

\$10,000,000 - Tbd County Road 553, Farmersville

MLS® #20815059

\$10,000,000

0 Bedroom, 0.00 Bathroom,
Land on 19.91 Acres

ABS A0739, Farmersville, TX

PRIME COMMERCIAL OPPORTUNITY - 20 ACRES OF HIGH-VISIBILITY FRONTAGE LOCATION, LOCATION, LOCATION!

Discover this exceptional 20-acre commercial parcel strategically positioned at the sought-after intersection of State Highway 78 and County Road 553, offering unparalleled exposure and accessibility.

PROPERTY HIGHLIGHTS:

Commanding 1,000 feet of prime frontage along Highway 78

Additional 730 feet of frontage on CR 553

Perfect for retail development, commercial complexes, or mixed-use projects

Currently holds AG exemption, offering potential tax advantages

GROWTH POTENTIAL:

Adjacent to the prestigious Lake Haven master-planned community spanning 450 acres with approximately 2,000 residential lots, ensuring a built-in customer base and consistent traffic flow. This rapidly developing area promises substantial future growth and investment opportunities.

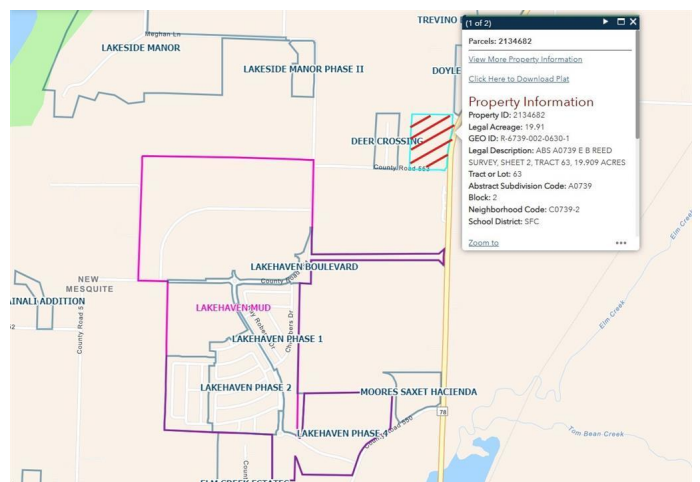
STRATEGIC ADVANTAGES:

Corner lot positioning maximizes visibility

Dual road access enhances property versatility

Located in Farmersville's ETJ (Extraterritorial Jurisdiction)

Ideal for businesses looking to establish a strong presence in a growing market



Don't miss this rare opportunity to secure a prime commercial location in one of the area's fastest-growing corridors. Perfect for developers, investors, and business owners looking to capitalize on the region's explosive growth.

Contact us today for detailed property information, zoning specifications, and investment analysis.

Essential Information

MLS® #	20815059
Price	\$10,000,000
Bathrooms	0.00
Acres	19.91
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Tbd County Road 553
Subdivision	ABS A0739
City	Farmersville
County	Collin
State	TX
Zip Code	75442

Amenities

Utilities	City Water, Electricity Available
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Exterior

Lot Description	Acreage
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School Information

District	Farmersville ISD
Elementary	Farmersville
High	Farmersville

Additional Information

Zoning	Farmersville ETJ Mixed-Use
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Listing Details

Listing Agent	Srinivas Kurla
Listing Office	Beam Real Estate, LLC

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