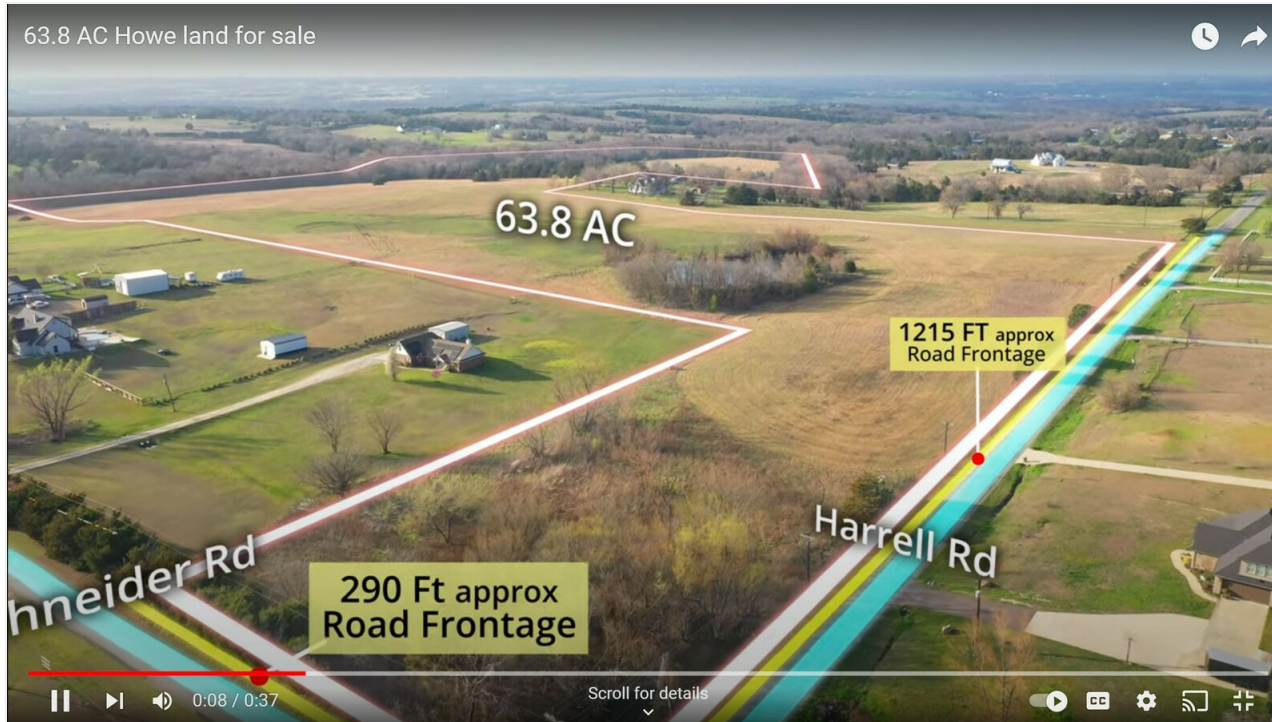


3243 Harrell Rd, Howe, TX

3243 Harrell Rd, Howe, TX 75459

Presented by
Thornton & Associates



Price: \$2,390,000

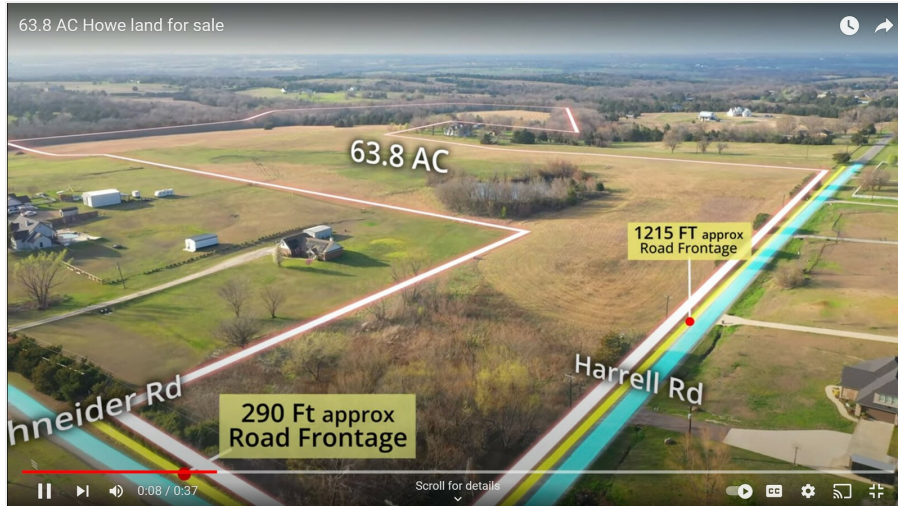
Priced to sell. This parcel of land is located less than 5 miles to US Highway 75 and the tech corridor, including well-known companies like Texas Instruments, Globitech, Coherent. Texas Instruments recently announced \$29 Billion investment and Globitech announced \$5 Billion investment in their Sherman plants. The construction is already underway. Such investments are projected to create over 5000 jobs. UPDATE: Coherent just announced potential \$33M investment and Globitech is receiving 400M in US funding. Both the companies are very close to this property.

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. City sewer is not available. Property boasts more than 1500 ft of total road frontage. Survey, Phase 1 Environmental study, legal description and topographic information attached. MLS: 20828013

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

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MLS: 20828013

- Less than 5 miles to new Texas Instruments Plant in Sherman
- 1500 ft Road frontage plus scope for creek/estate lots
- Potential for Data center, 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

has become a highly desirable area for residents and businesses alike.



Vir Palande

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Thornton & Associates

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Van Alstyne, TX 75495

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Property Photos



Aerial



Aerial

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Location

