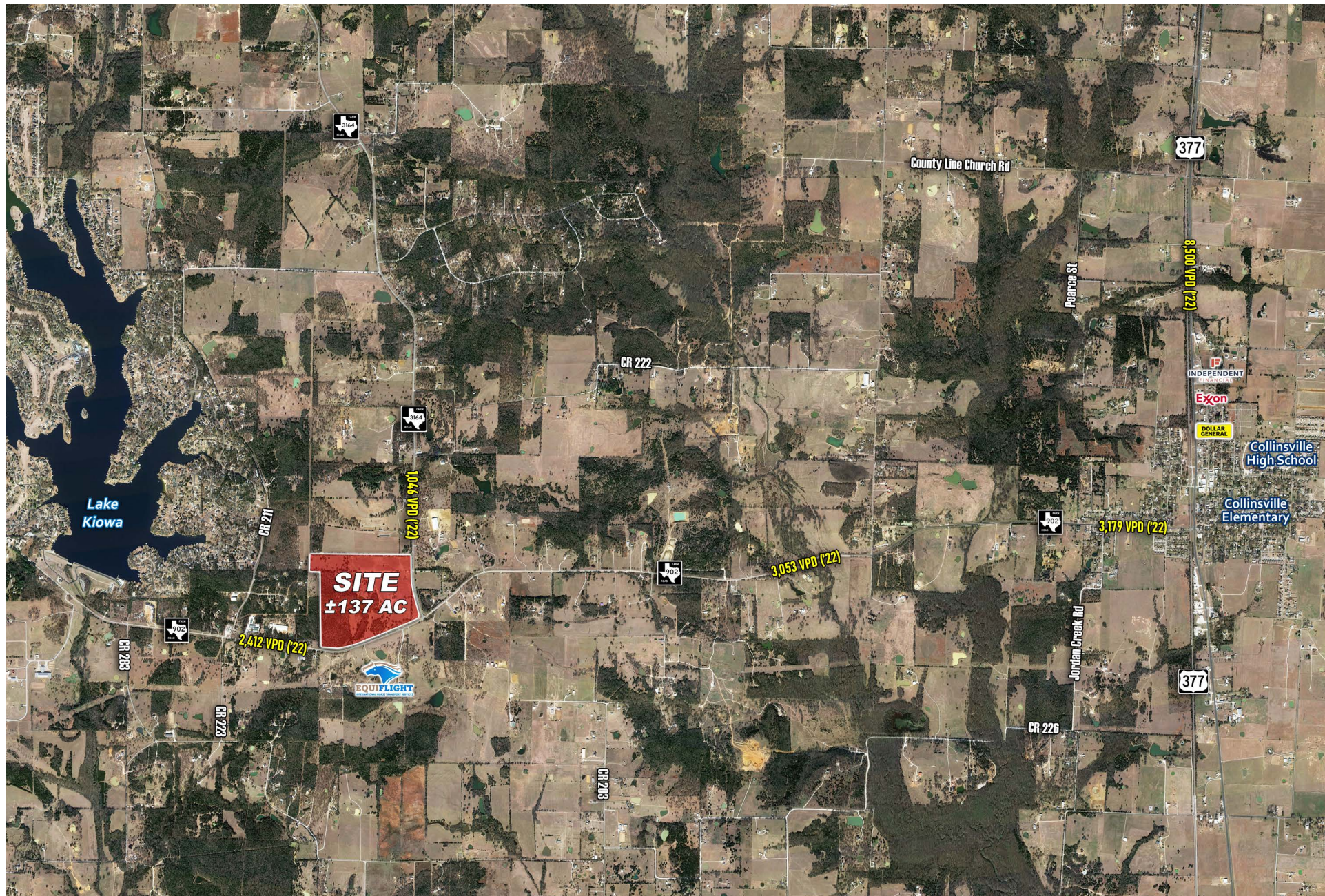


±137 ACRES • INVESTMENT OPPORTUNITY



REX GLENDENNING
 REX@REXREALESTATE.COM

972-250-1263
REXREALESTATE.COM



The information contained herein was obtained from sources deemed reliable; however, Blue Ox Brokerage, LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW



LOCATION

NWC of FM-902 & FM-3164
Collinsville, Texas 76233



HIGHLIGHTS

- ±137 Acres at the northwest corner of FM-902 & FM-3164
- Frontage & access from FM-903 & FM-3164
- Approximately 20 minutes/ 16 miles north of Pilot Point
- Approximately 16 minutes / 12 miles southeast of Gainesville
- Zoning: Contact Broker
- Price: Call for Pricing

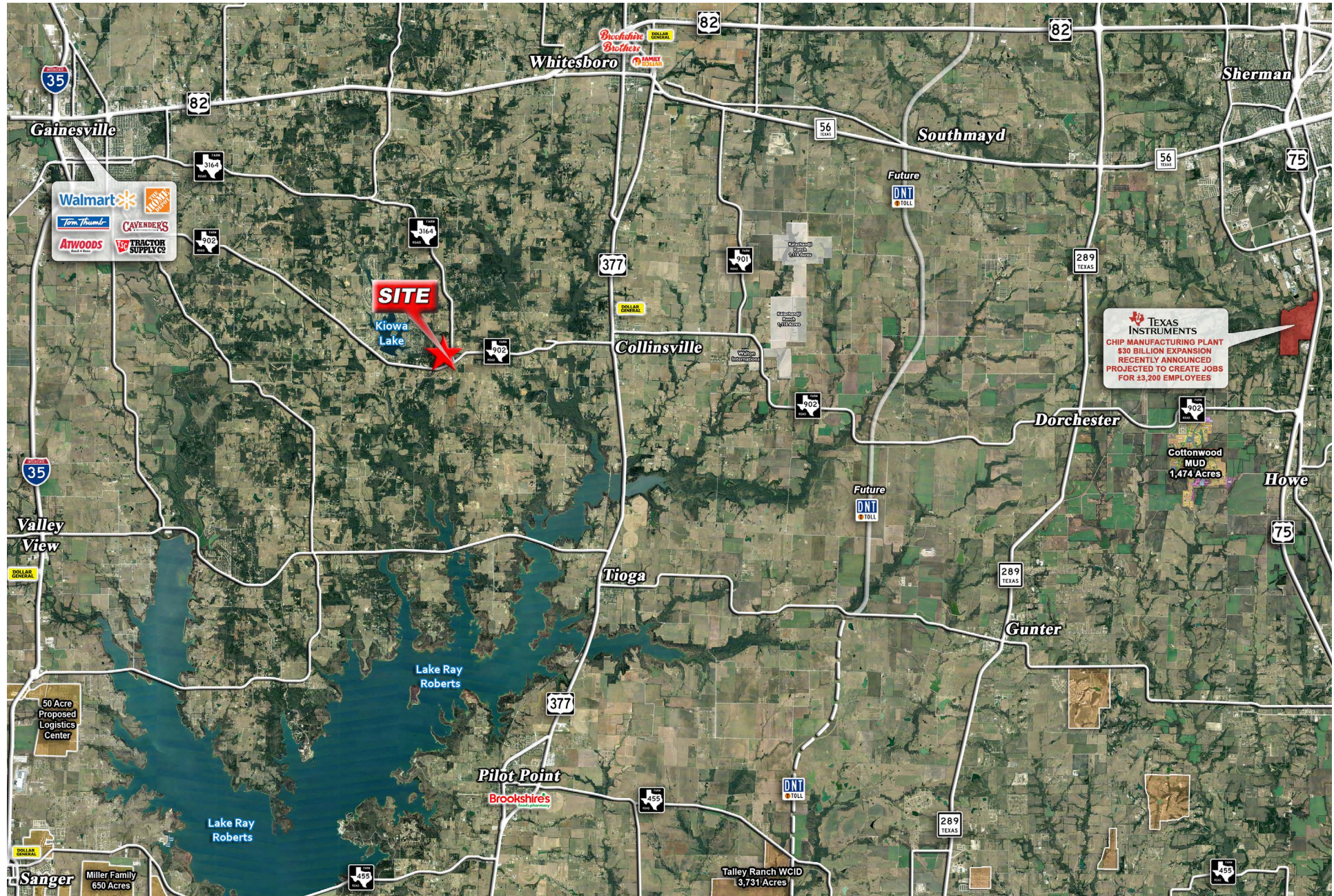


DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
2023 POPULATION	2,953	7,644	11,811
2028 PROJ. POP.	3,072	7,989	12,350
AVG HH INCOME	\$117,652	\$112,360	\$114,596



MARKET AERIAL



PILOT POINT, TX - OVERVIEW

STORY

From its early beginnings over 150 years ago, Pilot Point has been a unique community strategically located in the gentle rolling hills north of Dallas, Texas. As the oldest settlement in Denton County, Pilot Point served as an anchor point on trails used by both Indians who initially settled the area, and eventually by settlers heading west.

In the autumn of 1880 the first train rolled through Pilot Point over the newly constructed line of the Texas and Pacific Railroad. Under a lease arrangement the Missouri, Kansas, and Texas railway ran over the same track. This gave pilot point excellent passenger and freight service for many years.

Serving as the site for many movies, the city is as rich in history as they come. From early Indian settlements, to western settlers, cattle drives, stage routes, to historic homes and building - we are living history. The Pilot Point Square has been listed on the National Register of Historic Places since 2007.

RICH IN HISTORY

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Pilot Point may be best known as being the site of one of the bank robbery scenes from the 1967 film Bonnie & Clyde. Due to this and the numerous other films that have been filmed in the area, the Texas Film Commission recognized us as a Film Friendly Community in 2021.

Major EMPLOYERS IN Pilot Point

Advanced Microbial Solutions	Manufacture organic products	12
Chandler Cabinets	Cabinetry	89
City of Pilot Point	Government	54
Countryside Nursing Center	Care Facility	69
Custom Cabinet Doors	Cabinetry	23
Dollar General	Department Store	8
Empire Counter Tops	Counters	80
Integrity Car Care	Vehicle Repair and Product Sales	8
North Star Bank of Texas	Financial Services	9
Pilot Point Care Center	Care Center	72
Pilot Point Independent School District	Education	202
Point Bank	Financial Services	73
Sanderson's C & C, Ltd.	Vehicle Restoration	16
Strum Welding	Metal Works	12
Tri - Tex Cabinets	Cabinetry	35
Trim Line	Cabinetry	20



Source: Cityofpilotpoint.org