



FM 898 Ector, TX 75439





# Highlight's


The land is multi-parcel, with the seller offering the full 812 acres for sale. Alternatively, it can be Subdivided

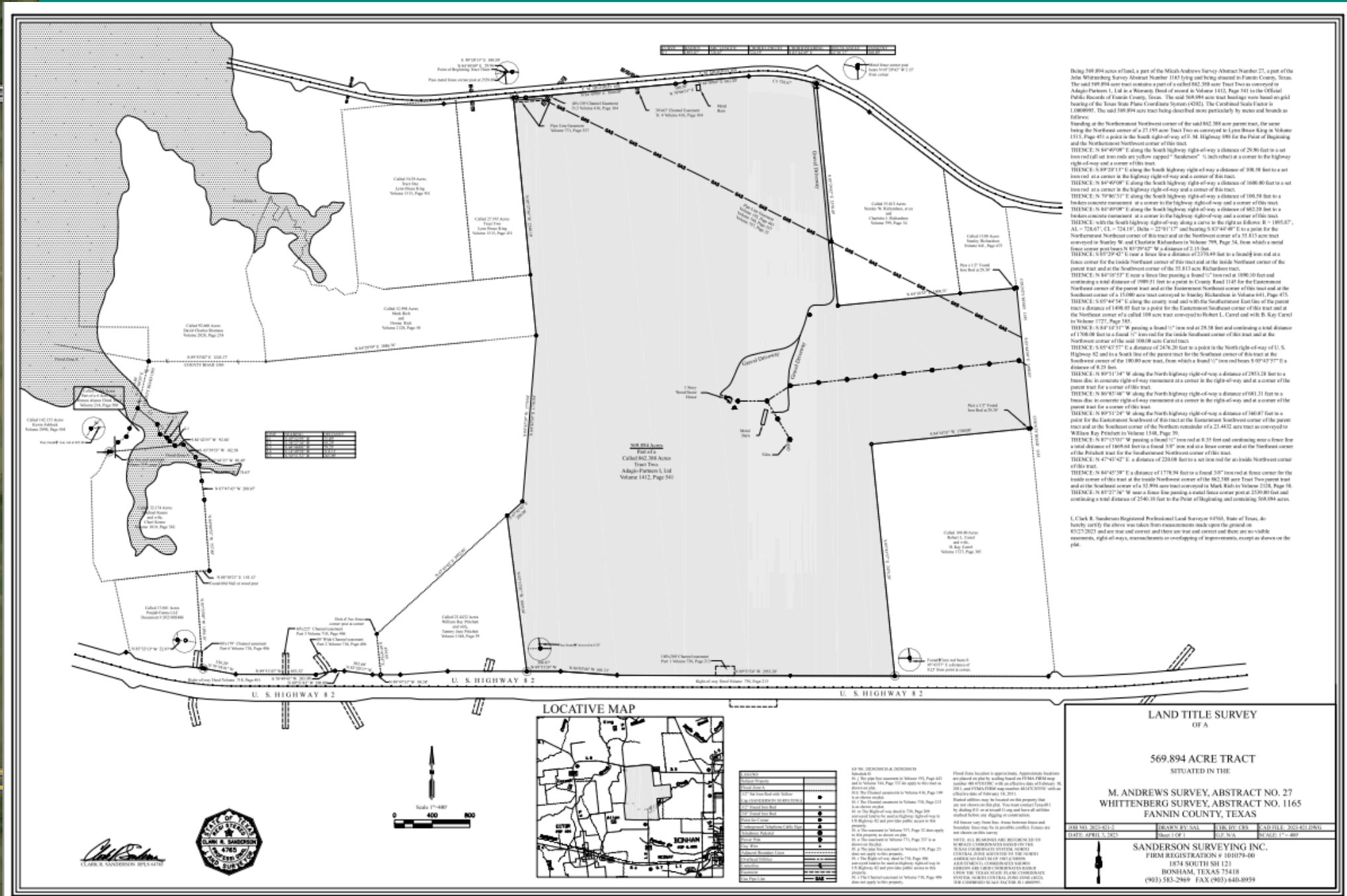
- 569.89 acres located on FM 898, Ector, TX 75439
- 244 acres located on Hwy 82 , Ector ,Tx 75439
- Future Growth Potential & Opportunity Zones
- **Pursuing MUD district**, enhancing development possibilities.
- Excellent Accessibility: 5 miles from **Downtown Ector**.
- 2 miles from the popular **North Texas Safari Park**.
- 6 miles to **Bonham City Center**.
- 12 miles from the scenic **Bois D'Arc Lake**.
- Positioned near key attractions and major hubs, making it ideal for future projects.
- High-Investment Appeal – A rapidly developing region with strong growth potential.



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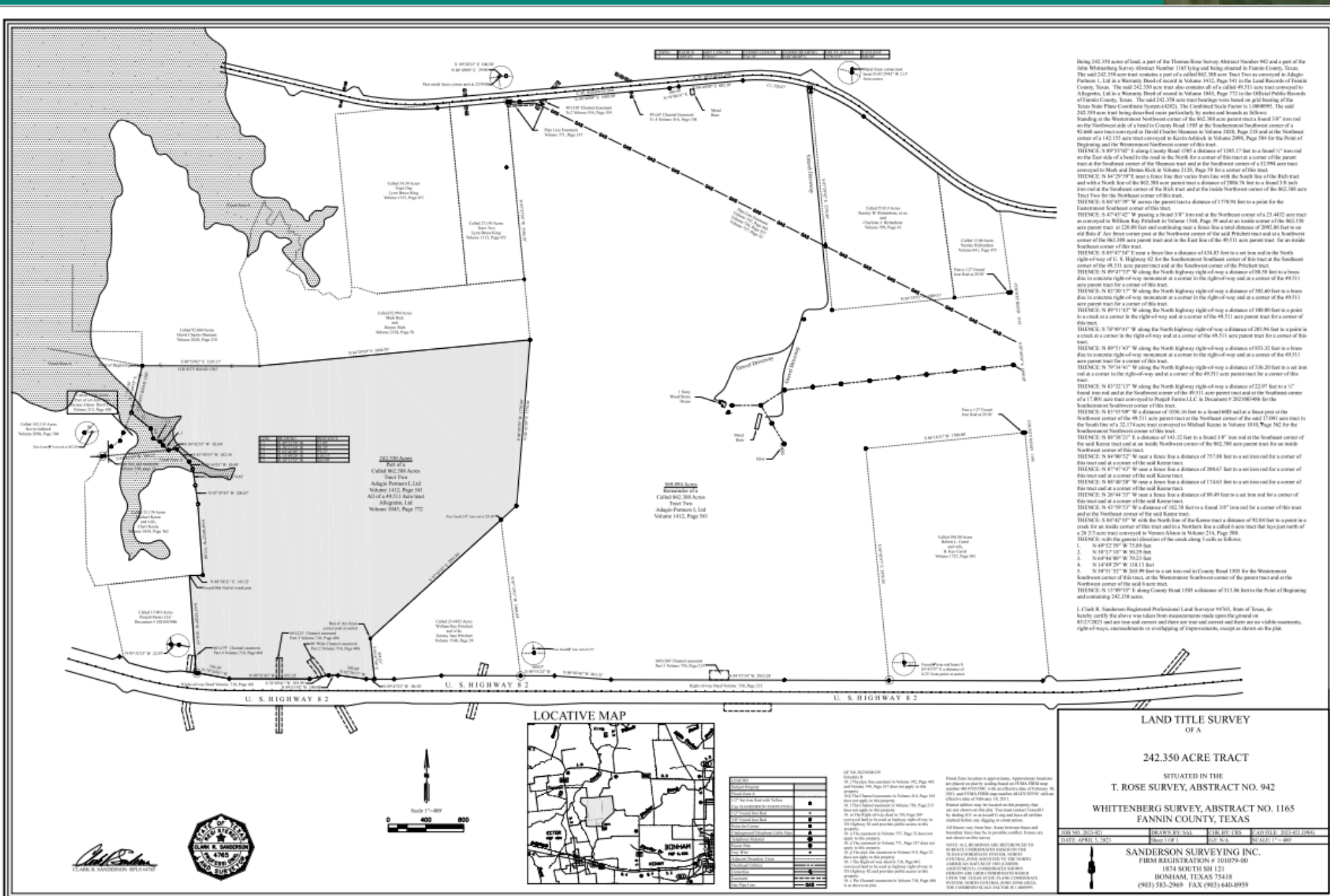


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- Land: 569 acres (out of 812 acres)
- Extensive Road Frontage:
  - 3,944.48 feet of frontage on HWY 82
  - 3,188.59 feet of frontage on FM 898
  - Agricultural zone

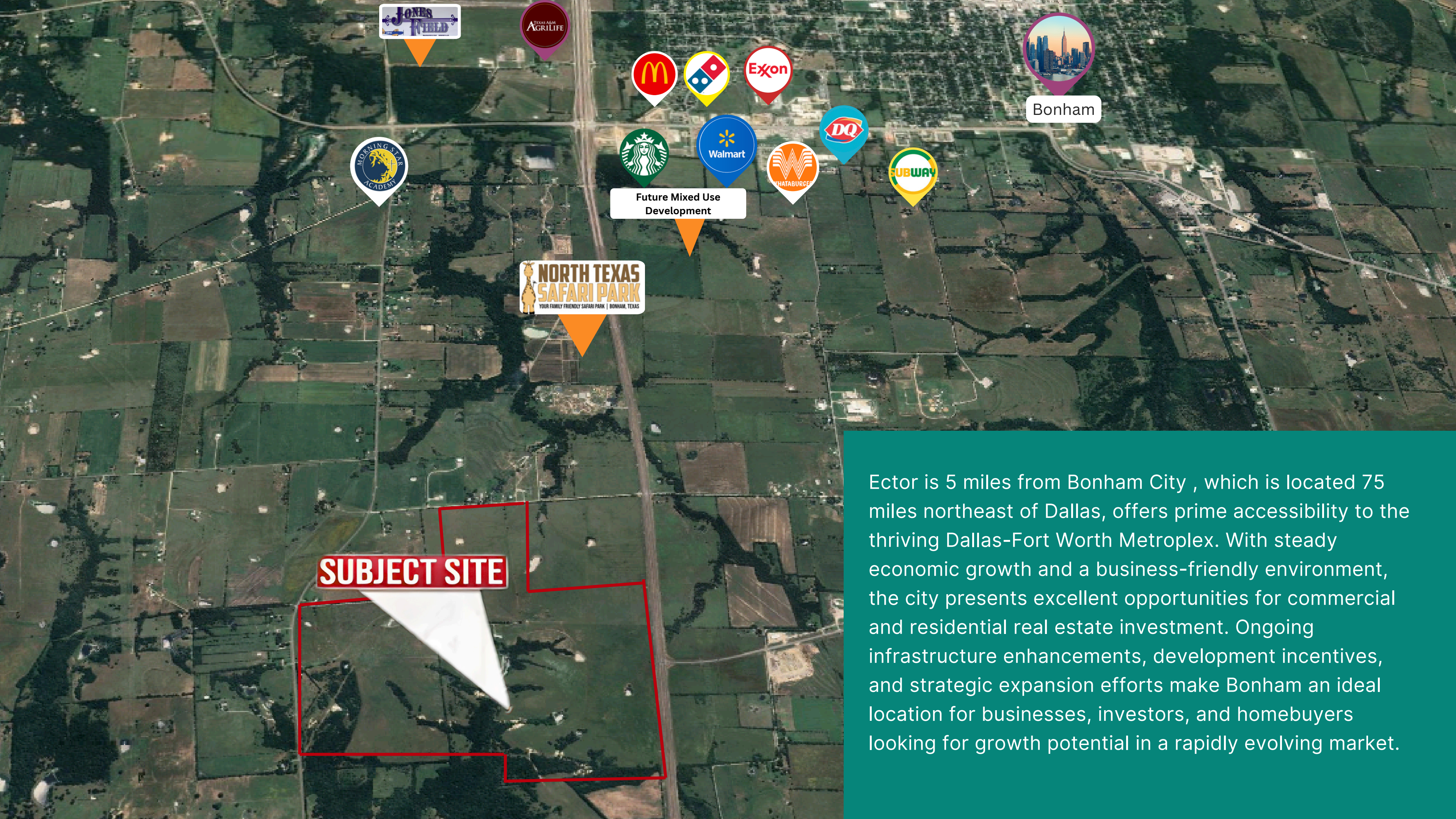


# Land: 244 acres (out of 812 acres)

- Prime road frontage for easy access and visibility:
- 1,843.19 feet along HWY 82
- 1,186.47 feet along County Road 1505





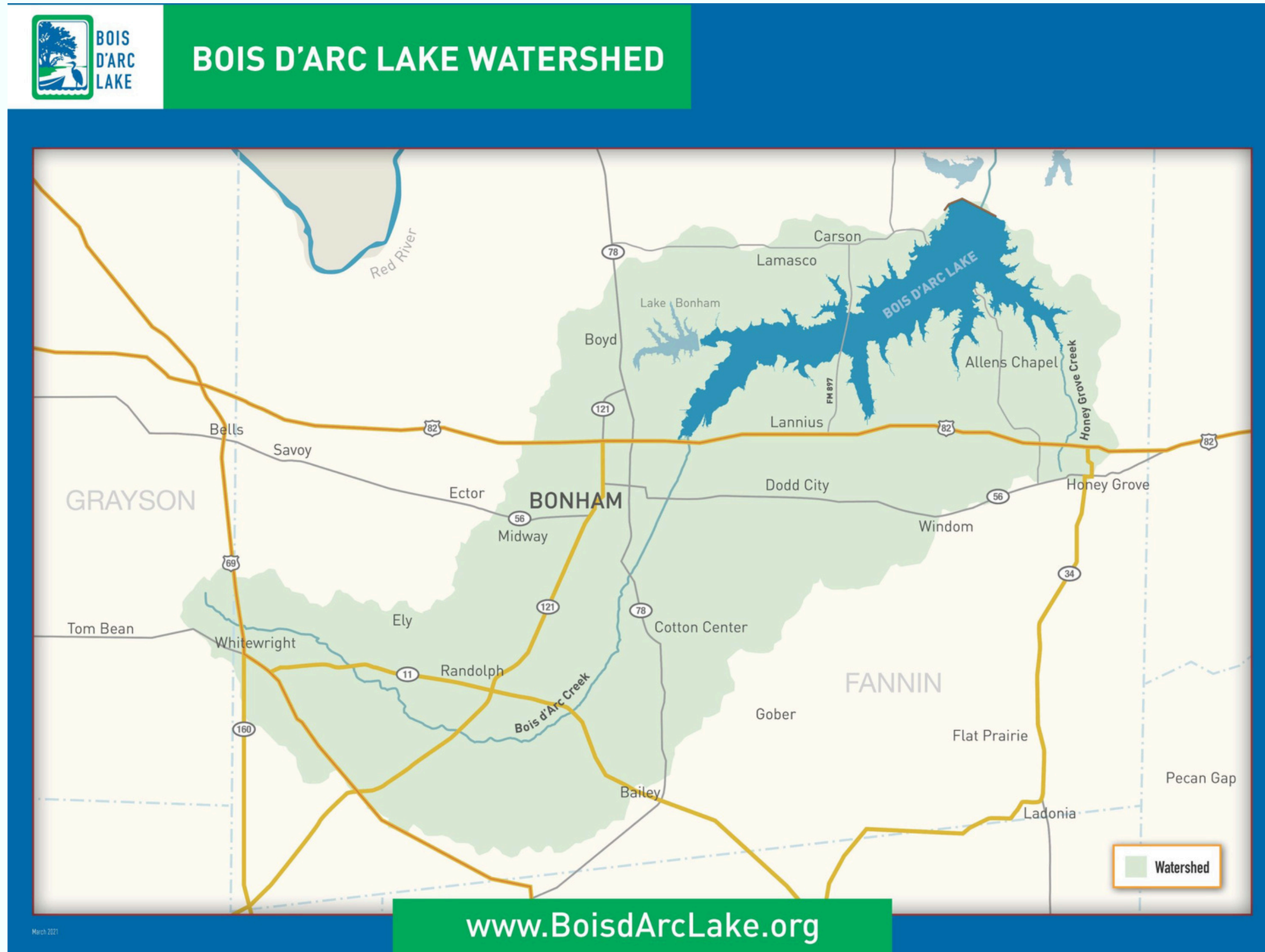


**SUBJECT SITE**

Ector is 5 miles from Bonham City , which is located 75 miles northeast of Dallas, offers prime accessibility to the thriving Dallas-Fort Worth Metroplex. With steady economic growth and a business-friendly environment, the city presents excellent opportunities for commercial and residential real estate investment. Ongoing infrastructure enhancements, development incentives, and strategic expansion efforts make Bonham an ideal location for businesses, investors, and homebuyers looking for growth potential in a rapidly evolving market.



# BOIS D'ARC LAKE – A PRIME INVESTMENT OPPORTUNITY







# Transforming Fannin County's Growth & Real Estate Market

Bois D'Arc Lake is the first major reservoir built in Texas in nearly 30 years, strategically designed to support the expanding North Texas population. Spanning northeast of Bonham in Fannin County, this 16,641-acre lake will not only secure future water supplies but also drive significant economic and real estate growth in the region.





BOIS  
D'ARC  
LAKE

# Bois d'Arc Lake

From Lake to Tap



## DAM AND INTAKE STRUCTURE

A 90-foot-tall, two-mile-long dam will collect water in the reservoir before the lake's 110-foot-tall intake tower transfers it to the raw water pump station.



## BOIS D'ARC LAKE

Bois d'Arc Creek, Honey Grove Creek and the remaining Bois d'Arc Lake watershed will fill Bois d'Arc Lake 22 feet deep (on average) with 367,609 acre-feet of water.



## RAW WATER PIPELINE

The raw (or untreated) lake water will travel 25 miles in a 90-inch pipe to a 210-million-gallon (70-acre) storage reservoir at a new water treatment plant in Lombard.



## RAW WATER PUMPING STATION

The water pump station will house five pumps in a building roughly the size of a football field with the ability to move up to 338 million gallons of water each day.



## MEMBER AND CUSTOMER CITIES

The water will be distributed through the MWD regional water system to member and customer communities across 2,200 square miles.



## WATER TREATMENT PLANT

The Lombard Water Treatment Plant will initially clean up to 70 million gallons of water each day.



## TREATED WATER PIPELINE

The clean water will travel approximately 25 miles through a new 84-inch pipe that will be added to the existing regional system.



January 2019

## KEY DEVELOPMENT HIGHLIGHTS

- A \$509 million investment during construction, with an anticipated \$166 million in annual economic benefits post-completion.
- Enhanced infrastructure, including the extension of FM 897 and a new bridge connecting Highway 82 and FM 1396, improving accessibility.
- Public access to the lake for recreation, enhancing the area's appeal for residents and visitors.

## A SUSTAINABLE FUTURE FOR NORTH TEXAS

- The lake will provide up to 82 million gallons of water daily, ensuring long-term water security for over 2 million residents.
- A two-mile-long, 90-foot-high dam will hold 367,609 acre-feet of water (120 billion gallons), reinforcing regional water stability.
- Water delivery is scheduled to begin in 2022, positioning Bois D'Arc Lake as a key driver for regional growth, real estate appreciation, and long-term investment opportunities.



# CONTACT OUR TEAM



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