



For Sale on Market

\$2,090,000

Call 7133771022 Today!

GENERAL DESCRIPTION

Subdivision: NA
Property Type: Land / Unimproved Land
Lotsize: 2,781,740
MLS# / Area: NTREIS-21118585

3243 HARRELL, HOWE, TX 75459

Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer investors and developers the opportunity to purchase 63.86+ acres (the "Site") located at 3243 Harrell Road in Howe, TX. The Site is located just 1.75 miles east of Highway 75 and 1.25 miles west of State Highway 11, two major north-south thoroughfares in Grayson County. The Site was previously located in the Sherman ETJ; however, per Ownership, the Site was recently deannexed from the ETJ and is now only governed by Grayson County. This offers flexibility for future development as the Site is less than a mile from the Sherman city limits. The Seller had an engineer put together multiple concept plans ranging from 2+ acre lots, one acre lots, and an RV park, with the highest density concept plan consisting of 67 half-acre lots. Ownership would consider Seller Financing with a 50% down payment with a qualified buyer, call to discuss in more detail. - Less than 5 miles from Texas Instruments and GlobiTech semiconductor chip facilities that will total \$48 billion in anticipated investments and will create up to approximately 4,500 new jobs in the area. - Water and electricity are available at the property. 6 Inch water pipeline from Luella SUD runs along Harrell Rd. - The Site benefits from approximately 1,200 feet of frontage along Harrell Road and a total of 1500 feet frontage. - Survey, drone video, and other relevant documents such as Phase 1 environmental assessment available.



Presented By
Chad Sayles

Walzel Properties - Spring

7133771022

Listing Broker
Vanguard Real Estate Advisors

3243 Harrell, Howe, TX 75459

Visit <https://www.har.com/NTREIS-21118585> for more information