



**McKissick & Associates**

Brokerage · Consulting · Development  
972-562-9090  
www.resmckinney.com

**000 CR 483**

Lavon TX | 75166

ASKING \$

**\$780,000**

TYPE

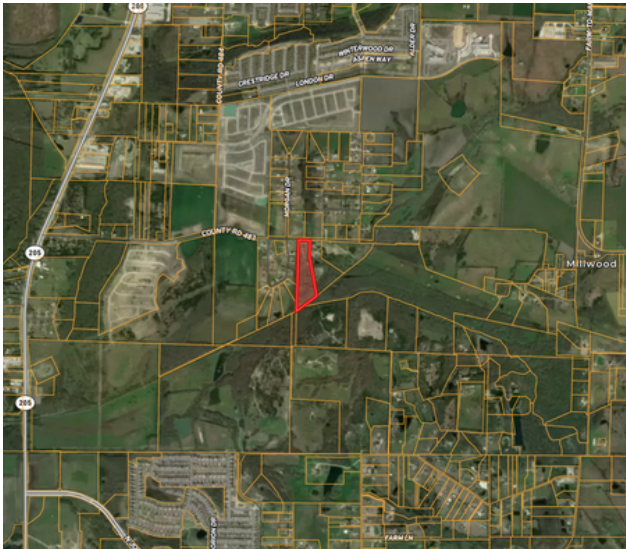
LAND

ACREAGE: 14.95+/- \$/ACRE: \$52,177/AC

*Information contained herein is deemed reliable but not guaranteed by Broker or Owner and should be verified.*



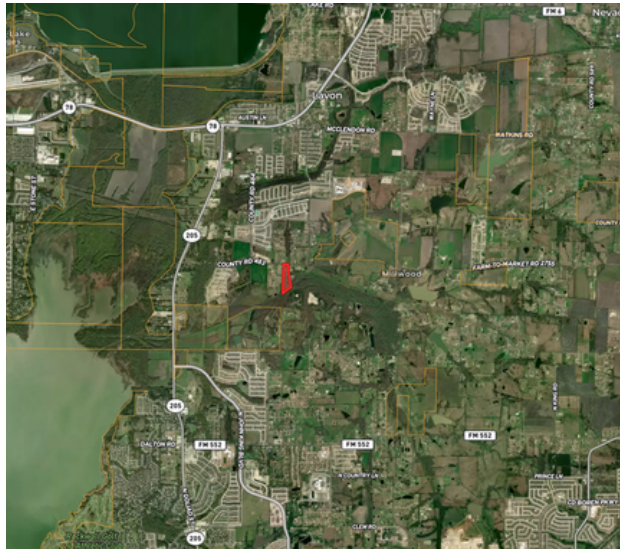
**AERIAL**



**WIDE AERIAL**



**AERIAL**



**WIDE AERIAL**

## OVERVIEW

Excellent property in Collin County's, Lavon ETJ, No Zoning— 14.95 acres of flat, developable acres offering excellent usability and strong upside for a variety of end uses. This property can be subdivided, opening the door for multiple scenarios including a place of worship. The land is well-treed throughout, with a creek along the southern boundary and a smaller drainage creek running through the property that feeds into it — offering natural character along with functional drainage. Approximately 300 feet of road frontage is secured by a mix of metal fencing with gates and solid barbed wire fencing, giving the property a clean, functional perimeter from day one. Buyers should note the property is subject to deed restrictions, and portions fall within flood plain and floodway areas, with electrical easements crossing the property as well — all worth factoring into site planning and due diligence. See transaction desk for details on restrictions and survey. With its flat topography, tree cover, water features, and proximity to

**14.95 Acres | Collin County | Lavon**



**Corey Homer**  
Associate



**Contact**

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**Message**

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**Address**

1833 W. Hunt #102,  
McKinney, TX 75069





**AERIAL MAP**



**AERIAL MAP**

# OVERVIEW

Lavon's growth corridor, this tract offers a compelling opportunity for the right buyer looking to develop, subdivide, or hold in one of Collin County's expanding areas.



**WATER MAP**



**WIDER AERIAL**



**14.95 Acres | Collin County | Lavon**



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Aerial Drone Footage



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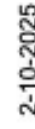
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