

OFFERING MEMORANDUM

3227 COUNTY RD 2004,
CORSICANA, TX 75110

Discover an exceptional opportunity just outside the city limits in a fast-growing market. This package combines 19.18 acres of unrestricted land with a 12-home rental portfolio, offering both immediate income and long-term development potential.

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PROPERTY SUMMARY

3227 County Rd 2004, Corsicana, TX 75110

SALE PRICE: \$3,980,300

NUMBER OF UNITS: 12

LOT SIZE: 19.18 Acres

PROPERTY TYPE: Multifamily

BUILDING SIZE: 1,200 SF

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The land tract has been fully surveyed and is ready for residential, commercial, or mixed-use projects. Its location near schools, shopping, and dining provides convenience while maintaining the flexibility of no city restrictions.

This unique combination of development-ready land and stabilized rental income makes it an ideal opportunity for investors, developers, or portfolio buyers looking to expand in a thriving area.



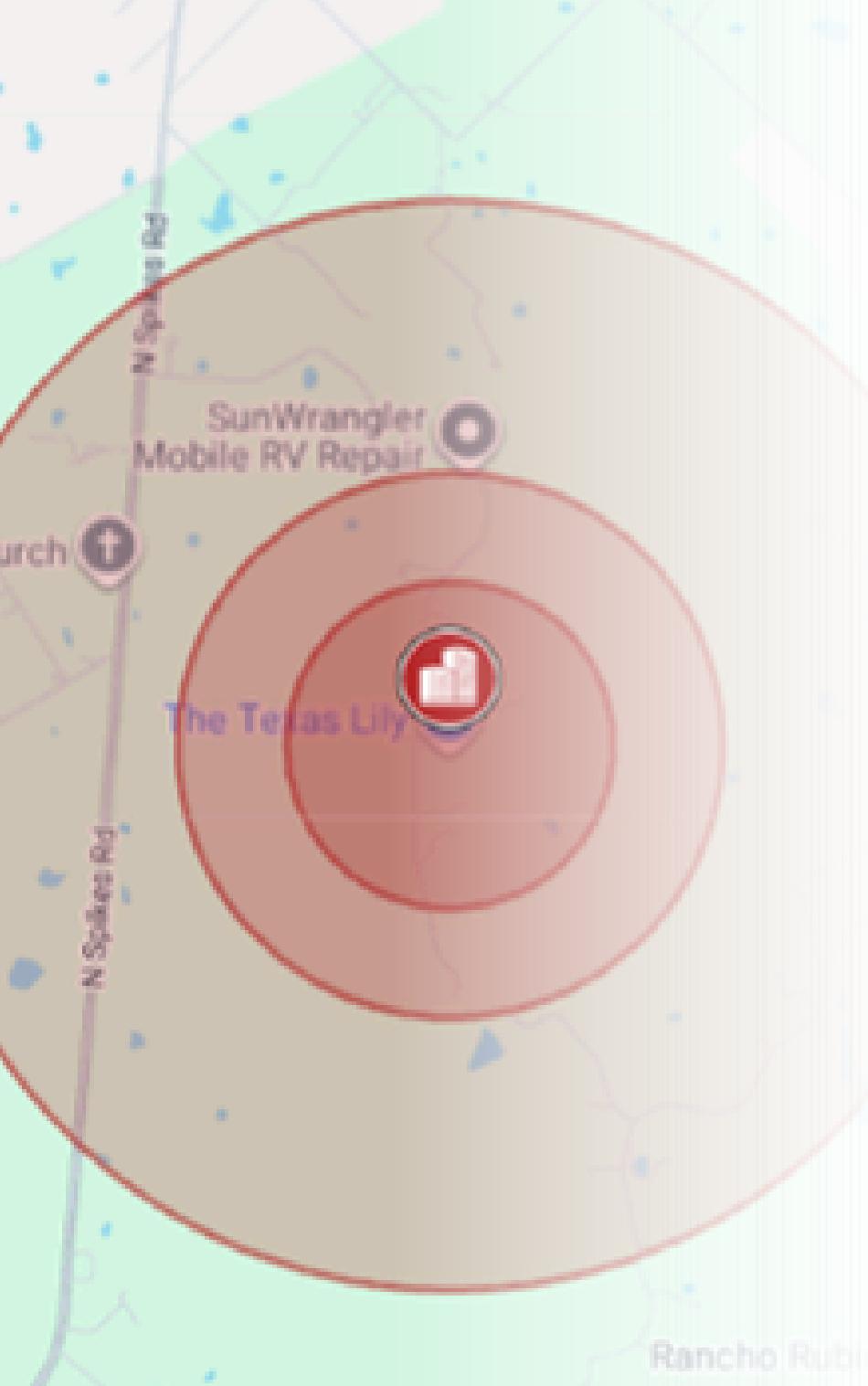
PROPERTY HIGHLIGHTS

Incredible Investment & Development Opportunity – 19.18 Acres + 12-Home Portfolio

- 12-Home Portfolio – Each home sits on ~¼ acre, offering 1,200 sq ft with 3 bedrooms and 1 bathroom. All were fully renovated in 2024 with modern systems, warranties, and environmental certifications. Every property is currently leased, delivering immediate rental income and stable cash flow.
- 19.18 Acres of Unrestricted Land – Adjacent to established residential neighborhoods, this surveyed tract offers utilities on-site and pipeline easements for efficient development. Zoned residential, it's ideal for single-family or community housing with room for large-scale growth.
- Prime Location – Situated in the highly sought-after Corsicana area with easy access to US-287, I-45, schools, shopping, and essential services. The land provides both convenience and scenic surroundings, perfect for creating a quality living community.
- Investment Potential .
- A rare chance to combine turnkey rental income with substantial development opportunity in a fast-growing, high-demand market. This package is ideal for developers or investors seeking long-term value and high ROI.



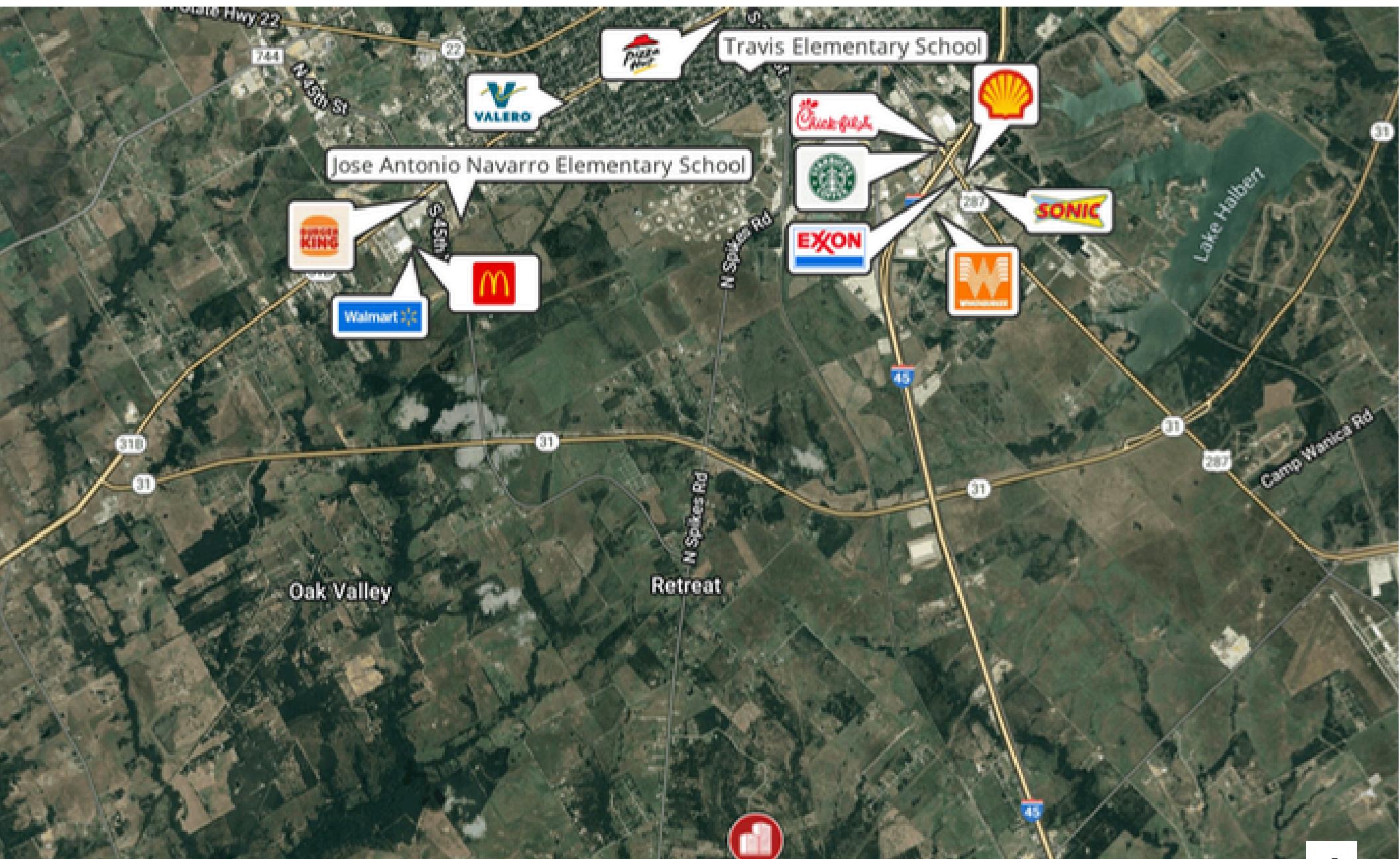
AREA OVERVIEW



Nestled in the serene countryside of Navarro County, this property is ideally positioned just outside the Corsicana city limits—offering a quiet, rural feel while remaining only minutes from shopping, dining, schools, and major highways. Located along Country Road 2004, this area continues to see residential growth and investor interest due to its accessibility and proximity to the city.

	0.3 Miles	0.5 Miles	1 Miles
Total households	5	21	94
Total population	14	61	274
Persons per household	2.8	2.9	2.9
Average household income	\$78,055	\$78,055	\$78,055
Average house value	\$217,491	\$217,491	\$217,491
Average age	41	41	41
Average age male	40	40	40
Average age female	42	42	42

RETAILER MAP





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