

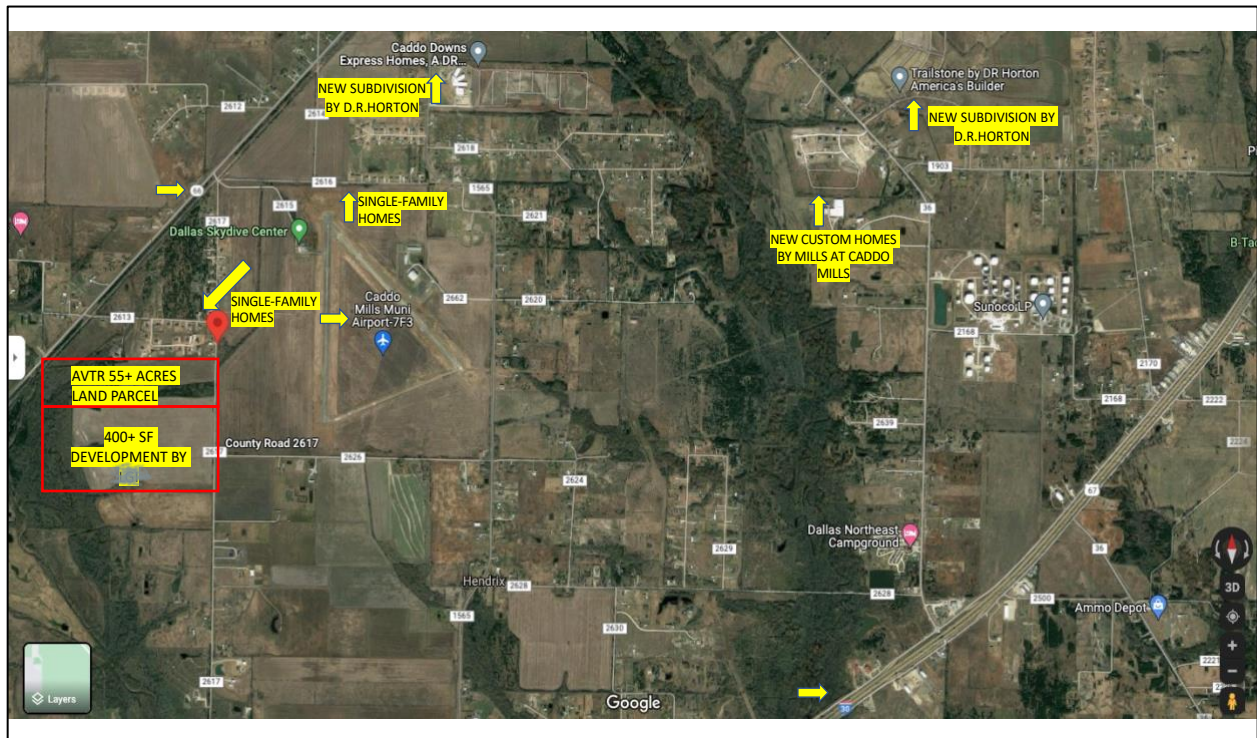
## FOR SALE - APPROVED PRELIM PLATS (171 APPROVED LOTS)

**ASKING PRICE: \$3,950,000**

### INVESTMENT HIGHLIGHTS:

- Size is 50.72 Acres; Approved zoning & preliminary plat (171 residential lots)
- SF2 zoning - 60' wide lots; Side yard setback variance to straight zoning- Letter signed by City.
- WOTUS- waters of the US study
- Alta Survey, Topo Survey (Combined with Alta)
- Concept plan and layout approved
- Annexation- City Meeting Minutes
- 2 mins to Riverside Homebuilders
- 5 mins to D.R. Horton Stonehaven subdivision
- 9 mins to D.R. Horton Trailstone subdivision

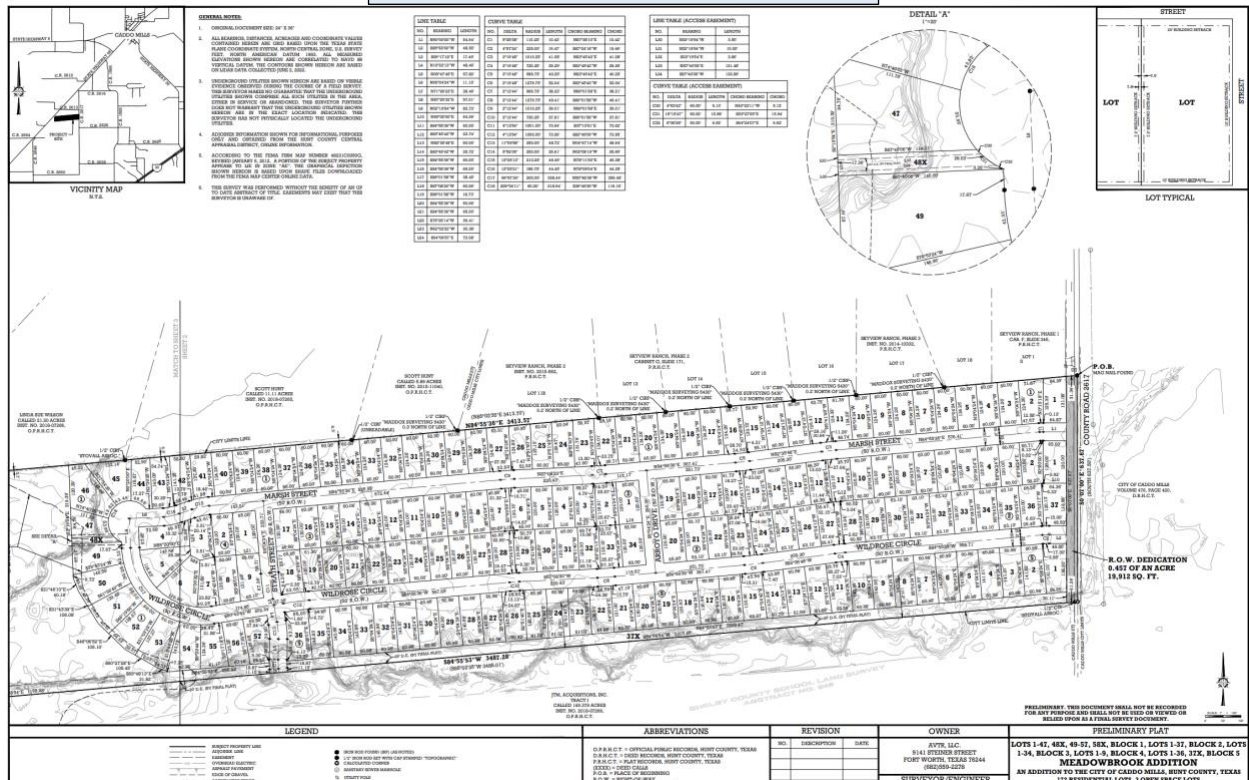
A great opportunity for the developers to develop 50.72 acres in Caddo Mills, Hunt County. City has approved the single-family zoning for 171 lots with 60' wide lots. This property is just located on a major interstate I30 and CR2617, 1.5 Miles from Dallas Sky dive center and Caddo Mills municipal airport. Next to an acre lot subdivision, surrounded by 2 new DR Horton single-family subdivisions and 400+ SF homes being planned to develop in an adjacent parcel.



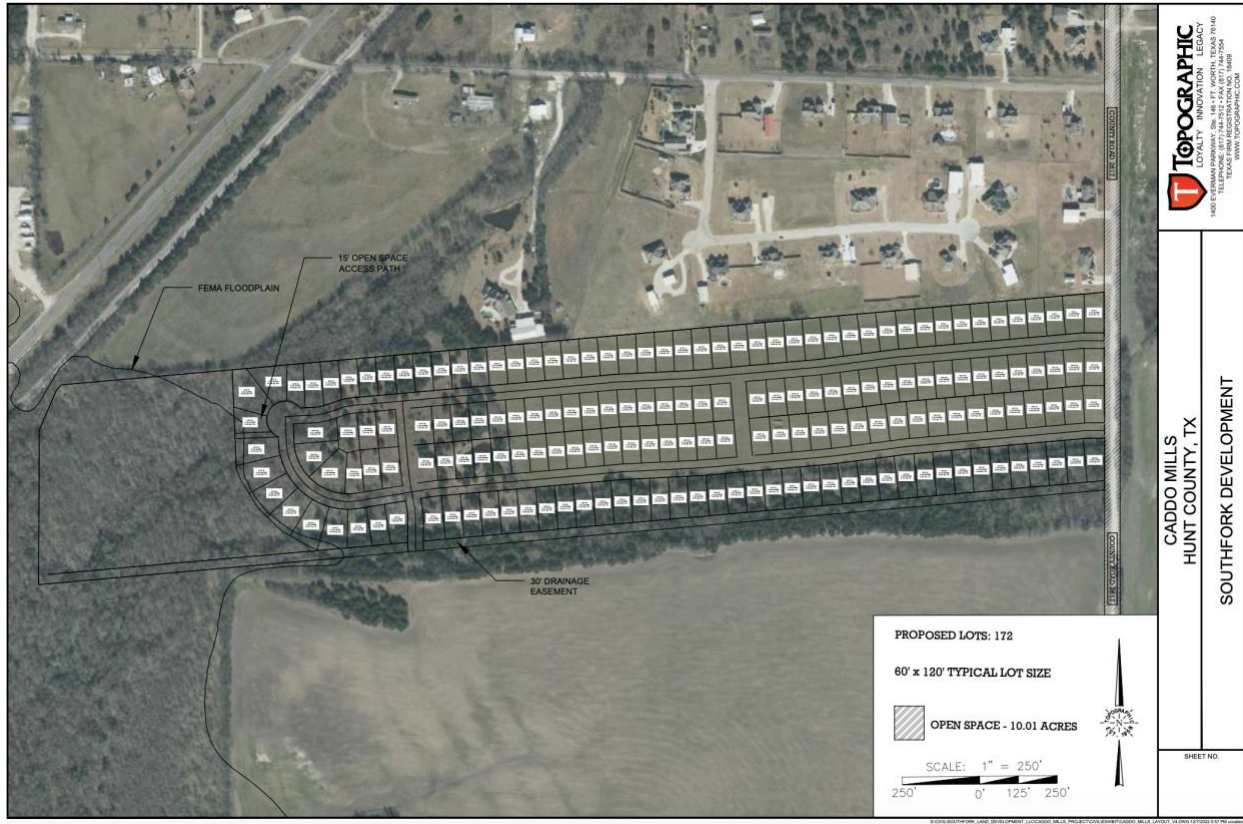
Caddo Mills is one of the fastest growing rural communities in Hunt County located just 41 miles northeast of Dallas and serviced by Caddo Mills ISD with Greenville less than 10 miles northeast and Rockwall less than 20 miles southwest and 30 miles from McKinney.

It is fully entitled with an approved preliminary plat. Sewer services are available, and city is working on getting 12' water line to the site. With Caddo Mills and neighboring cities experiencing a booming phase, the timing couldn't be better. Investors and home builders will relish the chance to capitalize on the growing demand for housing in this vibrant town.

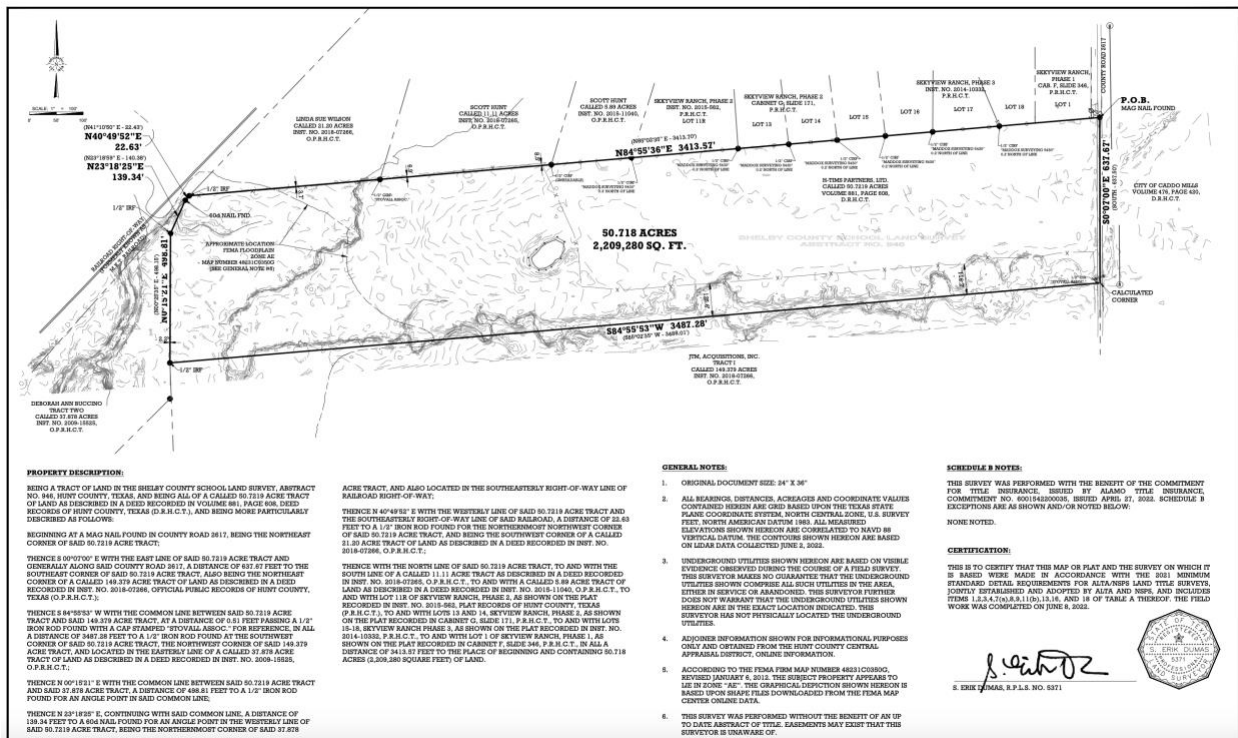
## 171 Residential Approved Lots



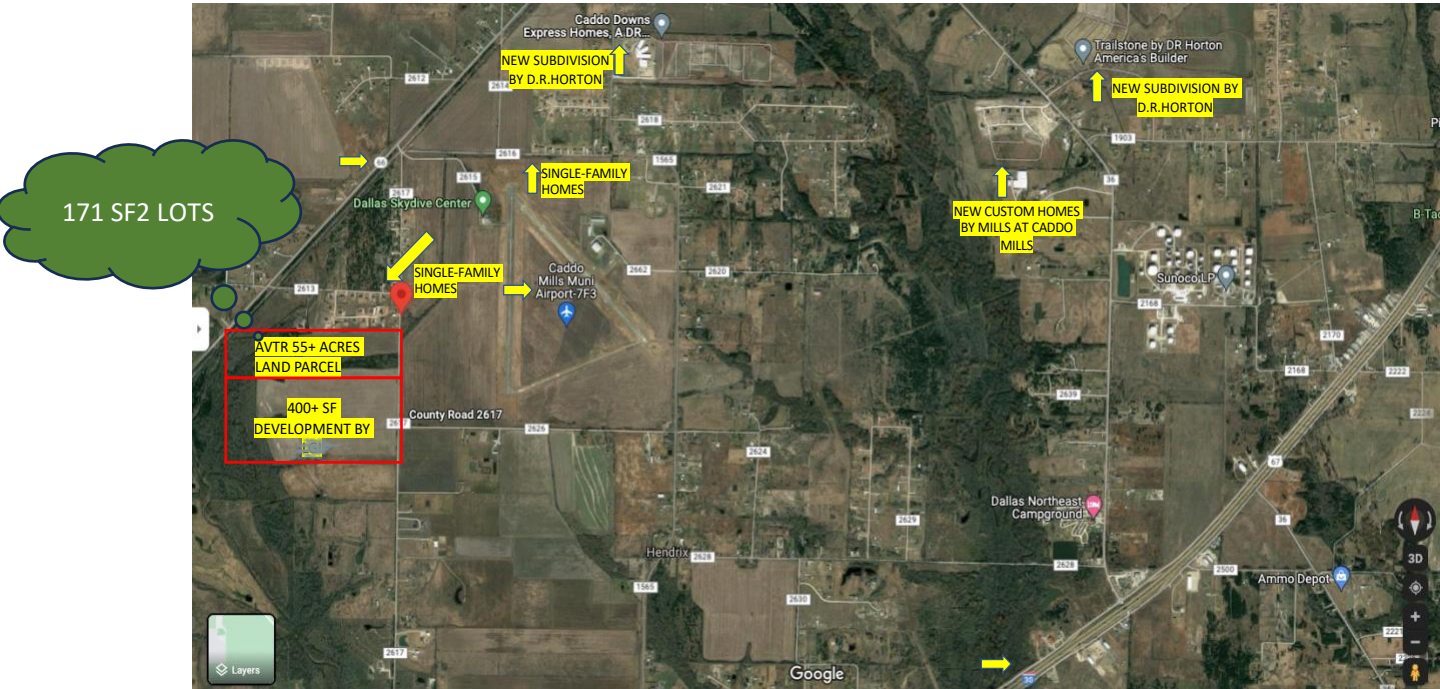




## ALTA SURVEY



With its close proximity to major urban centers like Dallas and Greenville, Caddo Mills offers residents the best of both worlds. The town's peaceful ambiance allows for a tranquil lifestyle while being within easy reach of modern amenities, shopping centers, and employment opportunities.



The listing agent is one of the partners on this land. The sellers will convey all the engineering, topo survey, alta-survey, WOTUS, concept plans etc. with the purchase of this parcel.

Buyer and buyer's agent to verify dimensions and allowable lot use + and to verify all information including dimensions, square footage, schools, zoning, utilities etc. Mineral rights do not convey.

<b>LISTING CONTACT DETAILS:</b>	ABDUL JAMEEL ABDUR RAHMAN CELL# 682-559-2278; EMAIL-ABDULRE360@GMAIL.COM
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