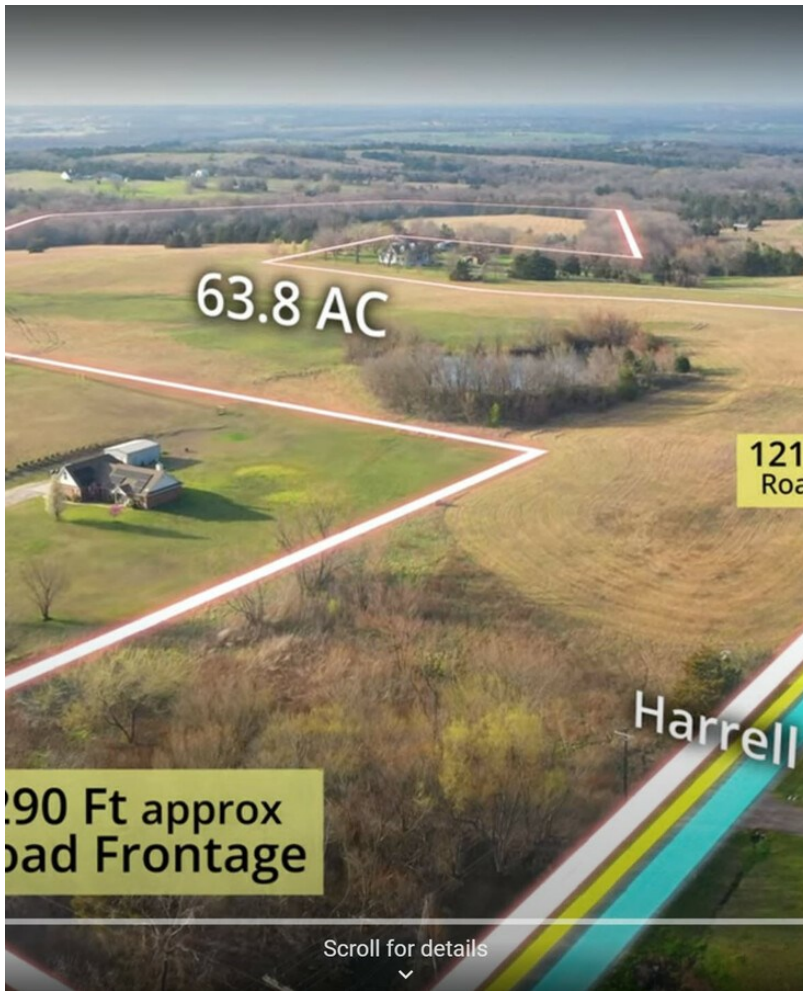




## 3243 Harrell Rd, Howe, TX

3243 Harrell Rd, Howe, TX 75459

**Vir Palande**  
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(469) 476-0010



# 3243 Harrell Rd, Howe, TX

\$2,670,000

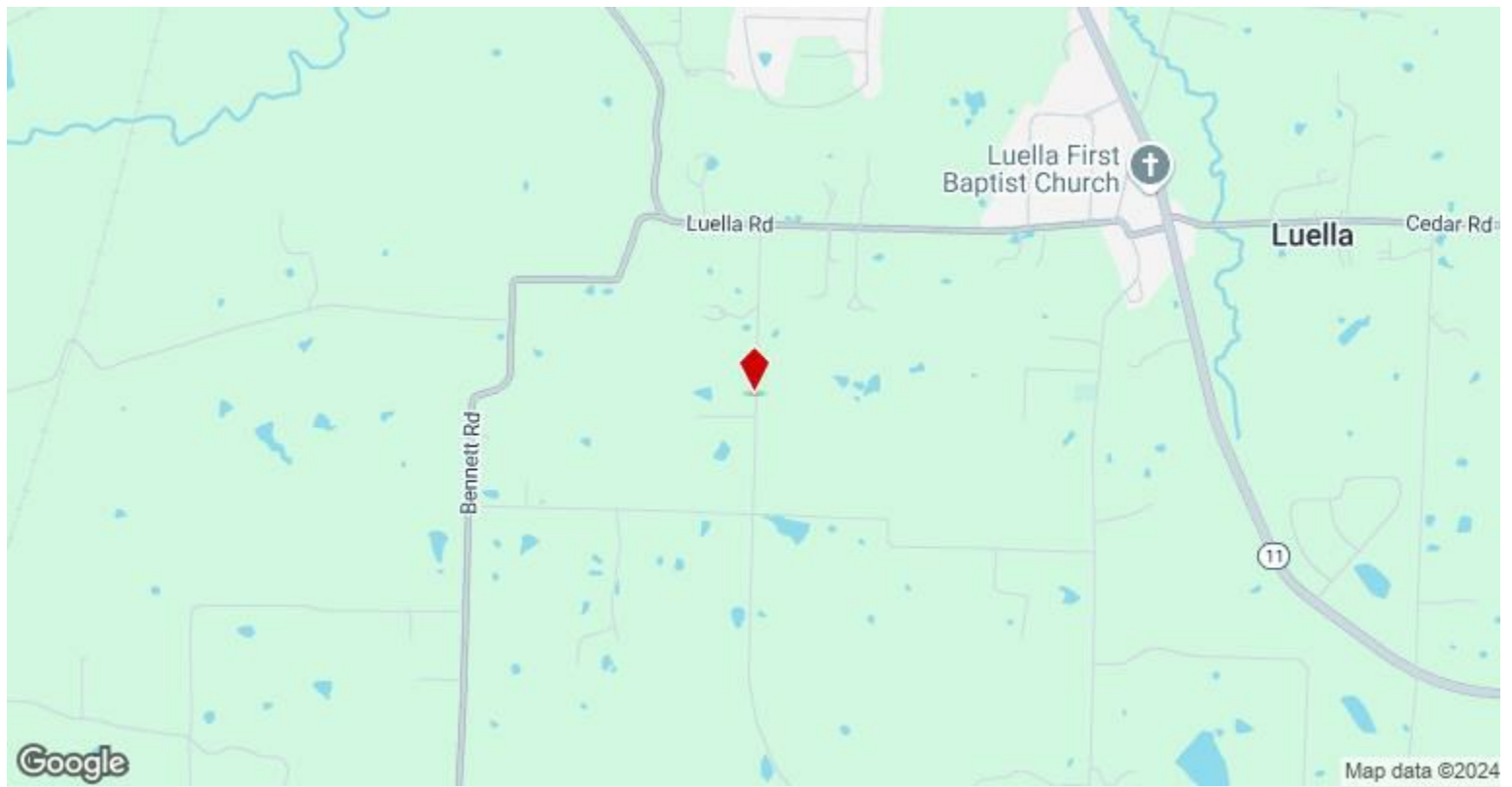
This parcel of land is located less than 5 miles to US Highway 75 and the tech corridor, including well-known companies like Texas Instruments, Globitech, Coherent. Texas Instruments recently announced \$29 Billion investment and Globitech announced \$5 Billion investment in their Sherman plants. The construction is...

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- Less than 5 miles to new Texas Instruments Plant in Sherman
- 1500 ft Road frontage plus scope for creek/estate lots
- Potential for Manufactured housing, RV park, Self Storage or commercial/industrial business
- ETJ of Sherman hence no zoning restrictions
- Clean phase 1 environmental study report; survey available



Price:	\$2,670,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	63.86 AC
No. Lots:	1
Zoning Description:	Agriculture
APN / Parcel ID:	127452



## 3243 Harrell Rd, Howe, TX 75459

This parcel of land is located less than 5 miles to US Highway 75 and the tech corridor, including well-known companies like Texas Instruments, Globitech, Coherent. Texas Instruments recently announced \$29 Billion investment and Globitech announced \$5 Billion investment in their Sherman plants. The construction is already underway. Such investments are projected to create over 5000 jobs.

The property is in Sherman's ETJ with Howe School District. Water is provided by Luella SUD which has a 6 inch water pipeline at the road. Water capacity already approved for 37 lots. GCEC provides electricity. Property boasts more than 1500 ft of total road frontage. Survey, Phase 1 Environmental study, legal description and topographic information attached. MLS: 20675210

Given its prime location, this piece of land would be an excellent investment opportunity for developers looking to create new home developments. The large size of the land allows for a variety of different development options such as creating estate size lots with creeks or creating a high end RV park (conceptual layout attached) or self storage. Its proximity to major highways and businesses make it an ideal spot for commuters. Overall, this property has a lot of potential for investors, developers, and even businesses - as it has become a highly desirable area for residents and businesses alike.

Lastly, the land boasts a perfect blend of open meadows, majestic trees, a 1 acre pond, and rolling hills, providing a canvas for endless possibilities. Whether you envision a private ranch, a luxury estate with panoramic views, or a recreational haven for outdoor enthusiasts, this parcel offers the space and versatility to bring your vision to life.

Don't miss this rare investment opportunity. TX 75459. Buyer to verify all the information.



# Property Photos



Aerial



Aerial



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Aerial



Aerial



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Aerial



Aerial



# Property Photos

