

# Land ★ SALE

1929 CR 904 JOSHUA, TX 76058

+/- 36.63 ACRES

**LENNAR®**  
1,520 LOTS



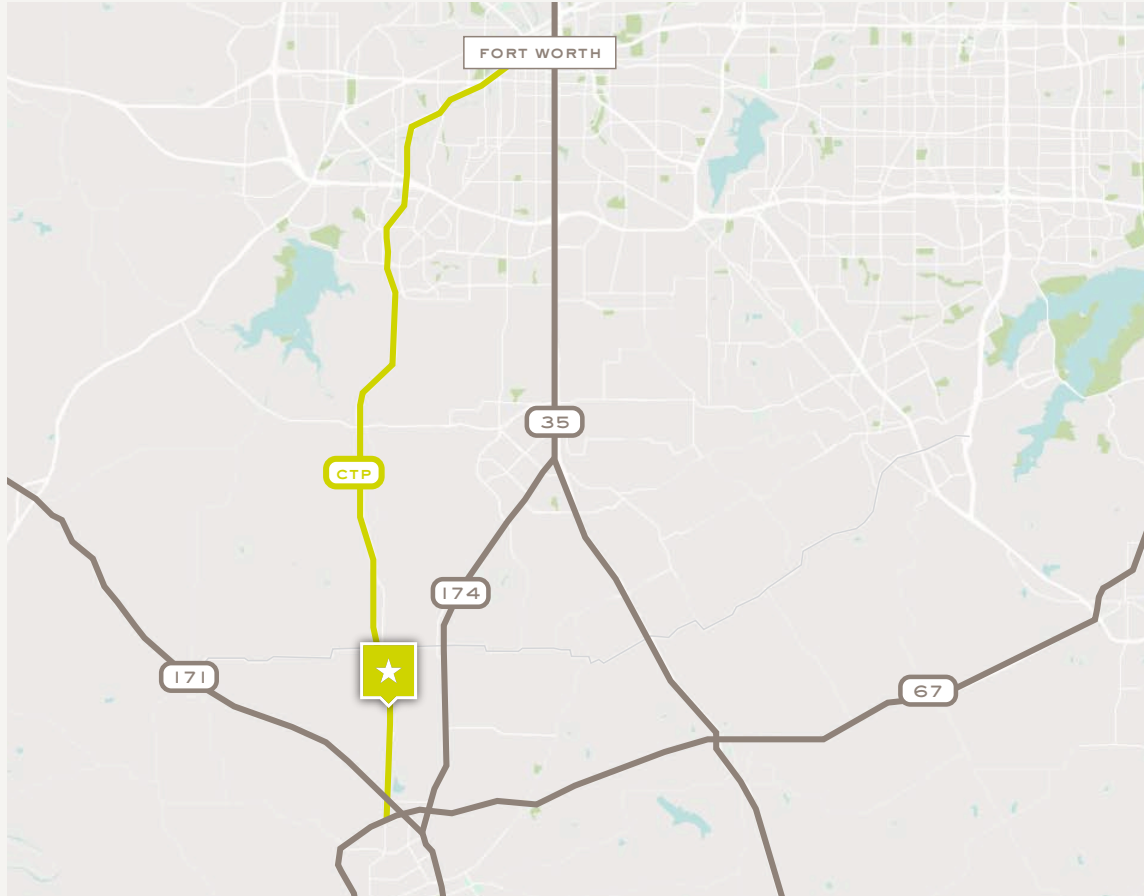
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LanCarteCRE.com



#### PROPERTY FEATURES

- 36.630 AC
- Utilities: City Water and Electric; Sewer Easements have been signed with Adjacent Property
- Zoning: Cleburne ETJ

#### LOCATION OVERVIEW

Located on the Southwest corner of the Chisholm trail parkway and CR 904 with toll road frontage, this property sits in line with the surrounding incoming development. Providing instant access to Chisholm trail and quick access to US 67, which is approximately two miles and adjacent to I-35W, which is approximately thirteen miles away. With Cleburne ETJ zoning and adjunct to the WrightFarms development, this property provides an opportunity for a range of developments.



#### SALE PRICE

\$3,500,000.00 (\$2.19/ SF)

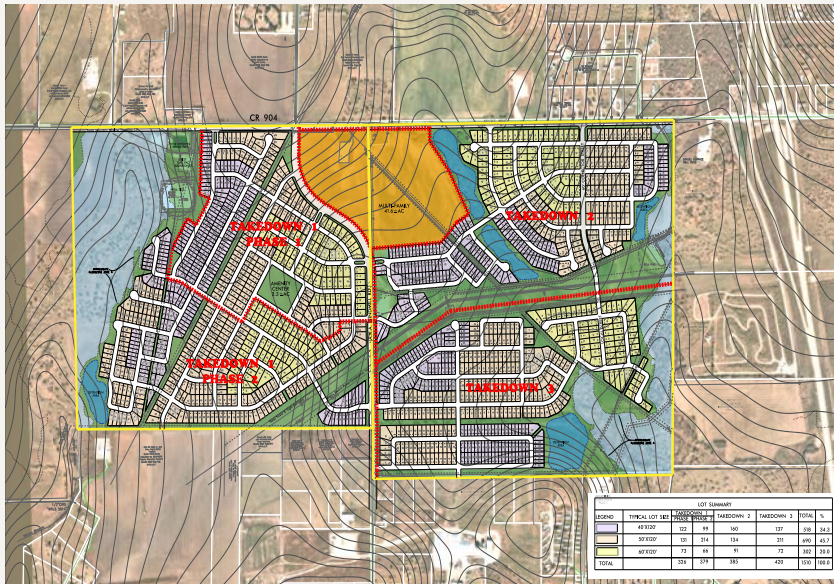


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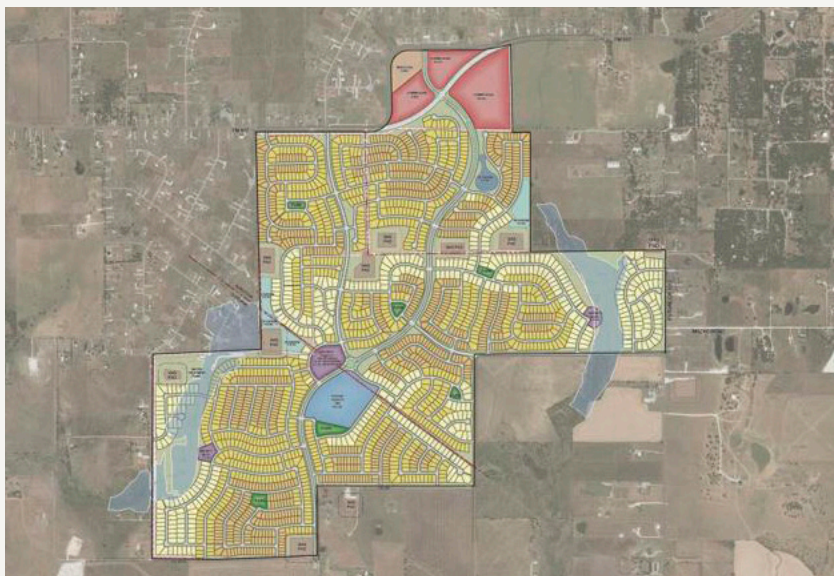
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DEVELOPMENT OVERVIEW



WrightFarm (Lennar) development building 1,520 single-family and up to 500 multi-family located on CR 904. Phase one has started Q4, 2023 which will consist of 326 single-family homes.



Silo Mills, an 840-acre (2,500 home sites) master-planned community located north of the site on Farm-to-Market Road 917 and west of the Chisholm Trail Parkway is completing their first phase which will consist of 262 sites of 50-, 60-and 70-foot lots.



LANCARTE  
COMMERCIAL

*Relentlessly Pursuing What Matters*

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