

1305 Vetch Rd

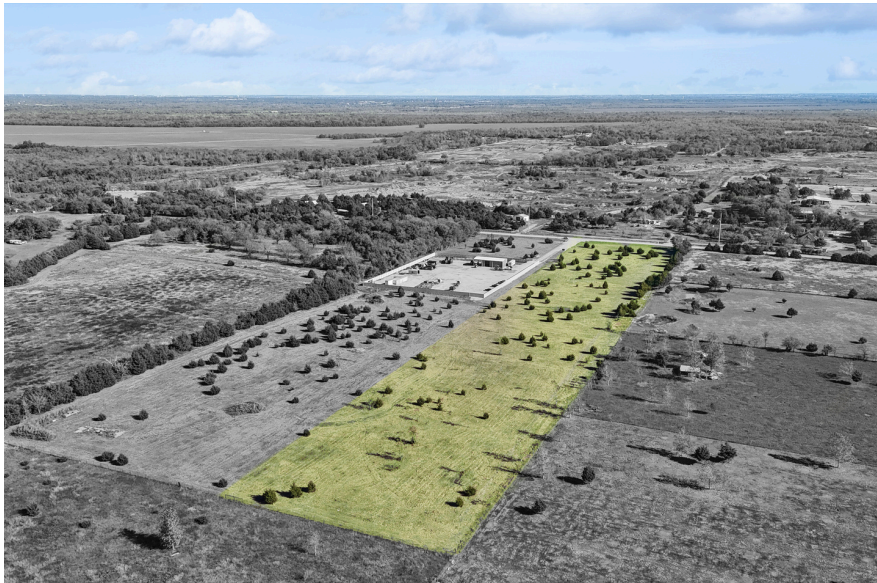
FERRIS, TX

2025

For Sale

Over 10 acres with no zoning, available to build out as needed, no restrictions or floodplains.

Prime development opportunity available to build your business with no restrictions. The property is conveniently located outside the city limits with close proximity to loop 9, and highway 45. Travel routes from highway 45, all rated for big equipment. This opportunity offers unmatched potential for developers and investors looking to capitalize on south of the city industrial expansion.



Property Overview

Opportunities

Flexible land to explore all business endeavors with no restrictions:

- **Heavy industrial**
- **Auto salvage**

- **Recycling**
- **Manufacturing**
- **Machinery**
- **Equipment storage**
- **Sand and gravel**
- **Trucking and transportation**

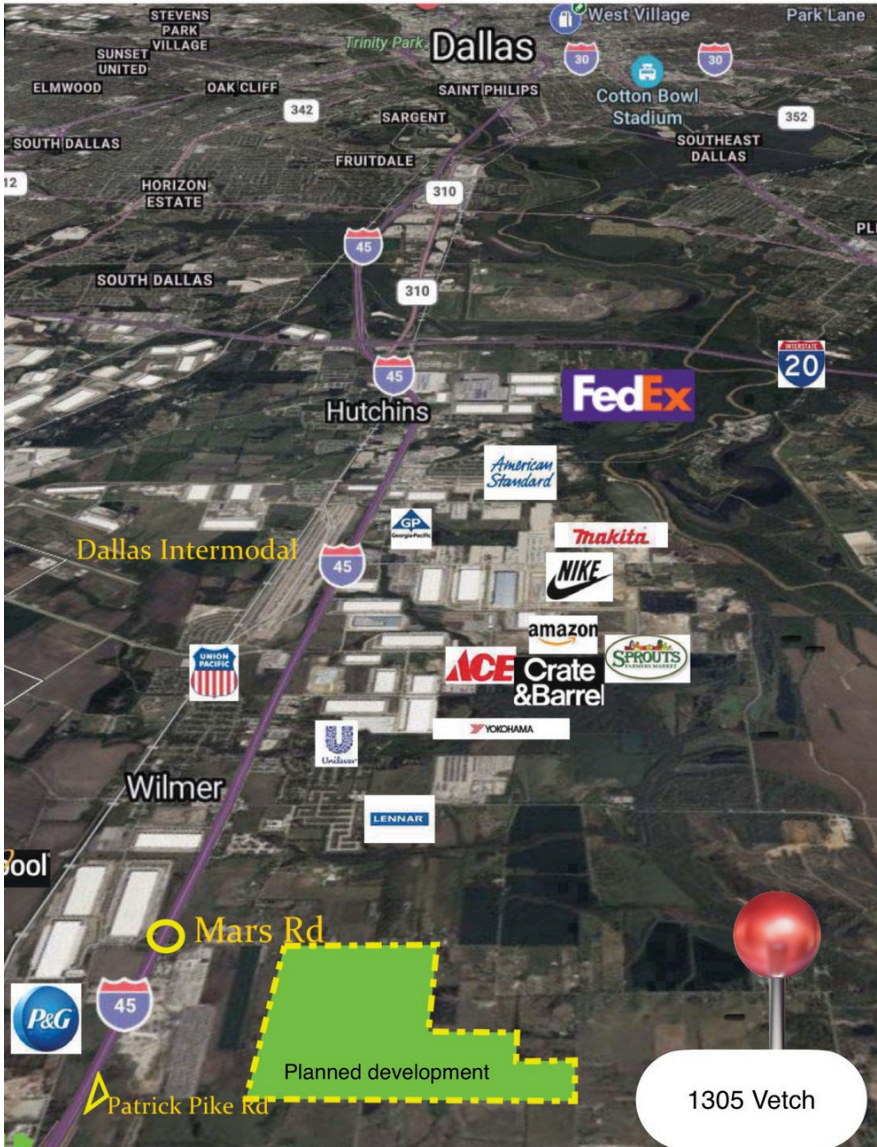
Site Strengths

- Loop 9 access
- Highway 45 access
- Road rating for trucks
- Shovel ready



Within 5 miles:

Location Overview map



AUDREY DIAL, MBA
Licensed Real Estate Agent



Growth

- Neighboring expansions and planned developments
- Strong economic growth
- Large commercial spaces established



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