



An aerial rendering of a large, multi-story residential complex with a prominent red-tiled roof. The complex is U-shaped, surrounding a central courtyard that features a swimming pool, a basketball court, and a paved walkway. The buildings have light-colored walls and multiple windows. The complex is bordered by a lush green lawn and dense trees. To the left, a multi-lane highway with several cars is visible. In the top right corner, a red banner with white text reads "BANKRUPTCY SALE". In the top left corner, the Hilco Real Estate Sales logo is displayed.

4.2± Prime, Developable Acres in Dallas-Fort Worth MSA

Development & Engineering Plans Included with Sale



- Potential uses include residential or commercial development
- Shovel ready for development of 34 luxury townhomes
- Unit mix: (14) 3 bed/3 bath; (20) 3 bed/2.5 bath
- On-site access to electricity, gas, telephone & water services
- Collin County experienced a 3.55% increase in home value from 2023 to 2024





U.S. Bankruptcy Court Eastern
District of Texas (Sherman)
Petition No. 24-40749
In re: Serene District Townhomes, LLC

Located in the northeastern suburbs of Dallas, this 4.2±-acre parcel of land is shovel ready for the development of 34 luxury townhomes. Plans feature a mix of 3 bed/3 bath and 3 bed/2.5 bath layouts with attached two-car garages. Rounding out the neighborhood are plans for a community center, pool and space for recreational sports, all located on the banks of Maxwell Creek.

The parcel is the first property in view when entering Wylie on TX-78 from Dallas. While the plans for a residential neighborhood currently exist, the city would also welcome a commercial development.

As the Dallas-Fort Worth MSA continues to expand, neighboring cities like Wylie benefit. Whether residential or commercial, this property will allow the next investor or developer to capitalize on that growth.



	Land	4.2± AC
	Zoning	PD-Planned Development District
	Tax (2022)	\$18,907
	Tax ID#	2794057

* All Building Images are Renderings

855.755.2300
HilcoRealEstateSales.com



 2701 South State Highway 78, Wylie, TX

LOCAL INFORMATION

Wylie, Texas has become one of the fastest-growing communities in Collin County. With a population of 61,078, the community has seen a 6.2% increase from the 2020 census and is up 230% since 2000. Positioned in the northeastern corner of the Dallas-Fort Worth metroplex, Wylie benefits from its inclusion in the largest MSA in the southern United States. Numerous Fortune 500 companies are headquartered in the Dallas-Fort Worth area, including AT&T, Southwest Airlines, AECOM, American Airlines and more. Companies are also taking notice of Wylie specifically, with Sanden International opening North America's first electric vehicle AC compressor line in town. The \$25 million factory will support the growing electric vehicle market and the local economy.

AREA DEMOGRAPHICS

	YEARS	2-MILE	5-MILE	10-MILE
Pop.	2023	17,890	97,628	459,690
Pop. Growth	2010-23	2.60%	3.70%	2.10%
Average HHI	2023	\$101,172	\$120,203	\$122,289



U.S. Bankruptcy Court Eastern District of Texas (Sherman) Petition No. 24-40749 | In re: Serene District Townhomes, LLC. The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2024 Hilco Global, LLC.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Real Estate (HRE) website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

BID DEADLINE

July 19 by 5:00 p.m. (CT)

BID SUBMISSION

All bids should be made on the approved Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Chet Evans at cevans@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

Chet Evans

847.418.2702

cevans@hilcoglobal.com

Steve Madura

847.504.2478

smadura@hilcoglobal.com

855.755.2300

HilcoRealEstateSales.com