

COMMERCIAL
DIVISION

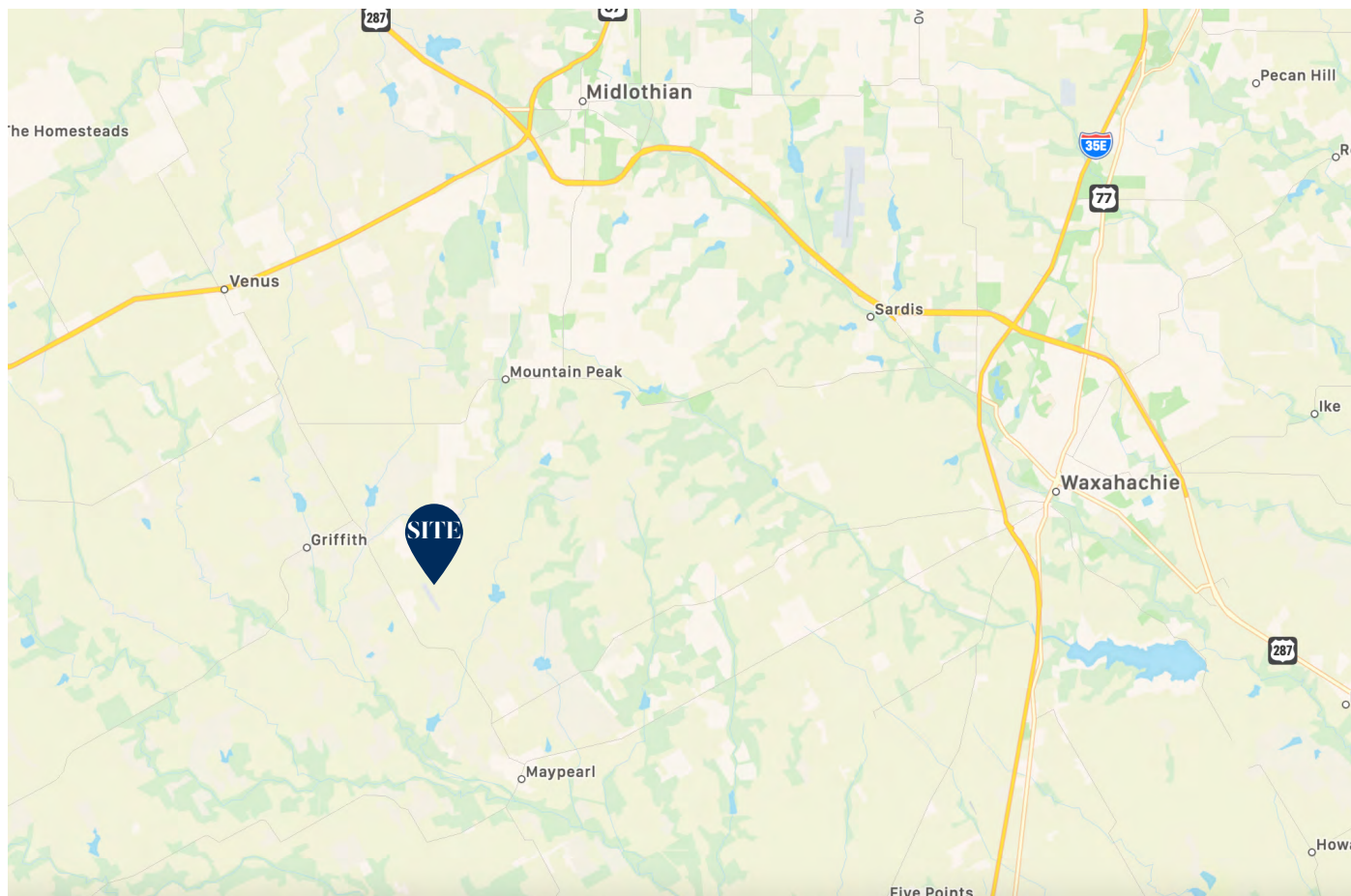
Briggs
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INTERNATIONAL REALTY

20 ACRE ACQUISITION SITE FOR A HOME BUILDER IN VENUS, TX

Surrounded by existing and future residential communities





LOCATION

345 N Armstrong Road
Venus, Texas 76082

AVAILABLE SPACE

± 20.09 AC | ± 875,161 SF

ZONING

Agricultural/Rural Residential

TRAFFIC COUNTS

4,808 VPD on FM 157

PRICE

Upon Request

BY THE NUMBERS

Population

5-miles	10-miles	15-miles
24,200	91,900	327,000

Median Household Income

5-miles	10-miles	15-miles
\$100,000	\$89,900	\$92,800

HIGHLIGHTS

- Ideal property for a new single-family neighborhood
- Surrounded by a number of residential communities under development
- Venus, Texas has seen tremendous growth with over 5,000 new homes being delivered
- Homes currently being built along the opposite side of N Armstrong Road
- 20 acres of raw farm land with agricultural exemption
- Located in Ellis County, Venus is just south of the Dallas-Fort Worth metroplex
- Positioned 18-minutes south of Midlothian and 20-minutes west of Waxahachie
- Active area home builders: JMJ, Bloomfield, Don Bankston, Lillian Homes, Bridge Homes, Palladium, LGI Homes, Brickman Homes, Elmwood Homes (directly across the street), UBH



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