



Properties for Sale

1 NWC FM 720 & Martop Rd, Little Elm, TX 75068



Price \$1,300,000
Status Active

Property Notes

Sale Notes

+/- 1.98 Acres Commercial Tract available at the Northwest Corner of FM-720 & Martop Road in Oak Point, Texas. This property could accommodate up to two (2) buildings. Permitted uses include, bank, beauty/barber shops, convenience stores with gasoline sales and accessory car wash, daycare, drug store, hardware store, medical emergency clinic, office, restaurant with drive-thru, and vet clinics. Please reach out to Listing Contact for Pricing.

Property Description

This Commercial Tract off of FM-720 & Martop Road in Oak Point, Texas is approximately 2-Miles South of Highway 380.

2 2600 E Park Row, Arlington, TX 76010



Price \$1,500,000
Status Active

Property Notes

Property Description

2.74 acres of vacant commercial land in prime location at southeast corner of Highway 360 (S. Watson Rd.) and E Park Row Dr. High visibility and heavy drivetime traffic. Short commute to Six Flags Over Texas, AT&T Stadium, Texas Live!, and the Grand Prairie Premium Outlets.

3 243 0 Hwy, Kaufman, TX 75142



Price \$999,000
Status Active

Property Notes

Sale Notes

Buyer or Buyer's Agent to verify any and all information within including but not limited to measurements, exemptions, sqft, utilities, and schools. Information deemed reliable but not guaranteed.

Property Description

Incredible location in East Texas with frontage on Highway 243 just east of downtown Kaufman. Outside city limits with no known restrictions, if you are looking for an excellent investment opportunity, this is it! Highly desirable for your commercial plans, RV park, storage facility complex, industrial park, residential development. Great land for any of your needs, including building your dream home or bring your cattle, horses, goats, etc! Property features a pond, level topography, no known flood zone, and is incredibly convenient for commuting just under 30 minutes from Dallas. Will subdivide, offered as 44+- acres or as two 22+- acre tracts for \$550,000 each.



Price	\$2,290,000 - \$8,980,000	Property Notes
Status	Active	

Sale Notes

Discover an investment opportunity of a lifetime with one of the most rare and coveted commercial retail properties to ever hit the market. This prime location is situated in the heart of the highly desirable city of Southlake, Texas, and is a once-in-a-lifetime opportunity to own one of the last undeveloped parcels of land along Highway 114. Introducing a one-of-a-kind investment opportunity: the most rare and scarce commercial retail land ever to hit the market in the highly desirable city of Southlake. Located along the coveted Highway 114, this property is one of the last remaining undeveloped parcels in the area. With a Retail Commercial land use designation, it is a highly sought-after location for commercial developers and investors.

The uniqueness of this property lies in its location, which is considered to be the most prime and highly visible site in Southlake. Not only is it along the bustling Highway 114, but it also backs up to the brand new Westin Hotel, providing excellent exposure and foot traffic. This rare piece of land offers unparalleled potential for the savvy investor.

The scarcity of commercial retail land in Southlake only enhances the investment value of this property. Its highly limited availability makes it a highly coveted asset, and its value is only expected to appreciate in the coming years. The property presents a truly rare opportunity to secure a prime commercial location in one of the most desirable areas in Texas.

The current zoning provides ample room for development, making it an ideal site for a mixed-use development, office building, or retail center. The property can also be repurposed for a boutique hotel, high-end restaurant, or upscale retail store. This gives investors endless possibilities for growth and diversification. This is a rare opportunity to own the most scarce and coveted commercial retail land ever to hit the Southlake market. With its prime location, high visibility, and endless potential for development, this property offers an unparalleled investment opportunity. Don't miss out on your chance to secure a piece of Southlake's history with this once-in-a-lifetime investment.

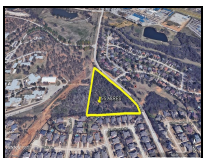
Property Description

This piece of land in Southlake, Texas presents an incredibly unique and rare opportunity for any potential investor looking to capitalize on the booming retail market in the area. With a prime location near the intersection of Highway 114 and Carroll Avenue, this property is one of the last undeveloped pieces of land in the area. Its scarcity and ideal position backing up to the brand new Westin Hotel make it an ideal location for high-end retail, commercial or even mixed-use development.

Firstly, the land's location in Southlake is highly sought after, being a hub of commercial and residential activity. Southlake is one of the wealthiest cities in the United States and consistently ranks among the best places to live. It's home to a range of high-end shops, restaurants, and other businesses, and boasts an outstanding school district, making it an incredibly desirable location for both business owners and residents. The property's proximity to Highway 114 and Carroll Avenue allows for easy access to the surrounding areas, making it an ideal location for retail and commercial development.

Furthermore, the property's location adjacent to the brand new Westin Hotel, one of the premier hotels in Southlake, further adds to its appeal. The hotel has already become a focal point of the area, attracting numerous visitors to the area, providing an ideal opportunity for businesses to capitalize on the influx of potential customers. Additionally, the hotel's positioning provides an exceptional opportunity for mixed-use development, combining retail, commercial and even hospitality space, creating a true destination for visitors.

The existing zoning and commercial land use designation further add to the appeal, offering flexibility for a range of potential uses. The property is currently zoned SFA-1 but has a Retail Commercial land use designation for future use, allowing the land to be developed in a variety of ways, including commercial, retail or mixed-use. This offers a great opportunity for developers to create something truly special in the heart of one of the most sought-after areas in Texas.



Price	\$1,399,000	Property Notes
Status	Active	

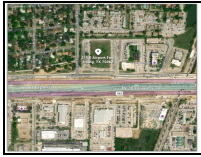
Property Description

5.552 acres located on State School Road and heavily traveled FM 2499, with road frontage on State School Rd. ME or NRMU zoning allows for high density development. This is a prime location, just over one half mile from I-35 and minutes from shopping, dining, and many other amenities. All features, measurements and schools are subject to Buyers and Buyers agent verification.

NRMU- NEIGHBORHOOD RESIDENTIAL MIXED USE: The heart of the neighborhood center. Appropriately designed neighborhood-oriented retail, office and service development with allowance for townhomes, civic uses and limited multi-story apartments. This category will be home to moderate and higher intensity multi-family housing. Residential densities in these areas average twelve units per acre.

Buyer and buyer's agent to verify all information herein is correct.

6 215 E Airport Fwy, Irving, TX 75062



Price	\$4,380,000	Property Notes
Status	Active	

Sale Notes

Currently zoned for senior housing apts, assisted living & long term care. City open to 8 story building. If you have another idea for the site please bring it. Owner will consider Build to Suit

7 1319 S Beltline Rd, Irving, TX 75060



Price	\$1,000,000	Property Notes
Status	Active	

Sale Notes

Have plan for 8,550 sf building.

8 417 E 9th St, Dallas, TX 75203



Price	\$2,995,000	Property Notes
Status	Active	

Sale Notes

GREAT INVESTMENT OPPORTUNITY!!! Located in the heart of Dallas' highly sought after Bishop Arts District, this lot is zoned 'Multifamily' use and is fully permitted ready to build on with all entitlements; Entitlements to include; Permits from the City of Dallas, architectural plans and drawings for 10 units at 2,133/sf each, three-stories with a roof-top deck, all civil plans, drainage report, survey, green energy report, etc.

9 TBD D Lynn, Aubrey, TX 76227



Price \$220,000
Status Active

Property Notes

Sale Notes

Residential Lot

Property Description

Over 1 acre to build your dream home and have plenty of room for a pool and still plenty of backyard. Nice area not far from quaint downtown area with shops and restaurants. Nice 30 feet X 15 feet storage shed remains as well as attached shed for mowers, etc. Round red markers indicate the back of the property line.

10 1001 Princeton, Princeton, TX 75407



Price \$2,352,240
Status Active

Property Notes

Sale Notes

The Shoppes at Southgate is a two acre retail parcel ideally positioned on Princeton's major thoroughfare, Highway 380. The parcel is situated in front of the newly constructed Southgate Apartments and across Highway 380 from Princeton's two high school campuses. The Shoppes at Southgate has over 370' in frontage on Highway 380, providing prime visibility to the almost 27,000 vehicles that pass it daily. Site plans are included in the sale and are permit ready with the city, providing prospective buyers the flexibility to begin development immediately if desired.

Property Description

Located in Princeton, approximately 40 miles Northeast of Dallas. Situated on Highway 380, the site is directly across from two high school campuses. The site provides 370' of prime frontage on Highway 380 and is ideally situated in front of the newly constructed Southgate Apartments.

11 15325 County Road 549, Nevada, TX 75173



Price \$2,100,000
Status Active

Property Notes

Sale Notes

Prime development and cash flow opportunity in Collin County. 31 acre tract with previous zoning approval for a luxury 137 pad RV park and 6500 sq ft building with offices and shop area. The shop is equipped with two rollup doors, 2-250a panels, generator and propane supply tank. The site plans, drainage and plat have been completed and are available to prospective buyers. Potential to install RV park, welcome center in the front of the property that can contain, laundry and community store, clubhouse etc and use the shop as an onsite RV repair center.

12 401 Bellaire Blvd, Lewisville, TX 75067



Price	\$13,770,000	Property Notes
Status	Active	

Sale Notes

\$135,000 per lot, 102 lots available.

Property Description

9.06 Acre Developed Residential(Townhome)land.

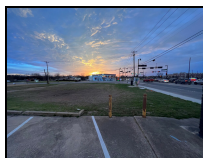
- 1- Buyer needs to get a letter of credit for \$ 306,000 from the bank for the Electric Company(TNMP). They will refund the letter of credit after land development is completed plus \$ 3,000 per lot as compensation (total: \$ 306,000).
- 2- The land platted and each lot has Electric, Water, Cable, Data, Sewer.
- 3- Architectural Design is in Progress, but it isn't part of the deal, Ark Architect Inc. is working with the city to get permits.
- 4- This project is a special PD approved as a Townhome as per design is allowed.
- 5- The floor plan consists of 1550 sq feet to 2550 sq feet in two story and three story floor plans .
- 6- Land development will be finished in the next 60 to 90 days, we are in the process of stabilization and roads.

13 6401 Commerce Dr, Irving, TX 75063



Price	Price Not Disclosed	Property Notes
Rentable Building Area	62,262 SF	
Status	Active	

14 4036 Rufe Snow Dr, North Richland Hills, TX 76180



Price	\$125,000	Property Notes
Status	Active	

Sale Notes

Introducing the prime investment opportunity at 4036 Rufe Snow Dr. North Richland Hills, TX 76180 - a vacant lot situated on the bustling hard corner of Glenview Dr. and Rufe Snow Dr. With over 25,000 cars passing by daily, this location offers unmatched visibility and exposure for any business. The property's C-2 zoning provides an optimal business-friendly environment, allowing for a wide range of development options. Investors can take advantage of this opportunity to acquire the lot alone or in conjunction with the adjacent property, which would increase the total lot size to .57 Acres. This creates an exceptional opportunity to redevelop or repurpose the property for a wide range of commercial purposes.

Property Description

Introducing a fantastic investment opportunity - a square-shaped lot that's perfect for any number of commercial uses. Measuring in at .26 Acres, this lot is a blank canvas just waiting for the right investor to bring their vision to life.

Located in a prime location on the Hard Corner of Rufe Snow Dr. and Glenview Dr., this lot is perfectly situated to take advantage of all that the surrounding area has to offer. Its level terrain and square shape make it ideal for a wide range of uses, from commercial developments like retail shops to offices.

What's more, this lot is zoned C-2, which means that investors will have the flexibility and freedom they need to develop their property according to their vision. And with 25,000 passing by on a daily basis, this lot offers unmatched visibility and exposure for any business or development.



Price \$1,750,000
Status Active

Property Notes

Sale Notes

Available Range Acres: 10.02 - 10.02
Sale Price: Call For Sale

Property Description

Available Range Acres: 10.02 - 10.02
Sale Price: Call For Sale



Price \$650,000
Status Active

Property Notes

Sale Notes

This property will be an excellent development opportunity as Collin County continues to expand. This corner lot has frontage on one of Farmersville's main thoroughfares.

Property Description

TOTAL AC ~ 2.94 AC
TOTAL SF ~ 128,066 SF
TOTAL PRICE \$650,000
FEATURES
ZONING C - COMMERCIAL
ALLOWED
USES
FLEX, WAREHOUSE, OFFICE,
RETAIL
FRONTAGE 504' ON FARMERSVILLE PKWY.
148' ON HAMILTON ST.
UTILITIES WATER, SEWER, ELECTRIC AT
STREET

17 5759 S Interstate 35 E, Corinth, TX 76210



Price \$1,050,000
Status Active

Property Notes

Sale Notes

Commercial land with highway visibility offers a wide variety of commercial uses including Auto Repair, Warehouse, Retail and Office. ****POTENTIAL TO ADD AN ADDITIONAL ACRE**** Land also lays out great for a hotel which you can see in the site plan picture. Highly visible fronting I-35, this commercial property is prime for development and offers maximum exposure and accessibility. A soil study and Civil Engineering plans have already been performed at the site. Excellent location in the Denton area experiencing massive growth and just off the Corinth Parkway exit. Twenty acre upscale mixed used project will break ground soon nearby.

Property Description

Highway frontage land offers a wide variety of commercial uses including Auto Repair, Warehouse, Retail and Office. ****POTENTIAL TO ADD AN ADDITIONAL ACRE**** Highly visible from I-35, this commercial property is prime for development and offers maximum exposure and accessibility. A soil study and Civil Engineering plans have already been performed at the site. Excellent location in the Denton area experiencing massive growth and just off the Corinth Parkway exit. Twenty acre upscale mixed used project will break ground soon nearby.

18 1209 Bolivar St, Sanger, TX 76266



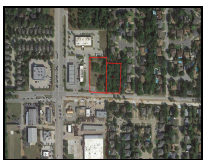
Price \$399,900
Status Active

Property Notes

Property Description

Commercial property with great access and exposure for your commercial business. Listing includes two lots zoned B-2 by the City of Sanger off I-35 service road. The lots currently have homes that are being used as rental properties. 1209 Bolivar Street and 1212 Elm Street are estimated as 0.731 acres. Information deemed reliable but not guaranteed. Buyer and buyer's agent to verify that all information contained herein is accurate.

19 1010 W Harwood Rd, Euless, TX 76039



Price \$600,000
Status Active

Property Notes



Price	\$11,000,000	Property Notes
Status	Active	

Sale Notes

*Can sell both parcels together or separately. Pricing is subject to change.

LOCATION HIGHLIGHTS

- » Located at the lighted intersection and hard corner of US 380 & S Paloma Creek Blvd on one of the hottest corridors for development in the DFW metroplex
- » Traffic counts of over 36,000 VPD
- » Entrance/Exit of the Paloma Creek neighborhood consisted of over 5,000 lots

INCENTIVES

- » Texas is an income-tax-free state providing additional value to investors/developers
- » The City of Little Elm provides incentives to investors of developments with a real estate investment of over \$5M including impact fee reductions, tax abatement, fast track permitting and inspection procedures, tax increment reinvestment zones, etc.

AREA ATTRACTIONS

- » Nearby national tenants include Walgreens, O'Reilly Auto Parts, All Storage, Sonic, 7-Eleven, Tropical Smoothie Café, Hoots Wings, Smoothie King, Wendy's, Sherwin Williams, Caliber Collision, and many more!

- » Union Park by Hillwood - The 1,100 AC master-planned community located at NEC of US 380 & Union Park Blvd. The community includes a 35-AC park, development of

3,500 single-family homes, walking trails, an amenity center, and a food truck park

- » The Palladium – 7.4 AC mix-use development. Includes: 6k SF of retail/restaurant space and a 242-unit luxury 4 story apartment building
- » Main Market Place – 18 AC mix-use community with multi-family, office, and 130,000 SF of retail
- » Neighboring schools include Ray Braswell High School, Navo Middle School, Bell Elementary School, Savannah Elementary School, and Paloma Creek Elementary School

DEMOGRAPHICS

- » Consistent average household income within a 1, 3, and 5-mile radius of over \$125,000
- » 3% average annual growth within a 5-mile radius
- » Median home value of over \$250,000 within a 1-mile radius
- » Over 10,700 households located within a 3-mile radius



Price	\$660,000	Property Notes
Status	Active	

Property Description

Seller financing is available with conditions! Location is everything for this Heavy Industrial zoned ready for development 16.58 acres of land in Denton. Final Remaining privately held land adjacent to the Denton Enterprise Airport with option of direct airport access. Located in the industrial corridor of North Texas with easy access to I-35, 35W, 380. Land located in a 100yr flood plain and priced accordingly. City water and sewer are already available on site. Prime location for any aviation company wanting to develop for hangers, industrial or warehouse space with proximity to Denton Enterprise Airport.



Price	\$350,000	Property Notes
Status	Active	



Price \$1,100,000
Status Active

Property Notes

Sale Notes

Survey and platting required prior to closing.

Property Description

This property is directly south of the concrete plant and approximately 300' from FM148. The road frontage lots are not part of this sale. A road stub is in the process of approval with TXDOT to provide the access from FM148. The south eastern portion of this parcel connects to the US175 frontage road. Perfect location for commercial, light industrial, residential, multi-family, service service storage facility, etc.

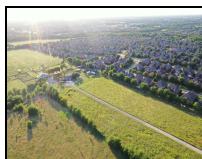


Price \$4,500,000
Status Active

Property Notes

Property Description

Own your own private lake with room for development. Whether it's an exclusive resort, million dollar homes, or RV park, this gem of a property stands by itself in the Metroplex. The total property is 664 acres with a surface lake at 325 acres. The flood plain is over 500 acres, but the gently sloped area near the entrance has around 30 acres for prime development. There's more wooded acreage outside of the flood plain with cabin development or a private hunting area around the levy on the east side. The feeder creek is Big Cottonwood Creek and it was dammed in the 50s. Give us a call and we would love to share more info on this one of a kind North Texas property.



Price	\$4,850,000	Property Notes
Status	Active	

Sale Notes

Strategically located for development opportunities, this prime real estate is within the city limits of Wylie, near Lake Lavon, and other major thoroughfares. It consists of approximately 19+ acres and is located on Country Club RD, or FM HWY 1378. Currently with agricultural exemption, it is zoned as A30 and consists of three Tax Parcel ID numbers. None of the property shows to be located within a FEMA determined floodplain. The property backs up to a newer home development and is across the road from Dodd Park and Dodd Elementary School. As added bonuses, there is a 4 bedroom, 4 bath home currently being used as an office, and a nice barn with several stalls. This unique property in the fast-growing town of Wylie could be the investment opportunity for which you have been searching!

Excludes: Generac Generator, Rainsoft water Conditioner.

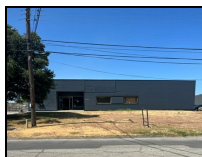
Public Driving Directions: USE GPS NO sign on property.

Private Rmks: The property consists of the following Tax ID #'S: R-6716-002-0320-1; R-6716-002-0310-1; R-6716-002-0319-1. There isn't a current survey available. All offers must be submitted with pre-approval letter for financing, or a verification of funds.

Property Description

Strategically located for development opportunities, this prime real estate is within the city limits of Wylie, near Lake Lavon, and other major thoroughfares. It consists of approximately 19+ acres and is located on Country Club RD, or FM HWY 1378. Currently with agricultural exemption, it is zoned as A30 and consists of three Tax Parcel ID numbers. None of the property shows to be located within a FEMA determined floodplain. The property backs up to a newer home development and is across the road from Dodd Park and Dodd Elementary School. As added bonuses, there is a 4 bedroom, 4 bath home currently being used as an office, and a nice barn with several stalls. This unique property in the fast-growing town of Wylie could be the investment opportunity for which you have been searching!

Excludes: Generac Generator, Rainsoft water Conditioner.



Price	Price Not Disclosed	Property Notes
Rentable Building Area	11,900 SF	
Status	Active	

Sale Notes

- Stand Alone Building
- 2021 Renovations to Plumbing and Foundation
- Minimal Office
- Opportunity for a 3 or 5 year Sale Leaseback
- Owner/User Opportunity

27 2452 E University Dr, McKinney, TX 75069



Price \$5,000,000
Status Active
Property Notes

Sale Notes

10 acres with 345' frontage on U.S. 380 in McKinney. Prime investment opportunity prepped for new construction. Optimal exposure to highway traffic. 43,907 cars pass by per day. Zoned Light Manufacturing. 5 minutes from McKinney Airport and AMAZON. Proposed TXDOT 380 BYPASS plans to widen existing U.S. 380. The Bypass will provide an eight-lane freeway with frontage roads to manage congestion and east-west mobility, connectivity, traffic operations, and safety. The Bypass will not take any frontage from land. Recent Survey.

Property Description

10.01 Acres prepped for new construction; cleared & graded land. (2) non-functional structures on site.

28 CR 112 & CR 115, Kaufman, TX 75142



Price \$955,570
Status Active
Property Notes

Sale Notes

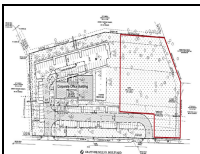
Investment or development opportunity 15 minutes from downtown Kaufman and Kaufman H.S. at only \$11,000 per acre.

Property Description

Equidistant and a very quick drive to both Highway 175 and Highway 243, this 87± acre property is roughly five miles from each major thoroughfare. The pristine land is only a 47 minute drive to downtown Dallas on 175 and a brief 18 minute drive to Kaufman and Kaufman High School on the same roadways.

The handsome property offers numerous building sites within and around an abundance of large mature trees. Jones Creek at the back of the tract creates a constant flow of wildlife through the property including White-tailed deer, wild turkey, dove, and pheasant.

29 2451 W Grapevine Mills Cir, Grapevine, TX 76051



Price \$2,000,000
Status Active
Property Notes

30 1601 Main Street, Providence Village, TX 76227



Price \$7,635,000
Status Active

Property Notes

Sale Notes

Call Owner, Brett Cochran - 214-727-6867
MLS#: 20094008

Property Description

Excellent Location! 9.65 acres of undeveloped land with city sewer and water ready for development waiting for the next buyer or investor. Hard corner with stop light on FM 2931, Main Street & Fishtrap Rd. Perfect spot for local restaurant, kid's activities, health or workout facility, doctors' offices, business offices, any kind of business. Plenty of room to grow and expand. Currently there is a new 7-11 on southeast corner of property which is producing high numbers. Land can be split or take all. Zoned commercial. Many possibilities with the vacant land which is centrally located with easy access to Highway 380.

31 Brinker Rd & Quail Creek Dr, Denton, TX 76208



Price \$665,000
Status Active

Property Notes

Property Description

Zoned commercial, allowing for commercial, medical, retail or multifamily (with restrictions). This site is one of the few remaining sites near Medical City Denton hospital. Brinker is has extended under I-35 E for access northbound and southbound.

32 1621 Southeast Parkway, Azle, TX 76020



Price \$1,500,000
Status Active

Property Notes

Sale Notes

AWESOME PROPERTY FOR SALE WITH GREAT LOCATION RIGHT OFF HWY 199 WITH MULTI ZONING!! 4 DIFFERENT LOTS MAKE UP THE 2.71 ACRE PROPERTY INCLUDING 2 LOTS ZONED FOR RESIDENTIAL AND 2 LOTS ZONED FOR COMMERCIAL! PLENTY OF POSSIBILITIES WAIT FOR THIS ONE TO MAKE YOUR OWN! COME SEE IT FOR YOURSELF TODAY!! Property also available for \$7,378 + NNN per month for lease.

Property Description

AWESOME PROPERTY FOR SALE WITH GREAT LOCATION RIGHT OFF HWY 199 WITH MULTI ZONING!! 4 DIFFERENT LOTS MAKE UP THE 2.71 ACRE PROPERTY INCLUDING 2 LOTS ZONED FOR RESIDENTIAL AND 2 LOTS ZONED FOR COMMERCIAL! PLENTY OF POSSIBILITIES WAIT FOR THIS ONE TO MAKE YOUR OWN! COME SEE IT FOR YOURSELF TODAY!! Property also available for \$7,378 + NNN per month for lease

33 5751 Stratum Dr, Fort Worth, TX 76137



Price \$613,438
Status Active

Property Notes

Sale Notes

Buyers to due any all due-diligence before making there offer.

Property Description

Vacant Land 51,967 Sqft Zoned J

34 1498 N Mayhill Rd, Denton, TX 76208



Price \$650,000
Status Active

Property Notes

Sale Notes

Cash or Conventional. Willing to negotiate on price.

Property Description

1.25 Acres zoned for Light Industrial. Vacant Lot intended for commercial and light industrial. Very close to the corner of 380 and N. Mayhill Rd. Current owner recently had an 8-foot fence and gate installed around the lot. Cash or Conventional.

35 6900 Davis, Fort Worth, TX 76182

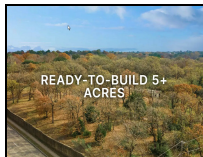


Price \$7,400,000
Status Active

Property Notes

Sale Notes

A great opportunity for investors and developers to develop 18.9384 acres in North Richland Hills with utilities readily available. This property is located less than 3 miles away from I-820 on the corner of Davis Boulevard and Odell St. 2.1 Acres of T.O.D.. The remaining portion is in the process of a zoning change to residential from industrial. This property consists of the following parcels: - 6900 Davis Blvd. ID: 03810208 - 6910 David Blvd. ID: 03810291 - 7000 David Blvd. ID: 03824810 - 7001 David Blvd. ID: 03824888 - 7100 Davis Blvd. ID: 03824861 - 8205 Odell St. ID: 04549244 - 8209 Odell St. ID: 02071223 - 8213 Odell St. ID: 02071231 - 8217 Odell St. ID: 02071258 - 8219 Odell St. ID: 02071266 Buyer and buyer's agent to verify dimensions and allowable lot use and to verify all MLS information including dimensions, square footage, schools, zoning, utilities etc.



Price	\$2,799,000	Property Notes
Status	Active	

Sale Notes

- Ready-to-build 5± acres nestled in the heart of the DFW metroplex is a fully entitled multi-family property for 58 townhomes.
- Engineering approval with engineering documents available. It comes with an approved site plan, water, sewer, grading, drainage, and geothermal report.
- Shovel-Ready project is set for construction permitting with the City of Pantego.
- Location - within 5 miles of Arlington's Entertainment District. ATT Stadium.

Property Description

Ready-to-build 5± acres located in the heart of the DFW metroplex is a fully entitled multi-family property for 58 townhomes. The development has engineering documents available. It comes with an approved site plan, water, sewer, grading, drainage, and geothermal report. This Shovel-Ready project is set for construction permitting with the City of Pantego.

LOCATION: SkyTec Vista is located in the heart of the DFW metroplex in the town of Pantego, Texas. Pantego is surrounded by the city of Arlington, a mecca of entertainment and sports venues with easy access to major highways. Arlington Entertainment District with ATT Stadium is just 5 miles away.

LOTS: the 5.49 acres are entitled to 58 townhomes comprised of 14 buildings with a mix of 5,4, and 3 units. The 25'wide lots have a combination of front or rear entrances.

ZONING: R3 Zoned - R3 multi-family Townhouse/Condo residential district

PLANS: Civil and Engineering Plans are available upon request. Approved site plan, water, sewer, grading, drainage, and geothermal report are available upon request.



Price	\$1,200,000	Property Notes
Status	Active	

Sale Notes

Address: 4559 Belt Line Road
 Addison, TX 75001
 Land Size (Acres): 1.798
 Land Size (SF): 78,321
 Zoning: PD Ordinance 89-015
 Asking Price: "Negotiable, Call Broker For Guidance"
 Allowable Uses: Office, Retail, Medical
 Office, Hotel / Motel,
 Parking (Auto) & Parking
 Garage
 Zoning Ordinance
 Addison Development Svcs.
 Zoning Map : Addison GIS Maps
 Height Restriction: 45 Feet
 Parking
 Requirements: Varies By Use - See PD Ordinance

38 1400 N Industrial Blv, Euless, TX 76039



Price	\$601,128	Property Notes
Status	Active	

39 1500 Industrial Blvd N, Euless, TX 76039



Price	\$1,251,261	Property Notes
Status	Active	

40 1271 S Main St, Keller, TX 76248



Price	\$1,000,000	Property Notes
Status	Active	

Sale Notes

Incredible retail site, as-built restaurant plans/concept available w/ purchase, outstanding traffic counts. On of the last land sites in highly desirable Keller, TX.

41 507-511 S Chestnut St, McKinney, TX 75069



Price	\$550,000	Property Notes
Status	Active	

Property Description

This .45 AC property is made up of two lots, 507 S. Chestnut and 511 S. Chestnut, and is located N of Short St. with frontage on both S. Chestnut and S. McDonald/Hwy 5. Approximately 2 miles S of Historic Downtown McKinney. Zoned for Planned Development. Excellent investment opportunity or as an owner occupied property.

42 5922 County Road 939, Nevada, TX 75173



Price \$870,000
Status Active

Property Notes

Property Description

Land Opportunity. 29 acres located off County Road 939 just minutes from Community Schools. Lots of options here. This would be a great acreage development or hold this for future investment as there are no known restrictions. Nice size stocked fishing pond and a good mix of trees give this tract character. Could be a family neighborhood or great place to build your dream home as there is plenty of space for more than one homesite. Lots of room for animals and recreation. Water line will need to be extended from the last home on Cr 939. Nice custom homes in the area, great location with access to Hwy 1778 and Cr 543 that both extend out to Hwy 78.

43 E Highway 80, Forney, TX 75126



Price \$1,114,720
Status Active

Property Notes

Sale Notes

Prime Commercial land in a growing and developing area! Just over 5 Acres zoned for commercial/residential development located minutes from Amazon and Goodyear. Near high traffic intersection on Hwy 80, the traffic counts reach 32,000+ VPD in a growing market in the heart of Forney, Tx. The excellent visibility makes this property highly sought after and a rare opportunity to join the thriving companies in this ever-growing city. At just over \$5/sq ft, the price is perfect for the incredible options this land has. Call today because this one wont last long!

Property Description

Prime Commercial land in a growing and developing area! Just over 5 Acres zoned for commercial/residential development located minutes from Amazon and Goodyear. Near high traffic intersection on Hwy 80, the traffic counts reach 32,000+ VPD in a growing market in the heart of Forney, Tx. The excellent visibility makes this property highly sought after and a rare opportunity to join the thriving companies in this ever-growing city. At just over \$5/sq ft, the price is perfect for the incredible options this land has. Call today because this one wont last long!

44 1202 Farmers, Grand Prairie, TX 75050



Price \$799,000
Status Active

Property Notes

Property Description

The land is a quarter mile west of 161.

45 13844 US 287/81 Highway, Haslet, TX 76052



Price \$1,200,000
Status Active

Property Notes

46 1400-1402 N Corinth St, Corinth, TX 76208



Price \$1,700,000
Status Active

Property Notes

Sale Notes

362 feet of frontage along N. Corinth Street, minimal tree coverage, all utilities are in place

Property Description

Located north of IH 35E and adjacent to Anchor Bay Boat and RV Storage facility. 362' of frontage along N. Corinth Street. Minimal tree coverage. All utilities in place.

47 NEC Preston Road & Hickory Street, Frisco, TX 75034



Price \$3,341,618
Status Active

Property Notes

48 NWC, McKinney, TX 75069



Price \$3,495,000
Status Active

Property Notes

Sale Notes

10.66 acres. Prime location for future industrial/warehouse development. Very close to McKinney National Airport, US 380, US 75, and TX 121. At exit of planned future Spur 399. 3,126sf custom home and a 2,640sf metal stable/barn. Asking \$3.495MM. For sale by owner. 2% buyer's agent commission offered.

49 1131 Virginia St, Terrell, TX 75160



Price \$1,672,704
Status Active

Property Notes

Property Description

6.4 acres of prime Commercial Real Estate. Rail Spur next to back line, currently not accessible to this property, but subject to approval, should make a great rail served commercial site. Nice clean level uniform tract. There is an older metal building on site, is in the process of being removed by Seller.

50 5180 Western Center, Haltom City, TX 76137

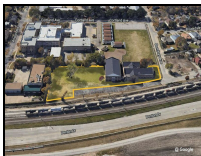


Price \$395,000
Status Active
Property Notes

Sale Notes

Unique opportunity to acquire a commercially zoned lot in the heart of the rapidly growing North Fort Worth/South Keller area. Current Haltom City zoning is C-3 commercial, which allows for numerous uses including Day Care Center, School, Professional Office, Dental/Medical, Animal Hospital/Clinic and a wide variety of Retail uses. With easy access to I-35W, Hwy 377, and Loop-820, a business at this location will be able to draw customers from a broad portion of Fort Worth, Keller and Roanoke.

51 7715 Denton Dr, Dallas, TX 75235



Price \$1,975,000
Status Active
Property Notes

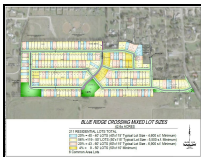
Sale Notes

The owner will consider contracts for a more dense residential development than the current zoning, subject to the review of a preliminary land plan and determination by the owner, in the owner's sole discretion, that the re-zoning has good potential for approval.

Property Description

Land for sale south of Dallas Love Field Airport with church building for potential redevelopment.

52 720 S Business Highway 78, Blue Ridge, TX 75424



Price \$67,500 - \$14,512,500
Status Active
Property Notes

Sale Notes

214 Residential Lots...

Property Description

Here are details for Blue Ridge Crossing:
42 acres between Pruett Street and HWY BUS 78 in ETJ of Blue Ridge (will annex under ETJ Development Agreement)
214 platted lots – 60% 50s, 20% 40s, and 20% 60s
ETJ Development Agreement (including PD ordinance) approved
PID already formed
Preliminary Plat approved
Builder has right to scatter the lots as it desires within the community
First set of civil design being completed soon
Concrete Streets
Curb and Gutter
Underground Storm Drainage



Price	\$800,000	Property Notes
Status	Active	

Property Description

- 4.293 AC on a Busy Corner Location Perfect For Commercial Development!
- This property is zoned C-1 Commercial: Offices/Retail/Day Care/Church, Dental/Medical, etc...but the city is open to rezoning for residential use
- Traffic Count: 30,000 vpd/No traffic light or curb cut but has a middle turn lane
- Access from 820, 121/183/Airport Freeway, N Tarrant, MidCities Blvd
- New residential subdivisions starting at \$600,000 plus
- Price \$800,000 (approx \$4.27 a sq ft)



Price	\$999,000	Property Notes
Status	Active	

Sale Notes

Prime investment opportunity in fast growing Kaufman County.

Property Description

Impressive 6+ acre lot just outside the city limits of Forney, TX, one of the fastest growing cities in Texas. This site lends itself to many uses with its functional shape, flat terrain, and exceptional frontage. The property is currently unzoned, maintains an AG exemption and utilities are available across FM 548. With almost 400 feet of road frontage on FM 548, this land is in a prime location with endless possibilities. Lots of development planned in this growing area of Forney. Just 20 miles East of Dallas and 10-15 minutes from Rockwall and Terrell, this location is central to many growing populations.



Price	\$3,449,952	Property Notes
Status	Active	

Sale Notes

Vanguard Real Estate Advisors has been exclusively retained by Ownership to offer qualified investors and developers the opportunity to purchase a 7.92 +/- acre entitled commercial tract located along the Collin County Outer Loop in the Celina, Texas ETJ. Celina, a city of 18,881 residents, is expected to reach 160,000 by 2030 per the Celina EDC. The Site is located in Collin County less than an hour north of Dallas within Ten Mile Creek, a mixed-use master-planned community consisting of single-family, multifamily, build-to-rent, retail, and office. The Collin County Outer Loop is a 55-mile planned transportation corridor that will ultimately go from the Denton/Collin County line, to the Rockwall/Collin County line. At a reduced price of \$10.00 per square foot, this is an excellent opportunity to acquire a well-located Site in what has been ranked the fastest growing city in North Texas for the past three years. A 2.0% Co-Broker fee is available to a Broker that sources a principal that Vanguard REA has not previously contacted or sent information regarding this opportunity.

56 FM 2181 & Parkridge Dr, Corinth, TX 76210



Price \$1,250,172
Status Active
Property Notes

Property Description

Adjacent to Lake Dallas High School
FM-2181 daily traffic count approx. 21,661
Median break on FM 2181 & cross access to Parkridge
High visibility with great demographics
Median household income approx. \$103,000

57 TBD Pelzel, Pilot Point, TX 76258



Price \$699,000 - \$3,413,690
Status Active
Property Notes

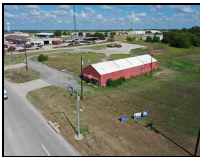
Sale Notes

PRIME INVESTMENT OPPORTUNITY ideally located between Pilot Point and Celina, less than 3.5 miles from the Dallas North Tollway Extension that is scheduled to open in late 2022.

Property Description

PRIME INVESTMENT OPPORTUNITY with incredible location! This 49-acre tract is three tenths of a mile north of FM 455 between Celina and Pilot Point and just minutes the future Dallas North Tollway, scheduled to open in late 2022. Tract is less than half a mile from the future master-planned residential community of Mustang Ranch with over 2400 lots and just down the road for future site of Pilot Point High School. The Pilot Point thoroughfare plan has Pelzel Road planned as a major material roadway with 4 lanes. The property has a great combination of mature trees that provide privacy on the front of the property with open and flat pasture on the back of the tract. No known deed restrictions. Electricity available at the road. Up to 49 acres available.

58 1406 W Audie Murphy Pky, Farmersville, TX 75442



Price \$2,500,000
Rentable Building Area 4,517 SF
Status Active
Property Notes

Sale Notes

Over 5 Acres HARD CORNER with significant Road Frontage on Audie Murphy Pkwy (aka US Hwy 380), Welch Drive and Hwy 78 Access Road! High Traffic Count of approx. 21,408 per day on Hwy 380 per the 2021 TxDot Traffic Count. Most of the value is in the land, but this multiuse building has had prior tenants such as retail sales and gym and has potential to provide new owners with income until they are ready to develop further. TxDot Maps in Documents. Buyer to verify zoning of property and possible uses. This is a rare find as flat ground on Hwy 380 is difficult to find. The potential for this tract is limitless!

59 1206 Trinity -1, Grand Prairie, TX 75050



Price	\$899,000	Property Notes
Status	Active	

Sale Notes

Great BTS property, perfect for a small owner-user wanting their own BTS.

60 8800 Sterling St, Irving, TX 75063



Price	Price Not Disclosed	Property Notes
Rentable Building Area	70,386 SF	
Status	Active	

Sale Notes

70,386 SF on 10.3 AC
Rail-Served
Heavy Power
Outside Storage Capabilities
Heavy Auto Parking

61 802 N Powell Pky, Anna, TX 75409



Price	\$1,850,647	Property Notes
Status	Active	

Sale Notes

Located in Downtown Neighborhood District of Anna. The City of Anna is located in northern Collin County, along U.S. Highway 75, approximately 10 miles north of McKinney and 45 miles northeast of Dallas. The city limits contain approximately 15 square miles and Anna has a total planning area of 61 square miles. The Downtown Core is slightly over 1.3 square miles and extends out into the Downtown Neighborhood area

Property Description

This 2.93 AC of land fronting N. Powell St./TX 5 is included in the City of Anna's Downtown Neighborhood Area (as described in the Anna 2050 Downtown Master Plan) which extends outward from the Downtown Core. The property sits on the northern gateway area to the district. Once developed, the Downtown Neighborhood district, with its Mixed Use and Urban Living Place Types, will provide a link to the surrounding community and enhanced connections to the heart of Downtown Anna.

62 502 N Illinois St, Celina, TX 75009



Price \$2,150,000
Status Active

Property Notes

63 870 N Preston Rd, Celina, TX 75009



Price \$8,600,000
Status Active

Property Notes

Property Description

This property is approx 10 ac. The front is an active business that leases the land. This sale consists of the land and improvements only. Business does not convey with the sale. The back half of the property is used as residential and can possibly be rezoned for commercial.

64 711 South State Highway 78, Wylie, TX 75098



Price \$599,000
Status Active

Property Notes

Property Description

Great location directly off highway 78 and next to heavy residential area.

65 16038 State Highway 121 N, Blue Ridge, TX 75424



Price \$1,590,000
Status Active

Property Notes

Sale Notes

Rare picture perfect 9+ acre property is located in Blue Ridge on the edge of Collin County with quality Trenton ISD & approx 716 ft of HWY 121 frontage. Property can fulfill many needs: business, events or land investment!
Property includes large metal warehouse, residential home, barn, fenced and cross fenced. All utilities onsite.

Property Description

Rare picture perfect 9+ acre property is located in Blue Ridge on the edge of Collin County with quality Trenton ISD & approx 716 ft of HWY 121 frontage. Property can fulfill many needs: business, events or land investment!

66 5708-5716 Hwy 78, Sachse, TX 75048



Price	\$1,575,000	Property Notes
Status	Active	

Sale Notes

Prime location situated in the Old Town section of Sachse, TX. These two adjoining parcels include a 7,700 SF self-storage business with leased units and monthly income on 5708 State Hwy 78, and raw land which can be developed on 5716 State Hwy 78. These parcels fall under Sachse's Old Town District Zoning and include development opportunities for retail, office, light industrial, and restaurant and entertainment services. An environmental assessment has been conducted, and no issues were found.

Sachse's Old Town district comprises the original grid of streets primarily located around 5th Street and stretching across the railroad. The City's 2017 Comprehensive Plan outlines a vision to build a mixed-use destination center which will function as an engaging and welcoming central area for Sachse residents and visitors.

67 1898 Oak Grove Pky, Little Elm, TX 75068



Price	\$1,200,000	Property Notes
Status	Active	

Property Description

2.636 Ac Development opportunity in West Little Elm. Little Elm Future Use map accommodates Retail Commercial and current zoning map shows residential next to light commercial. All potential uses should be verified with City of Little Elm, but appears a variety of commercial uses could be supported.

68 2300 FM 546, McKinney, TX 75069



Price	\$6,200,000	Property Notes
Status	Active	

Property Description

See Aerial drone footage link below

69 6610 Hawks Creek Ave, Westworth Village, TX 76114



Price	\$1,690,000	Property Notes
Status	Active	

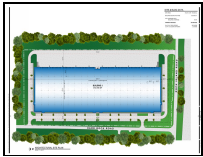
Sale Notes

Level site with easy access in Westworth Village. Neighbors national credit retail.

Property Description

Vacant development site in growing Westworth Village. Land sits adjacent to popular Hawk's Creek golf course, NAS-JRB airbase, and numerous retailers including Lowes, Walmart and Sam's club. Restaurants within walking distance include; Chick Fil-a, Whataburger, Sonic, Krispy Cream, and Chipotle, with numerous local restaurants within a two minute drive.

70 4701 Rock Island Rd, Grand Prairie, TX 75050



Price	\$14,656,200	Property Notes
Status	Active	

Property Description

Prime opportunity to purchase and develop one of the last infill locations in GSW.

71 8110 Miller Rd, Rowlett, TX 75088



Price	\$1,150,000	Property Notes
Status	Active	

Sale Notes

Ideal site for development of an assisted living or single-family community. The City of Rowlett approved a conceptual plan for an assisted living development in 2017, which will need to be resubmitted as the 3-year term has elapsed. Approved for up to 48 units. With 140' frontage on Miller Rd, the lot is approximately 700' deep.

Property Description

Ideal site for development of an assisted living or single-family townhouse community. The City of Rowlett approved a conceptual plan for an assisted living development in 2017, which will need to be resubmitted as the 3-year term has elapsed. Approved for up to 48 units. Multi-family development may be an option, with rezoning through the city of Rowlett. Site is in close proximity to several schools, and Lake Ray Hubbard is nearby to the east and west. This neighborhood includes many completed developments as well as more under construction. Owner has invested in an assisted living development plan and is willing to share proprietary documents with a signed NDA. If the Buyer wishes to proceed with an assisted living development, owner will consider providing consulting services.

72 3105 William D Tate Ave, Grapevine, TX 76051



Price \$1,500,000
Status Active
Property Notes

Sale Notes

Join in on the fun and capitalize on a location that is steps from the newest full-service Gym/Fitness/Yoga destination in Grapevine. With up to 1,000 customer check-ins per day, logging main demographics of 18 to 35 year olds, and families with kids, this signalized intersection location has the foot traffic and drive-by visibility to deliver! Summit also features robust youth programs, equating to parents with extra time on-site, ideal for coffee or QSR operators. Your business could also enjoy cross-promotional and marketing opportunities with Summit.

Property Description

Join in on the fun and capitalize on a location that is steps from the newest full-service Gym/Fitness/Yoga destination in Grapevine. With up to 1,000 customer check-ins per day, logging main demographics of 18 to 35 year olds, and families with kids, this signalized intersection location has the foot traffic and drive-by visibility to deliver! Summit also features robust youth programs, equating to parents with extra time on-site, ideal for coffee or QSR operators. Your business could also enjoy cross-promotional and marketing opportunities with Summit.

73 County Road 695, Farmersville, TX 75442



Price \$13,082,030
Status Active
Property Notes

Property Description

Located in a highly sought after corridor of Collin County, this 402 acre tract is situated within the Farmersville, Josephine and Nevada area. This area continues to be a desirable place for new home developments. This a prime opportunity for a developer or investor. Approximately nine miles from both I-30 and US HWY 380 making Dallas and McKinney easily accessible. Located in Community ISD.

74 Fm 740 @ Clements Drive, Forney, TX 75126



Price \$795,000 - \$2,495,000
Status Active
Property Notes

Sale Notes

Two platted lots available. 2.39 acres and .69 acres.

75 12280 Pelzel Rd, Pilot Point, TX 76258



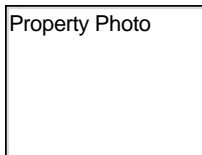
Price \$2,225,500
Status Active

Property Notes

Property Description

Prime Property located in fast growth area of Pilot Point...just 3 miles east of the future tollway. Property is heavily treed up front with a creek and open pasture in the back. A large (approx. 3,000 sq. ft.) log house is on the property. Minutes from both Pilot Point and Celina and Lake Ray Roberts. Many possibilities for future use. Future school land is located on Pelzel Road.

76 121 Harper, Anna, TX 75409



Price \$695,000
Status Active

Property Notes

Sale Notes

OPTIONS are key! This almost 3 acres-includes 2 other parcels-can be your new hideaway, b&b, RV park biz, new development, family land with 2 extra paid for city sewer hookups-build a couple tiny homes, use the workshop for your new biz, SO MANY opportunities. The house is incomplete & ready for your own personal touches. Live in the back half that is habitable while finishing the front half. Enjoy metal roof for years ahead. Pool needs to be filled in. Fully functional 30x60 workshop with electricity can be so many things. Add plumbing to it and make it a barndo. 2 other storage buildings for storage. Back of property includes a deep running creek with tons of trees and wildlife. Just blocks from City of Anna's up and coming downtown corridor, restaurants & shops in walking distance. Very short drive to Hwy 121, 75 & 5 access. Internet company leasing the tower on property in exchange for free internet. Come see the possibilities!

Property Description

OPTIONS are key! This almost 3 acres-includes 2 other parcels-can be your new hideaway, b&b, RV park biz, new development, family land with 2 extra paid for city sewer hookups-bring your inlaws and build a couple tiny homes, use the workshop for your new biz, SO MANY opportunities. The house is incomplete & ready for your own personal touches. Live in the back half that is habitable while finishing the front half. Enjoy metal roof for years ahead. Pool needs to be filled in. Fully functional 30x60 workshop with electricity can be so many things. Add plumbing to it and make it a barndo. 2 other storage buildings for storage. Back of property includes a deep running creek with tons of trees and wildlife. Live blocks from City of Anna's up and coming downtown corridor, restaurants & shops in walking distance. Very short drive to Hwy 121, 75 & 5 access. Internet company leasing the tower on property in exchange for free internet. Come see the possibilities!

77 1334 E Stark Rd, Dallas, TX 75253



Price \$1,700,000
Status Active

Property Notes

Sale Notes

3 tracts totaling 19.956 acres for sale together. Will not subdivide.

Property Description

Currently used in farming and raising animals/crops. Perfect opportunity to farm, or to develop the land and build multiple homes or apartments. Per the city of Seagoville partially zoned commercial and residential.

78 12370 Fortenberry Rd, Sanger, TX 76266



Price \$7,949,000
Status Active

Property Notes

Sale Notes

- No personal property conveys with the sale.
- Security camera system conveys with sale.
- Seller is negotiable with regards to overhead feed storage bin otherwise seller retains and it will not convey with sale.

79 TBD Sam Rayburn, Melissa, TX 75454



Price \$2,813,589
Status Active

Property Notes

Property Description

Location! Location! Location! 6.464 acres of commercial land is available in Melissa, Collin County, Texas. The subject property is on HWY 121 with over 500 ft of frontage on HWY 121 (Sam Rayburn Highway). The zoning for the subject tract is C-2 (commercial business district). Utilities are close to the site. The property appears to be level, not in a flood zone. Buc-ee's travel center and the future H.E.B. grocery store in Melissa are about 5 miles southwest of the subject property. HWY 121 sees over 32,500 cars per day, according to traffic information reported by TxDOT in 2021. If you are an investor looking for properties to hold for a year or two (OR) a developer to build your next retail strip center, restaurant, hotel, hospital, medical, or office building, you must see this property. Disclaimer: All information provided is deemed reliable but is not guaranteed and should be independently verified. The listing agent has partial ownership of the subject property.

80 TBD Business 289, Celina, TX 75009



Price \$5,797,836
Status Active

Property Notes

Property Description

Great opportunity for industrial space in downtown Celina. These lots available right off of Business 289 will be ideal for this continually growing area.



Price \$22,850,000
Status Active

Property Notes

Property Description

The Stover Creek Commons is a prime opportunity for developers looking to invest in one of the fastest growing areas of North Texas. With 37.418 acres of land and over 1300 feet of frontage on CR-161, the possibilities are endless.

Not in any city limits (Mckinney ETJ)

Prosper ISD

Over 1300 feet of frontage on CR-161 (future Ridge Road, a 6-lane Major Arterial)

1.5 miles direct via nearly-complete Ridge Road connection to US-380

Directly adjacent to proposed Option A of US-380 Bypass

Less than ½ mile to Wilmeth/Bloomdale Roads (connecting to I-75 and proposed 380 bypass)

City water, sewer, and two irrigation wells onsite

Electricity and enterprise fiber internet connection onsite

\$22,850,000 / \$14 per square foot

Note: All information should be confirmed by buyer, including suitability for intended development purposes.



Price \$653,400
Status Active

Property Notes

Sale Notes

For sale is 3.6 acres of commercial land with 500' of frontage on a busy thoroughfare in the growing Mansfield, TX market. The site is located on Debbie Lane about 435' from the intersection at Walnut Creek, less than one mile east of US Hwy 287, and three miles west of SH 360. With impressive traffic counts, the site is surrounded by affluent households and boasts high visibility and great demographics. This would make a perfect location for a medical or office building looking for a scenic view while seeing patients or working in the office.

The site has flexible C-2 zoning, which offers opportunities for retail, medical, office, pharmacy, C-store, funeral home, private or public school, daycare, special use and PD and more.

The site offers unique opportunities. The price for the 3.6 acre site is based on the 1.5 acre usable portion on the east side (1.5 acres @ \$10 psf). This 1.5 acre portion on the east side is ready to develop. There is a scenic creek lined with beautiful large oak trees that runs through the site. On the west side of the creek there is .94 acres that is usable, but a bridge would need to be constructed for access. Years ago there was a bridge across the creek - see photo of old bridge location for reference. You could re-build the bridge; or it would make sense to build on the 1.5 acres and leave the rest for the nice scenery, or enjoying outdoor activities. For the right business this property could be something special.

Mansfield is strategically located in the south-central portion of the Dallas-Fort Worth Metroplex. Its great location near major interstate highways and roadways offer easy access to Dallas, Fort Worth and other cities.

Property Description

Situated just 435' west of a very busy intersection in the booming Mansfield market, this tract is ready to develop. It has C-2 zoning already in place, which allows for a wide range of uses including retail, medical, office, school, C-store, PD or special use. With impressive traffic counts over 70,000 VPD at the nearby intersection, this site is surrounded by affluent homeowners and boasts high visibility and great demographics.

Neighbors include Calloway's Nursery to the west, Legend Senior Living to the east, and the 6.1 acres to the north has sold for a medical building project. Across the intersection on 14 acres there is a 128-unit townhome development currently under construction. Mansfield has become the North Texas go-to location for new commercial and residential development.

83 1502 McCormick St, Denton, TX 76205



Price \$1,295,000
Status Active

Property Notes

84 2430 Pleasant Valley Rd, Sachse, TX 75048



Price \$475,000
Status Active

Property Notes

Sale Notes

Investment opportunity, build now or later, or buy and assemble the lots next door and build now or later. Lot is in TIF area.

Property Description

One acre lot, previously residential is now Commercial build opportunity.

Use House as office while you design re-development.

85 2331 Dalworth, Grand Prairie, TX 75050



Price \$295,000
Status Active

Property Notes

Property Description

The owner has done a substantial amount of grade work and site prep.

86 Race St & Oak Grove Shelby Rd, Fort Worth, TX 76140



Price \$533,610
Status Active

Property Notes

Sale Notes

Great location for storage facility.

Property Description

4.895 acres Commercial Land on the hard corner of a fast growing community in FT Worth. Residential development surrounds this site with Everman High School to the north. Water, Sewer, Electricity and Nat gas are available. Neighborhood Commercial Zoning in place which allows for a variety of commercial uses. No existing survey is available .

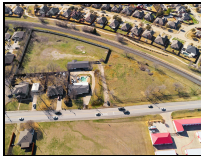
87 St. Amand, Fort Worth, TX 76126



Price \$625,000
Status Active

Property Notes

88 425 Ballard, Wylie, TX 75098



Price \$925,000
Status Active

Property Notes

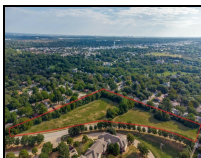
Sale Notes

Adjacent properties are also potentially for sale by owner for either rental income or expanded development.

Property Description

3.51 Acres, with large frontage on Ballard Ave., Wylie, TX.
Secondary access on South side of property to Jackson Ave.
Fenced pasture on site for interim agricultural use.
Suitable for future residential / commercial development.
Walkable to downtown. Near Brown St. / 78, where major developments are taking place.
Near Collin College, Lake Lavon, Wylie Skatepark and Olde City Park.
House and structure in DTH zoning, allowing for various home/business uses (commercial and residential)

89 2501 Woodside Dr, Arlington, TX 76016



Price \$1,650,000
Status Active

Property Notes

Sale Notes

Great Opportunity to benefit from a Platted Development project already approved by the City of Arlington. The Development has been approved for multiple Construction styles and configurations from Townhouses, Single Family Homes, Retirement Community or modify the Plans to increase the build-able lots to 40 or more with a dog park and playground. The Plans come with completed Engineering, Floor Plans, ACAD Design Model, Geotechnical Study, and Soil Report. This gives a Builder the ability to start the Development immediately with a platted Land. Also, Utilities are available at the Site. The Level Land will benefit to minimize the Development Infrastructure Cost. This Land is located in a very nice Residential neighborhood and close to the Arlington Sports Arenas and Kids game parks.

Property Description

5.481-Acres (238,752 Square Feet) of Land at this Lot off of Woodside Drive in Arlington, Texas - Devon on Woodside.

90 6440 Davis Blvd, North Richland Hills, TX 76182



Price \$1,200,000
Status Active
Property Notes

Sale Notes

Retail or Restaurant Ideal. City not a fan of Drive-Thru Options - CUP/SUP, LAND 1.5 AC For Sale or Ground Lease, Access Cut-in Already in Place, All Utilities To Site, 29K + VPD on Davis Blvd. NO CAR WASH

Property Description

Retail or Restaurant Ideal. City not a fan of Drive-Thru Options - CUP/SUP, LAND 1.5 AC For Sale or Ground Lease, Access Cut-in Already in Place, All Utilities To Site, 29K + VPD on Davis Blvd.

91 6640 Iron Horse Blvd, North Richland Hills, TX 76180



Price \$420,000
Status Active
Property Notes

Property Description

Flat lot for future development with all utilities to the site.. Plans and renderings have been approved by the city of NRH for various multi tenant retail, drive thru and stand alone building with ample room for parking and egress, ingress off Iron Horse Blvd. Zoning is varied with I2 Medium Industrial- permissive zoning approved from the city of NRH for retail, office, drive thru, restaurant, medial, office and other commercial uses. Area Attractions include, Tex Rail Iron Horse Station, Regional Retailer Corridor, Easy Access to 820 and Mid cities location with 12 miles to Ft. Worth city center and 30 miles to Dallas city center, Multiple Parks and Trials and Robust population and workforce with over 800 apartment units. High Traffic Counts and VPD.

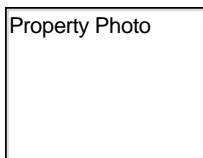
Rufe Snow Dr. @ Iron Horse 38K VPD +/-
Rufe Snow Dr. @ Eagle Crest 32K VPD +/-
Rufe Snow Dr. @ Industrial Park Blvd. 41k VPD +/-

92 1928 FM 1173, Krum, TX 76249



Price \$500,000
Status Active
Property Notes

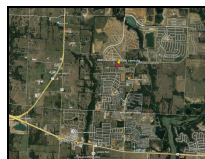
93 FM 1173, Krum, TX 76249



Price \$600,000
Status Active
Property Notes

Property Description

Great commercial opportunity in Krum! City Water and City Sewer available on site. Buyer to verify all info. Listing Broker is limited partner on subject property.



Price \$675,000
 Status Active

Property Notes

Sale Notes

Property to be annexed into Providence Village upon change in use. Property located directly across Liberty from Silverado Addition. From FM 2931, turn west on Liberty Rd., only 4/10ths mile on the left. Liberty Road is located only 9/10ths miles north of US Hwy 380. From US Hwy 377, turn east on Liberty Rd, go 1.5 miles property on right.

Property Description

Property is 175 x 556 deep. Fronts on major connector road between FM 2931 and US Hwy 377. 8 inch waterline on north side of Liberty, with 2 inch waterline along property frontage. Sewer tap 850 feet away, easement along rear. Current use for livestock grazing, very level sandy loam soil. Property to be annexed into Providence Village upon change in use. Commercial use is encouraged by Providence Village. Property has a non-annexation development agreement with Providence Village, upon change in use the property is to be annexed and zoned. Conversations with the Town indicate a B-1 zoning preferred, and many specific use designations will be supported. This is a platted lot and is located within the Mustang Water SUD for both sewer and water. 8 inch MSUD waterline running along north side of of Liberty Rd, two inch along property frontage. Sewer tap is about 850 feet east, sewer line to be located along rear of property and will require developer installation. Town of Providence Village recently purchased 10060 Liberty, the adjacent lot with barn-dominimum and shop buildings, on east for Town's auxiliary use needs. Currently under lease by Seller until May, when Town takes possession.



Price \$850,000
 Status Active

Property Notes

Property Description

Great opportunity to acquire 1.32 Acres on Boulevard 26 in Richland Hills, TX. Great opportunity to develop into pad sites or acquire and hold. Property does have a house on it that will likely need to be torn down.



Price \$3,050,000
 Status Active

Property Notes

Sale Notes

- Approximately 10 AC located 2.2 miles from Sundance Square
- Some I-35W Visibility
- Zoned "K" Heavy Industrial
- Anticipated Future Uses: Industrial; Outside Storage; RV Park (Preliminary Site Plan Approved)

Property Description

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- Some I-35W Visibility
- Zoned "K" Heavy Industrial
- Anticipated Future Uses: Industrial; Outside Storage; RV Park (Preliminary Site Plan Approved)

97 15025 State Highway 205, Terrell, TX 75160



Price \$725,000
Status Active

Property Notes

Sale Notes

Prime Investment opportunity. Two adjacent parcels sold together - one is currently zoned Executive Estates and the other Commercial -Office/Retail. Both properties are within the Terrell Commercial Overlay.

Property Description

Prime Investment opportunity. Two adjacent parcels sold together - Commercial -Office/Retail. Both properties are within the Terrell Commercial Overlay.

98 Gateway Blvd, Argyle, TX 76226



Price \$1,148,677 - \$3,446,031
Status Active

Property Notes

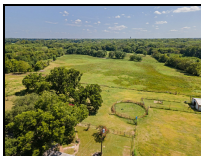
Sale Notes

Three Commercial Lots for Sale in the Argyle ETJ and zoned for Argyle ISD. These lots are priced net of flood and can be purchased individually or all together. Lots are located on County land with no zoning restrictions. These lots are located in the highly desirable Argyle area with convenient access to I-35W. Adjacent to existing Industrial development and future Residential and Commercial development, including Avalon which has already delivered and Argyle Landing to be developed by Centurion America.

Property Description

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99 1230 Old Mill Rd, McKinney, TX 75069



Price \$3,500,000
Status Active

Property Notes

Sale Notes

This property is ready to be sold 'as is' to an investor interested in holding, a developer also interested in holding or any owner/developer ready to develop once a rezoning has been done.

Property Description

1230 Old Mill Road in McKinney, TX is a little over 25 acres. And according to the City of McKinney's comprehensive plan, this property sits in the up & coming Business & Aviation District. The property is currently zoned ag, but because of its particular location within this district, there are several commercial opportunities. After the rezoning process is completed, it will be ready for immediate development. This property is also ideal for a hold for investment plan or even likelier a hold for development plan because the area & the infrastructure for commercial support is already underway. The property is only a half mile from the McKinney National Airport. It also lies within the same power grid as Medical City McKinney & the airport, so it will never lose power source. This is an outstanding location that will benefit from a series of McKinney's future improvements, including but not limited to, the expansion of Spur 399 & the expansion of the McKinney National Airport.

