3767

Amenities

Utilities	Aerobic Septic, Cable Available, Co-op Electric, Electricity Connected, Gravel/Rock, Outside City Limits, Overhead Utilities, Private Road, Private Sewer, Propane, Rural Water District, Septic
# of Garages	2
Garages	Circular Driveway, Concrete, Driveway, 2-Car Double Doors
Is Waterfront	Yes
Waterfront	Creek

Interior

Interior Features	Built-in Features, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Livestock Equipment

Heating	Active Solar, Central, Electric, Fireplace(s), Heat Pump, Propane, Solar
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Brick, Den, Gas Starter, Wood Burning

Exterior

Exterior Features	Covered Porch(es), Rain Gutters, Lighting, Private Entrance, Private Yard, Stable/Barn
Lot Description	Acreage, Agricultural, Many Trees, Pasture
Roof	Composition, Shingle
Construction	Brick
Foundation	Slab

School Information

District	Blue Ridge ISD
Elementary	Blueridge
Middle	Blueridge
High	Blueridge

Listing Details

Listing Agent	Brittany Ballard
Listing Office	Texas Ally Real Estate Group

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Listing information last updated on November 21st, 2025 at 4:00am CST