



For Sale on Market

**\$1,100,000**

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## SW SIDE LOOP 286, PARIS, TX 75460

Located in the heart of Paris, Texas, this 37-acre development property offers incredible potential for commercial development. Situated right off Loop 286, this land provides easy access to major roadways, existing infrastructure, and the opportunity for rezoning to suit a wide range of commercial uses. This makes it an ideal investment for developers and businesses looking to capitalize on Paris' growth. With existing 8-inch water and sewer main lines already in place, this opportunity ensures a reliable supply of essential services for future development. Additionally, the property is located within an Opportunity Zone, offering significant tax incentives to investors. This unique designation allows developers to take advantage of federal tax breaks, including tax deferrals and potential tax exclusions on capital gains from new investments. Paris is experiencing rapid growth in its community, largely due to its strategic location, just a short drive from the Dallas-Fort Worth Metroplex (DFW). The property's proximity to DFW offers outstanding connectivity to major highways and transportation routes, making it a prime location for commercial enterprises, distribution centers, and retail developments. The Paris Economic Development Corporation (PEDC) is committed to supporting new businesses and developers through incentives and resources. This makes the property even more appealing, as the city offers a supportive environment for growth. This 37-acre commercial development property in Paris, Texas offers a rare opportunity for developers to

### GENERAL DESCRIPTION

**Subdivision:** City Of Paris  
**Property Type:** Land / Unimproved Land  
**Lotsize:** 1,633,060  
**MLS# / Area:** NTREIS-21142586



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