$ 599,000

1785 County Road 4816, Wolfe City, TX 75496

- MLS #: 21431358
- Land | Lot: 23.57 acres
- More Info: 1785CountyRoad4816.IsForSale.com



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AIRSPACE

Rare opportunity to own 23.56 acres featuring Magee Airport (FAA Identifier 42TX), an established FAA-registered private airport with a 2,500-foot north-south turf runway. This exceptionally level and usable property offers outstanding potential for the development of a small residential airpark community, private aviation estate, hobby farm, or recreational retreat. Conveniently located near Greenville, northeast of the Dallas-Fort Worth Metroplex, the property features approximately 2,100 feet of frontage along FM 512, providing excellent access and flexibility for future development. Existing improvements include a spacious 35 x 80 aircraft hangar or workshop offering approximately 2,800 square feet of enclosed space. The level topography, substantial road frontage, established runway, and existing aviation facilities make this property particularly attractive for buyers interested in creating a small aviation community with individual homesites and hangars, subject to applicable development approvals. Whether your vision includes developing a boutique residential airpark, establishing a private flying retreat, or enjoying the freedom of a spacious Texas hobby farm, this unique property offers an exceptional combination of acreage, aviation infrastructure, and future possibilities. Additional acreage with an existing residence is also available for purchase as part of the entire 25.110-acre property.

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