

For Sale
2701 Logan Circle

Nacogdoches, TX 75961

±11.80 acres

EXECUTE CONFIDENTIALITY AGREEMENT



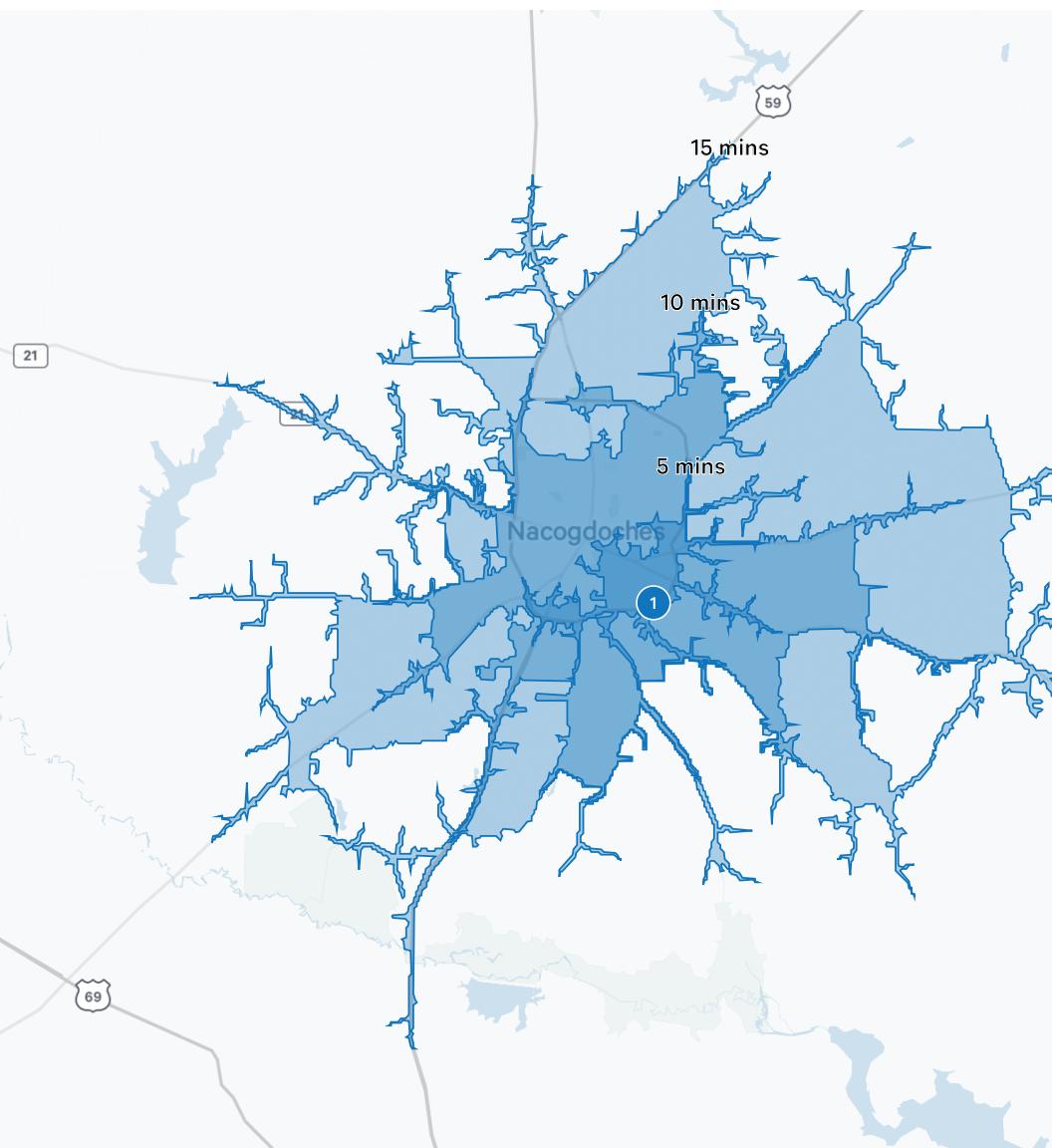
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Commute & Demographics



Drive Times	Minutes
Downtown Nacogdoches	8
Stephen F. Austin State University	9
Houston	2 hr 17 min
Dallas	2 hr 50 min

Property Information

Location

- 2701 Logan Circle Nacogdoches, TX 75961

Property Information

- ± 11.80 acres
- Parcel number: 84564
- Utilities via City of Nacogdoches
- No pipeline through the tract
- Outside of floodplain
- On-site detention likely required
- Zone R-4 (MF)
 - Min. lot size (ft²/D.U.) = 1,500
 - Per City of Nacogdoches Ordinance No. 1708-6-16 (Section 118-427)
- No maximum density requirement for MF units if you are meeting:
 - The building setback requirements
 - Parking requirements which is 1 space per bedroom +5%
- Frontage off SE Stallings Dr
- Total tax rate: \$2.042250 (2023)
- Nacogdoches ISD (Emeline Carpenter Elementary, McMichael Middle, Nacogdoches High)

Surrounding Area

- Proximity to Downtown Nacogdoches and Stephen F. Austin State University
- Adjacent to Cypress Ridge LIFTC MF

Price

Asking Price: \$2.00 PSF



Commute

Traffic Counts	Vehicles Per Day
Texas 224	14,422
E Hwy 7	5,694
E Main St	7,954



2023 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	2,546	18,074	36,589
Median Age	29.2	25.1	27.5
Average Household Income	\$62,264	\$55,747	\$63,201
Average Home Value	\$174,845	\$169,516	\$197,011
College Degree or Higher	7.2%	19.5%	27.3%

Property Aerial



Property Aerial



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