

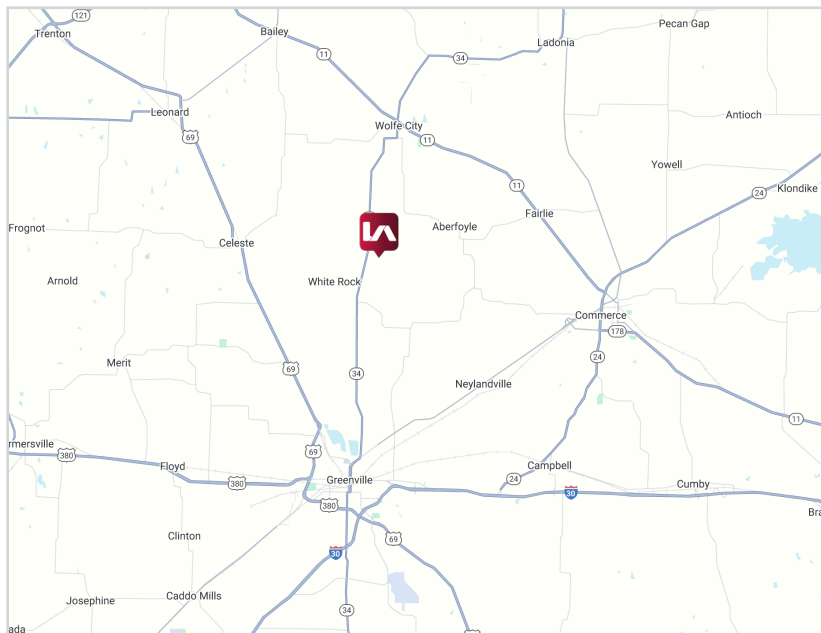
# FOR SALE

**±25 ACRES | UNIMPROVED LAND WITH DIRECT COUNTY ROAD ACCESS**



**233 COUNTY RD 4615**

WOLFE CITY, TX 75496



## HIGHLIGHTS

- ±25 acres unimproved land with direct county road access
- Op-water & sewer
- Accessible Oncor connection option
- Outside city limits
- Pro-Business Environment: Wolfe City has established economic incentives, including tax abatements and rebates, to encourage property investment and business development, contributing to local economic growth.

FOR INFORMATION:

**GEORGE TANGHONGS**

george@lee-associates.com

D 972.934.4008

**ALLY TANGHONGS**

atanghongs@lee-associates.com

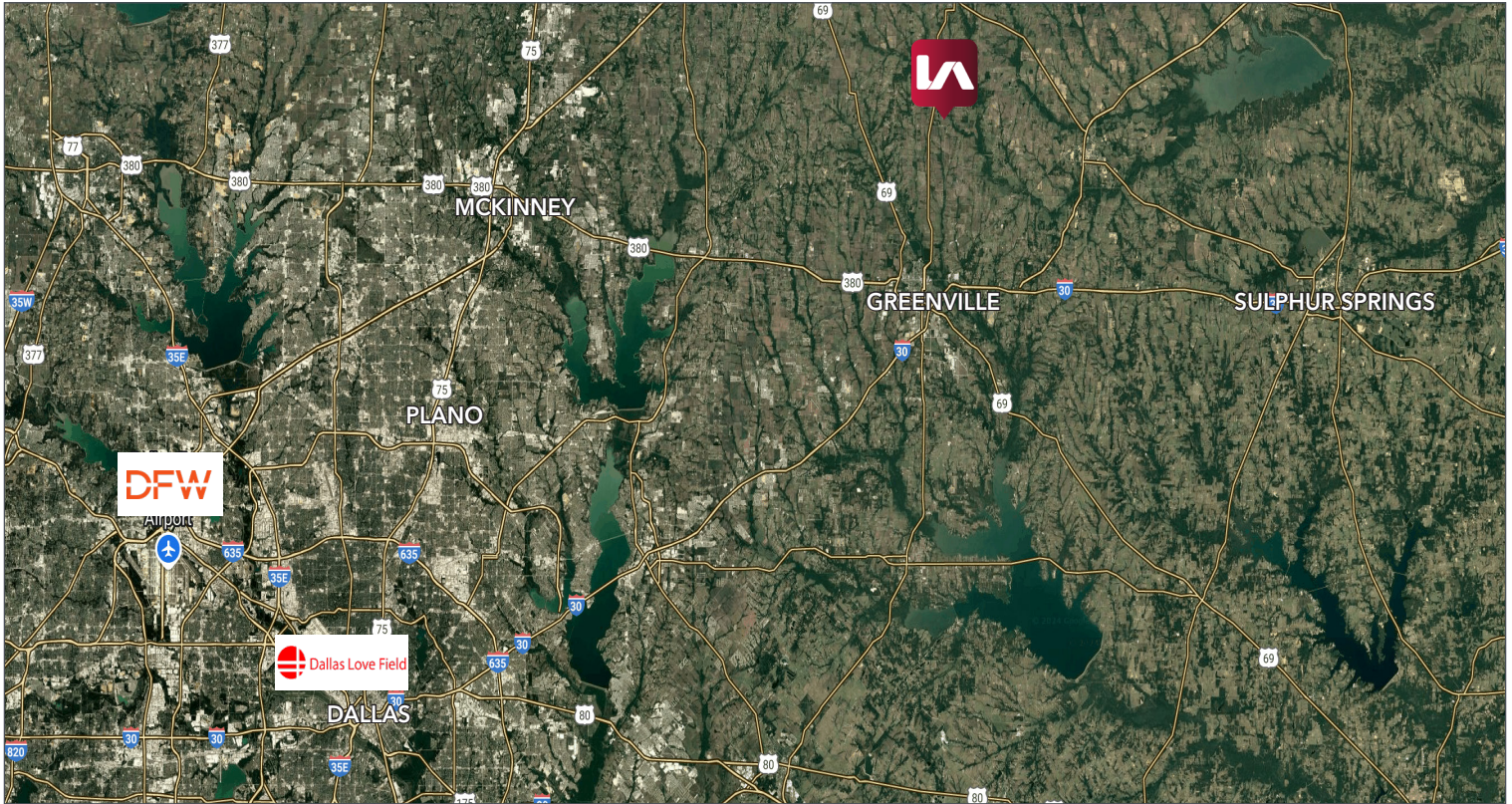
D 972.934.4006

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**±25 ACRES**

**FOR SALE**



Nestled in the tranquil countryside of Wolfe City, Texas, this 25-acre property off County Rd 4615 is the perfect opportunity to create your dream retreat. Surrounded by wide-open spaces and a peaceful rural setting, the land is currently used as a hay meadow but holds endless potential for a variety of uses. Whether you're envisioning a custom-built home, starting a small farm, or simply seeking a place to escape the hustle and bustle of city life, this property offers the space and freedom to make it a reality.

The level terrain and open layout make it easy to design and develop the property to suit your needs, while the expansive acreage provides ample room for outdoor activities, gardening, or keeping livestock. Utilities are also readily available, with Oncor electric connection options and co-op water and sewer services accessible, making the development process straightforward and hassle-free.

Located just a short drive from town, this property combines the charm of rural living with convenient access to local amenities, ensuring you can enjoy the best of both worlds. Whether you're planning a permanent residence or a weekend getaway, this blank canvas offers the perfect starting point to create the lifestyle you've always dreamed of.

FOR INFORMATION:

**GEORGE TANGHONGS**

george@lee-associates.com  
D 972.934.4008

**ALLY TANGHONGS**

atanghongs@lee-associates.com  
D 972.934.4006

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

14950 Quorum Drive, Suite 100  
Dallas, Texas 75254  
972.934.4000  
[leedallas.com](http://leedallas.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.