



**FOR SALE**

**3.51 ACRE LOT**  
**695 COUNTRY CLUB RD // LUCAS, TX 75002**

Contact:

Jon Cox // 469.396.8307

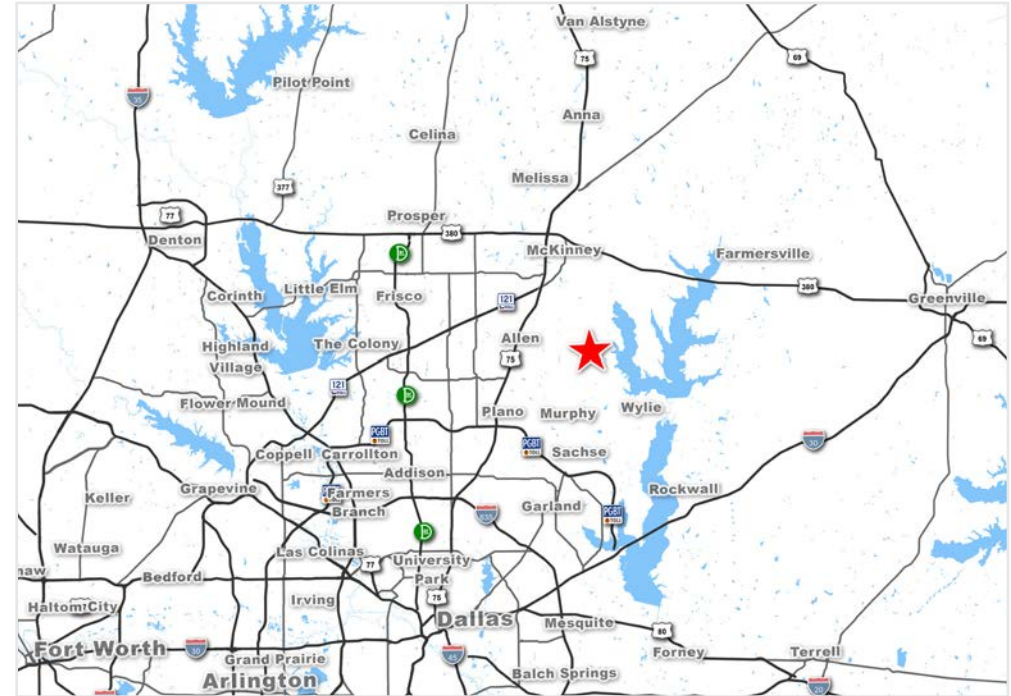
joncox@careycoxcompany.com

**CAREY COX**  
A REAL ESTATE COMPANY

# PROPERTY SUMMARY

## PROPERTY DETAILS

|               |   |
|---------------|---|
| ADDRESS       | 695 COUNTRY CLUB RD, LUCAS, TX 75002            |
| LOT SIZE      | ±3.51 ACRES                                     |
| BUILDING SIZE | ±1,664 SF                                       |
| SALE PRICE    | \$1,550,000                                     |
| ZONING        | R-2 & S.U.P. (DAYCARE)                          |
| ALLOWED USES  | RESIDENTIAL, FARM/RANCH, LIBRARY, CHURCH        |
| SPECIALTY USE | SUP IN PLACE FOR DAYCARE USE                    |
| UTILITIES     | SEPTIC SYSTEM; 16" WATER DIRECTLY ACROSS STREET |
| YEAR BUILT    | 1950  |
| FLOODPLAIN    | NONE  |
| FRONTAGE      | ±200' ON COUNTRY CLUB RD                        |



## DEMOGRAPHICS

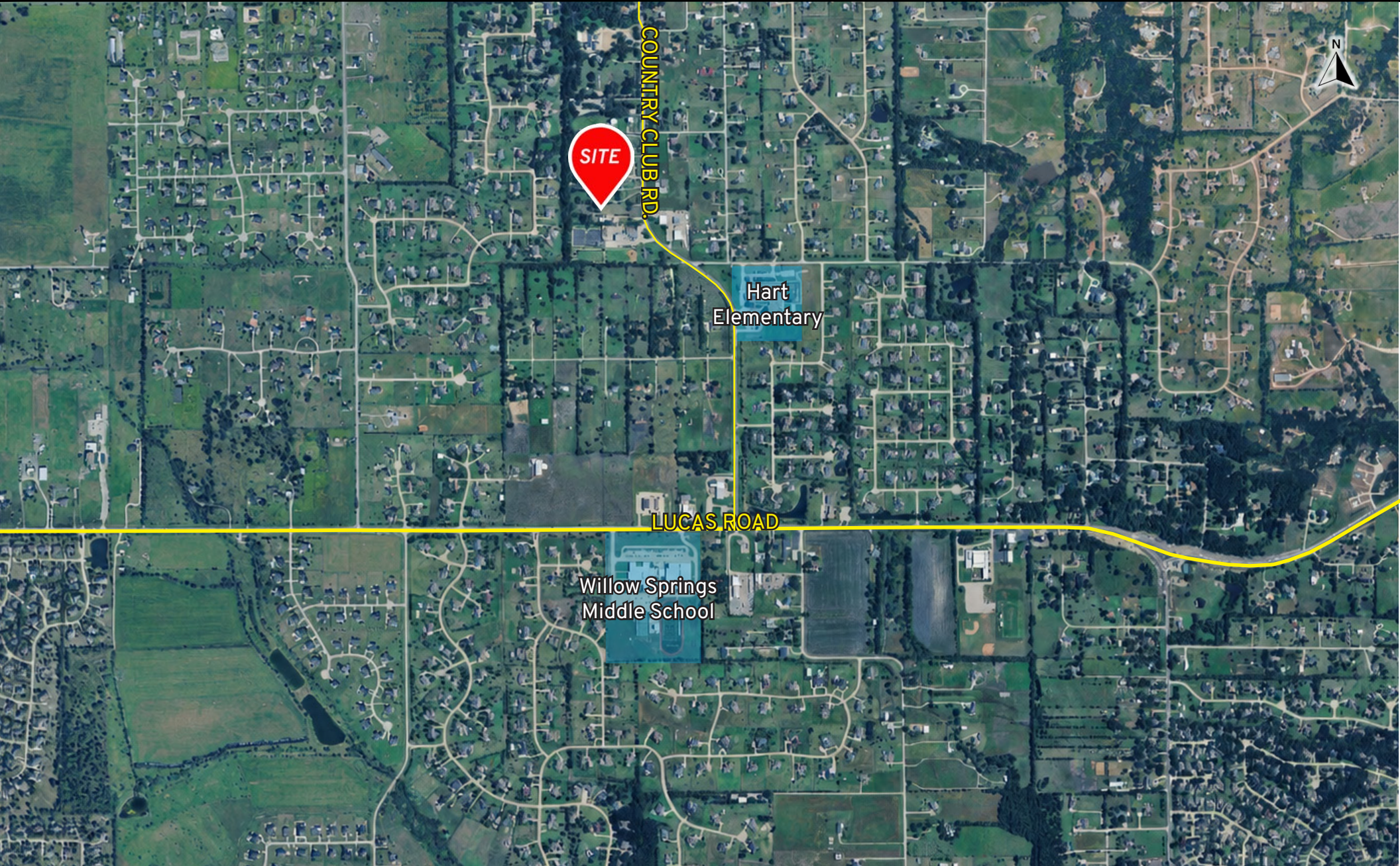
| 2025 - CoStar           | 1-Mile    | 3-Mile    | 5-Mile    |
|-------------------------|-----------|-----------|-----------|
| Total Population        | 2,292     | 44,339    | 137,919   |
| Median Household Income | \$175,757 | \$153,815 | \$129,841 |

## TRAFFIC COUNTS

|                                 |            |
|---------------------------------|------------|
| COUNTRY CLUB RD @ CREEK VIEW LN | 12,304 VPD |
| COUNTRY CLUB RD @ ESTATES PKWY  | 12,054 VPD |







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