



For Sale on Market

**\$100,000**

Call 7133771022 Today!

## 404 N MAIN ST, BAILEY, TX 75413

**\*PRICE AND LOT SIZE UPDATE\*** This is a rare opportunity to acquire a strategically located parcel of land in rapidly expanding Fannin County. With farm land on two sides and both city sewer and city water available and already ON SITE, and road frontage on two sides, this property is primed for residential development, to possibly bring in that business that needs amazing exposure (check with city for zoning). It's an ideal investment for developers, builders, or long-term investors. Or you can build your dream home inside city limits with the benefit of city amenities!

### GENERAL DESCRIPTION

**Subdivision:** J N Hume Surv Abs 549  
**Property Type:** Land / Unimproved Land  
**Lotsize:** 64,904  
**MLS# / Area:** NTREIS-21179575



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Century 21 Harvey Properties

404 N Main St, Bailey, TX 75413

Visit <https://www.har.com/NTREIS-21179575> for more information