

THORNBRIDGE HILL ESTATES

608 OLD CENTER CHURCH ROAD
WHITESBORO, TX 76273



OFFERING SUMMARY

Sale Price:	\$5,000,000
Lot Size:	56.22 Acres
Year Built:	2017
Traffic Count:	-5

PROPERTY OVERVIEW

Welcome to this exceptional 57-acre gated estate, ideally suited for investors interested in developing a premier wedding and special event venue business. With an array of unique features, this property offers incredible potential for expansion into bungalows or other forms of lodging, catering to the booming event/hospitality industry in the North Texas region.

Harmonizing timeless elegance with modern opulence, the estate features a grand 3,782 sq. ft. main residence and an alluring guest house. Indulge in the tranquility of a private pool surrounded by lush landscapes that evoke serenity. Enriched by upgraded utilities and a private helipad, the estate goes beyond offering solace to become an exclusive venue for hosting weddings and exclusive events.

Thornbridge Hill Estate offers more than picturesque landscapes and luxury. It presents an exceptional opportunity for income generation. The guest house, a favored destination on Airbnb, provides a steady and attractive revenue stream. Experience the estate's captivating beauty while reaping the rewards of an Airbnb haven.

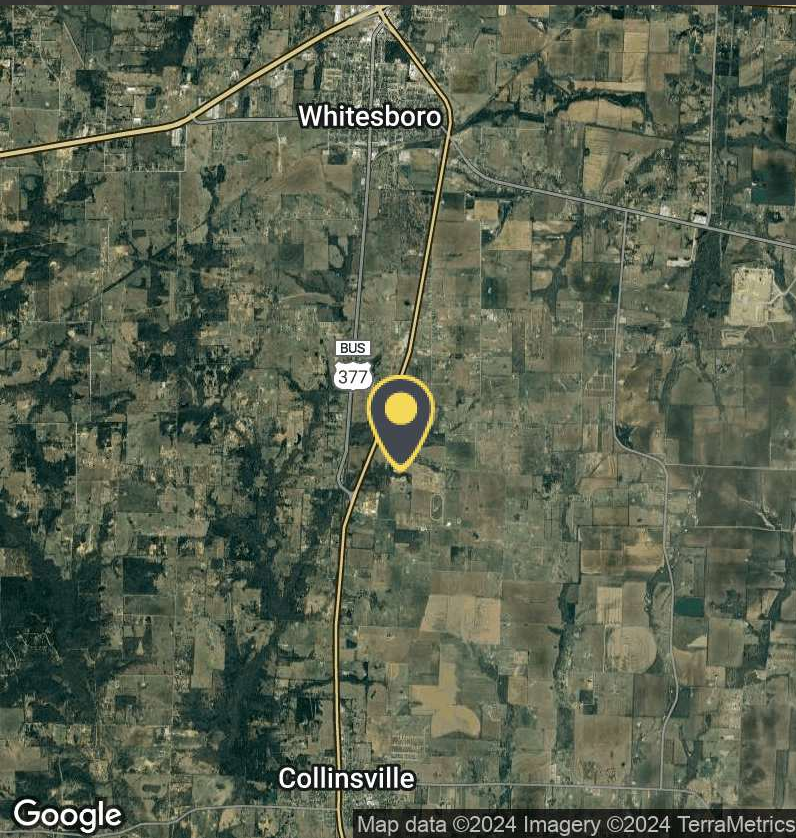
For more information or to schedule a tour, please contact:

Najdi Rafaty O: 214.267.9860
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- Currently used as wedding and special event venue
- Redevelopment opportunity includes 56.22 acres with multiple existing buildings
- Helipad for convenient access
- 3,782 sf main home | 4 bedroom
- Hamptons-style custom pool
- 2,054 sf guest home, perfect for guests or Airbnb rental
- Stunning chapel with historic 100+ year old pews
- 40x50 climate-controlled party barn/reception venue
- 45x100 storage barn
- 30x30 livestock barn
- Located in high growth area of Grayson County along the Hwy 75 corridor
- Only 6 miles from the tollway expansion, just 45 minutes north of Frisco
- Ample room for the development of bungalows or a boutique lodging experience to complement the event venue business

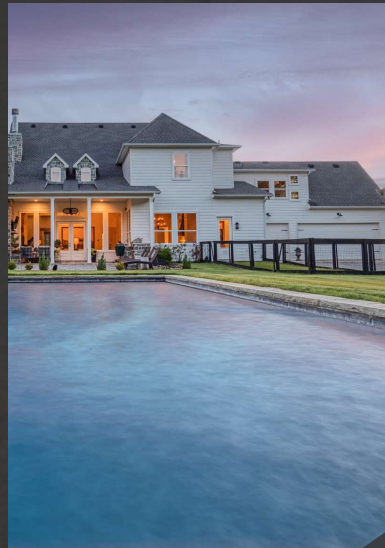
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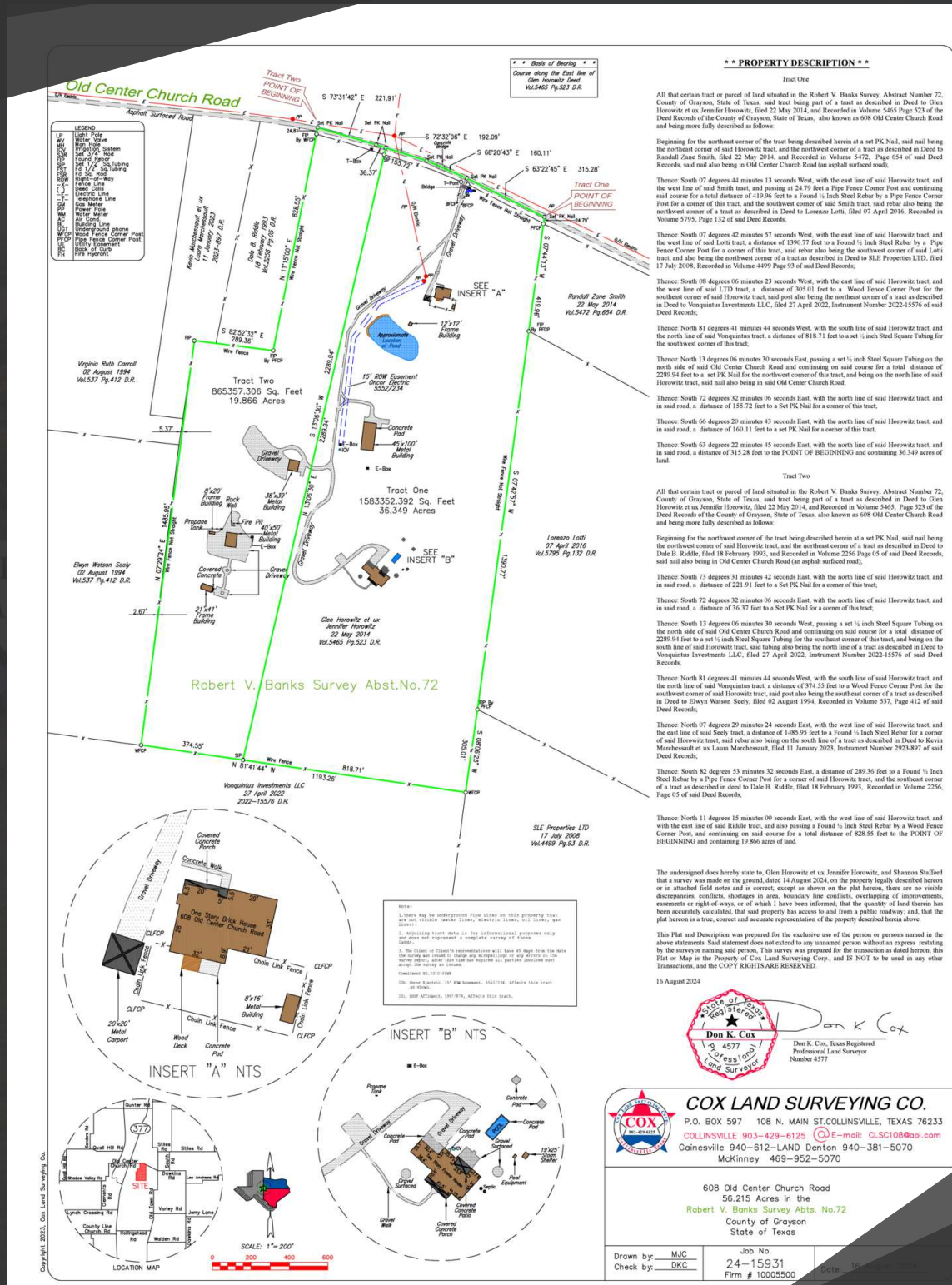
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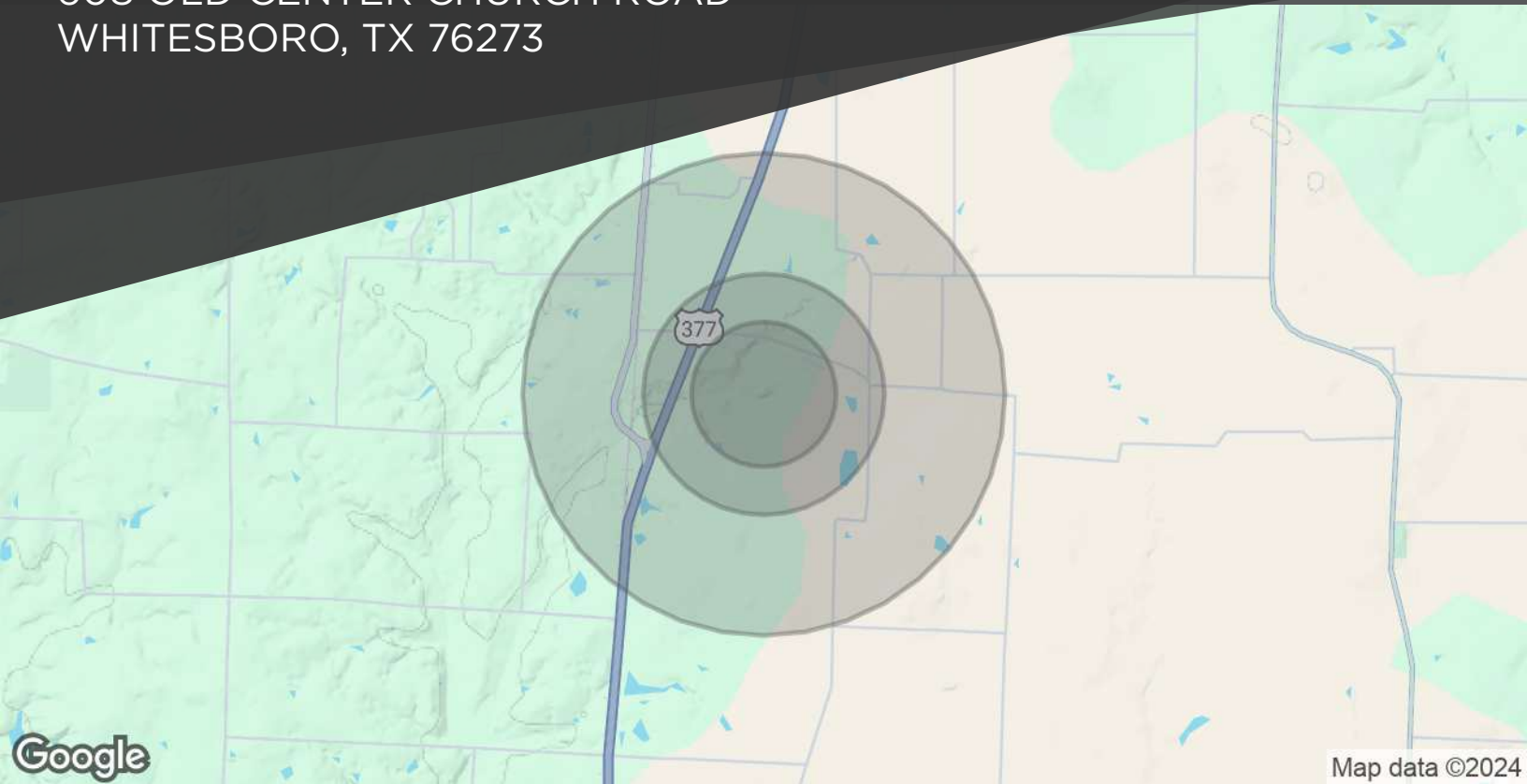
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	9	36	204
Average Age	44	44	44
Average Age (Male)	44	44	44
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	14	81
# of Persons per HH	3	2.6	2.5
Average HH Income	\$126,565	\$126,565	\$126,565
Average House Value	\$391,344	\$391,344	\$391,344

Demographics data derived from AlphaMap

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