



TALLEY & CO.
REAL ESTATE

PRIME INVESTMENT OPPORTUNITY | BLUE RIDGE, TX

REALTOR **KELSEY WHITESELL**
254.718.6791 | kelsey@talleyandco.com



45 ACRES AVAILABLE

BLUE RIDGE, TX

Talley And Company | TalleyAndCo.com | 254.718.6791 | 8914 Hames Road, Pilot Point, TX 76258

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Talley And Company shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. The advertisements herein are merely indications to bid and are not offers to sell which may be accepted. All properties are subject to prior sale or withdrawal. All rights are reserved by copyright.



LOCATION: NWC of Hwy-78 & CR-579
Blue Ridge, Texas 75424

COUNTY: Collin

MLS#: 20754874

ASKING PRICE: \$2,250,000

LOT SIZE: 45 Acres

PROPERTY HIGHLIGHTS

- Cleared, Unimproved Land
- Located in Growth Corridor
- Current Ag Exemption
- Develop or Hold as Investment
- This 45-acre tract is less than 1 mile south of Highway 121, minutes to Anna, Melissa, and McKinney
- Situated in a growth corridor with over 3,700 feet of road frontage on Highway 78, County Road 579, and County Road 936
- Could be used as pasture land, agriculture, investment or development

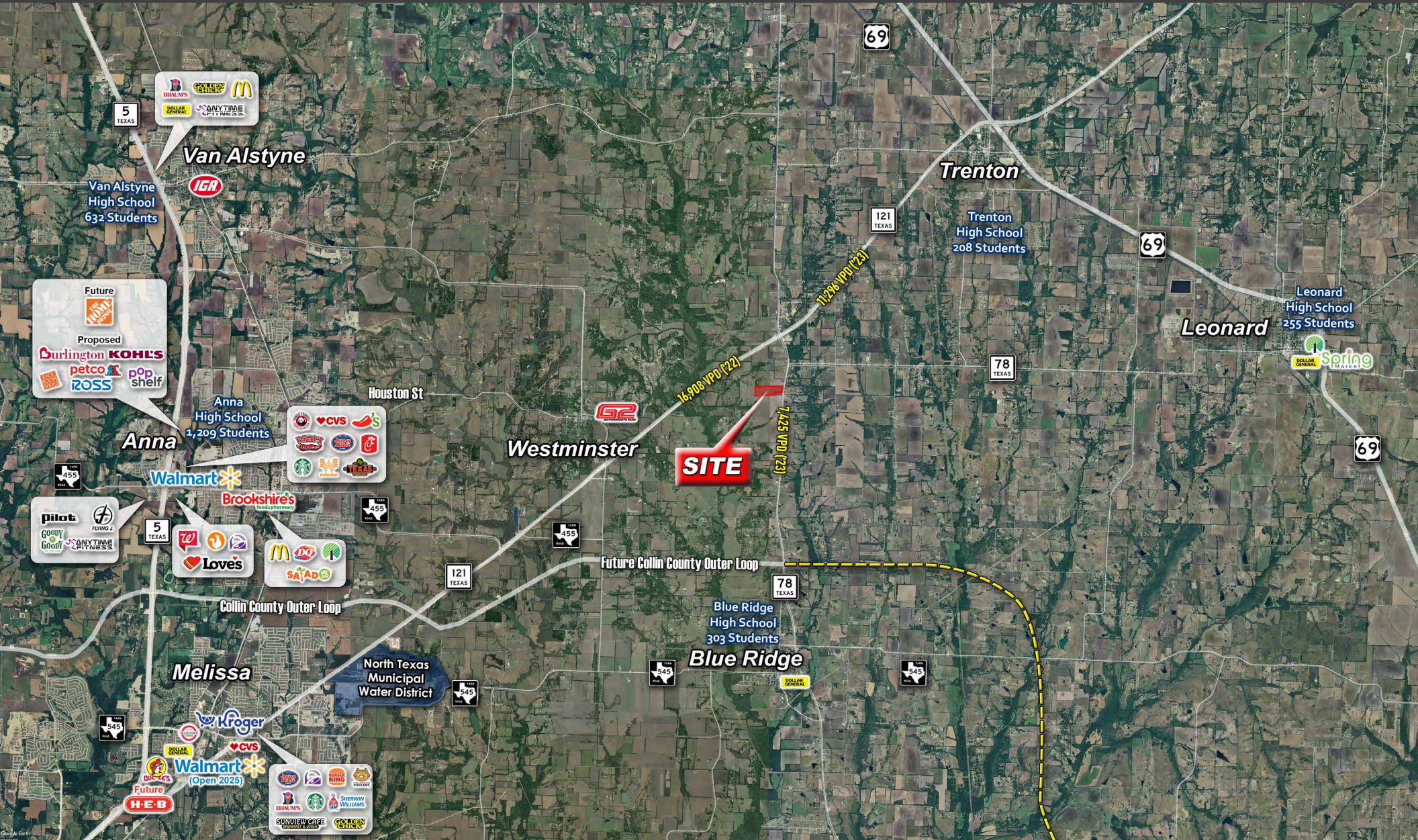




TALLEY & CO.
REAL ESTATE

PRIME INVESTMENT OPPORTUNITY | BLUE RIDGE, TX

REALTOR **KELSEY WHITESELL**
254.718.6791 | kelsey@talleyandco.com



Talley And Company | TalleyAndCo.com | 254.718.6791 | 8914 Hames Road, Pilot Point, TX 76258

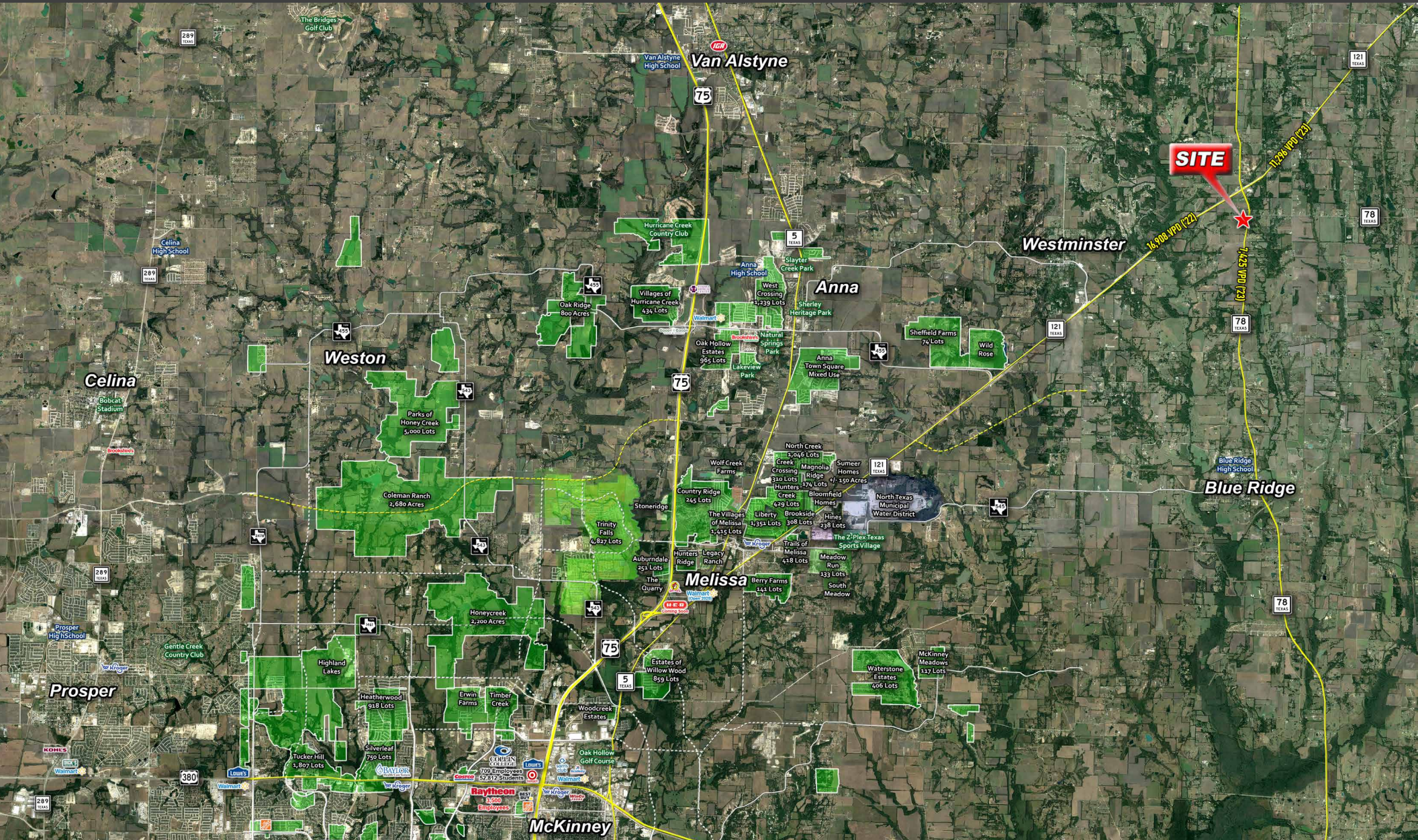
All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Talley And Company shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. The advertisements herein are merely indications to bid and are not offers to sell which may be accepted. All properties are subject to prior sale or withdrawal. All rights are reserved by copyright.



TALLEY & CO.
REAL ESTATE

PRIME INVESTMENT OPPORTUNITY | BLUE RIDGE, TX

REALTOR **KELSEY WHITESELL**
254.718.6791 | kelsey@talleyandco.com



Talley And Company | TalleyAndCo.com | 254.718.6791 | 8914 Hames Road, Pilot Point, TX 76258

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Talley And Company shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. The advertisements herein are merely indications to bid and are not offers to sell which may be accepted. All properties are subject to prior sale or withdrawal. All rights are reserved by copyright.

NORTH TEXAS



The Highway 75 and Highway 121 Corridor between McKinney and Sherman is experiencing significant growth, transforming the region into a thriving hub of economic activity and residential development. As a result, the area is seeing an influx of new housing developments, shopping centers, and corporate offices, contributing to its burgeoning reputation as a desirable location for families and entrepreneurs alike.

In Sherman, the arrival of large-scale manufacturers and tech firms has invigorated the job landscape, offering numerous positions in engineering, production, and administration. McKinney is witnessing a rise in corporate headquarters, with companies in finance, healthcare, and technology establishing a strong presence, thereby diversifying employment opportunities. Meanwhile, Melissa is emerging as a hotspot for logistics and distribution centers, thanks to its strategic location and expanding infrastructure.



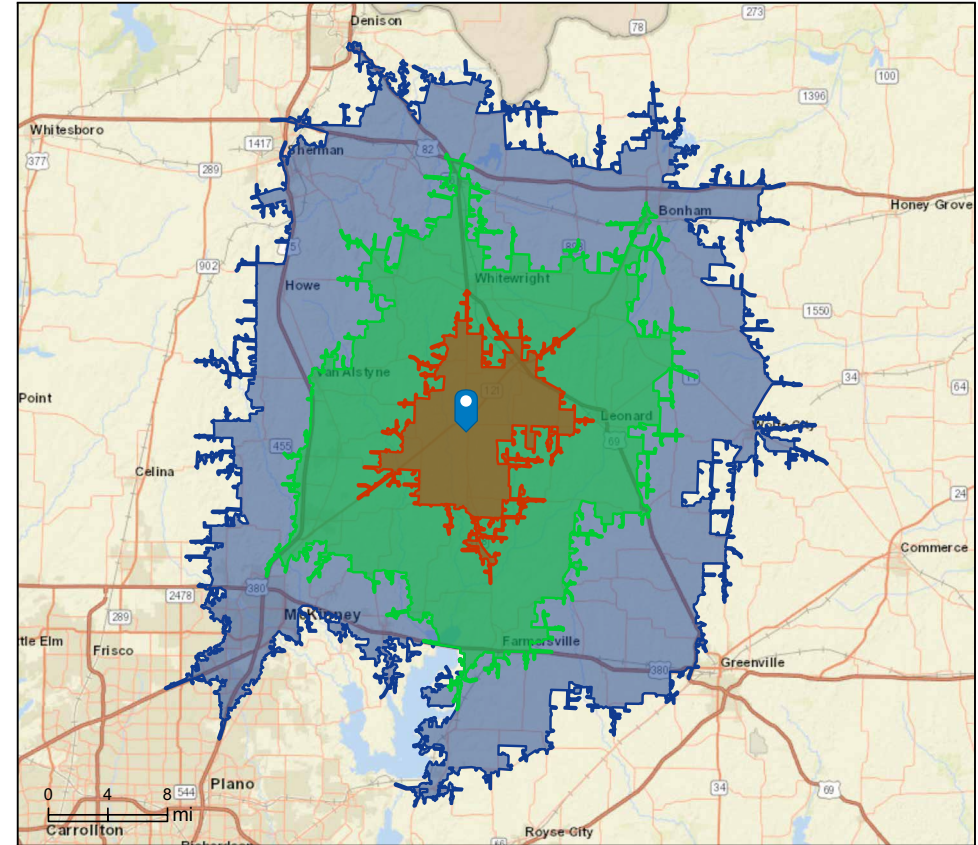


TALLEY & CO.
REAL ESTATE

PRIME INVESTMENT OPPORTUNITY | BLUE RIDGE, TX

REALTOR **KELSEY WHITESELL**
254.718.6791 | kelsey@talleyandco.com

	10 minutes	20 minutes	30 minutes
Population Summary			
2010 Total Population	6,319	47,276	202,577
2020 Total Population	8,294	73,690	289,635
2020 Group Quarters	0	322	5,634
2024 Total Population	8,833	98,345	362,235
2024 Group Quarters	0	342	6,330
2029 Total Population	9,245	121,066	449,464
2024-2029 Annual Rate	0.92%	4.24%	4.41%
2024 Total Daytime Population	6,437	73,289	313,385
Workers	1,800	21,206	129,957
Residents	4,637	52,083	183,428
Household Summary			
2010 Households	2,330	16,543	69,584
2010 Average Household Size	2.71	2.85	2.82
2020 Total Households	2,923	24,628	100,428
2020 Average Household Size	2.84	2.98	2.83
2024 Households	3,069	32,680	125,613
2024 Average Household Size	2.88	3.00	2.83
2029 Households	3,215	40,486	156,704
2029 Average Household Size	2.88	2.98	2.83
2024-2029 Annual Rate	0.93%	4.38%	4.52%
2010 Families	1,775	12,845	52,440
2010 Average Family Size	3.12	3.24	3.25
2024 Families	2,347	25,572	92,516
2024 Average Family Size	3.33	3.41	3.34
2029 Families	2,435	31,567	115,494
2029 Average Family Size	3.35	3.40	3.33
2024-2029 Annual Rate	0.74%	4.30%	4.54%
Housing Unit Summary			
2000 Housing Units	2,086	13,077	54,383
Owner Occupied Housing Units	74.2%	71.4%	66.9%
Renter Occupied Housing Units	16.6%	19.4%	24.3%
Vacant Housing Units	9.2%	9.2%	8.8%
2010 Housing Units	2,597	18,372	76,697
Owner Occupied Housing Units	72.9%	71.5%	65.3%
Renter Occupied Housing Units	16.9%	18.6%	25.4%
Vacant Housing Units	10.3%	10.0%	9.3%
2020 Housing Units	3,100	26,413	108,026
Owner Occupied Housing Units	78.0%	73.6%	63.5%
Renter Occupied Housing Units	16.3%	19.6%	29.4%
Vacant Housing Units	7.0%	6.6%	7.1%
2024 Housing Units	3,233	34,752	135,123
Owner Occupied Housing Units	79.5%	78.5%	66.3%
Renter Occupied Housing Units	15.5%	15.5%	26.6%
Vacant Housing Units	5.1%	6.0%	7.0%
2029 Housing Units	3,361	42,853	167,236
Owner Occupied Housing Units	80.9%	76.1%	65.2%
Renter Occupied Housing Units	14.8%	18.4%	28.5%
Vacant Housing Units	4.3%	5.5%	6.3%
Median Household Income			
2024	\$92,117	\$101,389	\$98,430
2029	\$112,639	\$118,603	\$114,593
Median Home Value			
2024	\$410,816	\$408,483	\$422,928
2029	\$498,795	\$495,706	\$503,518
2024 Households by Income			
Household Income Base	3,069	32,680	125,610
<\$15,000	6.9%	5.3%	5.1%
\$15,000 - \$24,999	4.6%	3.1%	3.7%
\$25,000 - \$34,999	6.9%	4.8%	5.7%
\$35,000 - \$49,999	8.0%	7.9%	7.7%
\$50,000 - \$74,999	15.1%	15.6%	14.9%
\$75,000 - \$99,999	11.5%	12.4%	13.6%
\$100,000 - \$149,999	19.0%	21.2%	18.9%
\$150,000 - \$199,999	16.1%	14.1%	13.3%
\$200,000+	11.9%	15.7%	17.1%
Average Household Income	\$117,300	\$128,472	\$131,291



2024 Population 25+ by Educational Attainment

Total	5,897	62,802	236,223
Less than 9th Grade	6.4%	3.4%	3.6%
9th - 12th Grade, No Diploma	5.0%	3.4%	3.6%
High School Graduate	28.3%	22.6%	20.0%
GED/Alternative Credential	5.6%	3.6%	4.2%
Some College, No Degree	24.0%	20.5%	19.2%
Associate Degree	8.6%	8.8%	9.1%
Bachelor's Degree	15.8%	27.5%	27.2%
Graduate/Professional Degree	6.3%	10.1%	13.1%

2024 Population 15+ by Marital Status

Total	7,089	75,589	284,412
Never Married	24.8%	25.1%	28.3%
Married	59.4%	62.0%	57.7%
Widowed	4.4%	4.8%	4.6%
Divorced	11.4%	8.2%	9.4%

Talley And Company | TalleyAndCo.com | 254.718.6791 | 8914 Hames Road, Pilot Point, TX 76258

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Talley And Company shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. The advertisements herein are merely indications to bid and are not offers to sell which may be accepted. All properties are subject to prior sale or withdrawal. All rights are reserved by copyright.