

THE WEST SIX TRACT

±25.5 Acre Tract

Across from Enclave at Chapel Creek
Van Alstyne, Texas 75495



AVAILABLE:	±25.5 Acres
PRICE:	Call for Pricing
ZONING:	Outside City Limits
FUTURE LAND USE:	Industrial

HIGHLIGHTS:

- Easy access to Hwy 75.
- Directly across from The Enclave at Chapel Creek which boasts homes for sale ranging from \$550,000 - \$1,500,000.
- Just northeast of Mantua - Master Planned Community with 6,000 homes on 3,000 acres.
- Texas Instruments Chip Manufacturing Plant is located just northwest of the site. TI recently announced a commitment to invest up to \$30 billion into expanding their facility which is projected to create jobs for up to 3,200 employees.
- Water and Sewer available on Hwy 5 @ HS

10 MILE DEMOGRAPHIC SNAPSHOT

2021 Population	2026 Proj. Pop.	Daytime Pop.	Avg HH Income
48,549	55,422	42,299	\$94,160

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 **BRYAN HAGGARD**
LAND GROUP
www.BryanHaggardLand.com

JOSH BRYAN
Josh@JoshBryanRealEstate.com
P: 972-571-2009

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