



### PROPERTY DESCRIPTION

Residential Development Opportunity.

+/-223 acres at \$38,000 per acre. Property has been master planned for residential community with commercial aspect.

+/-1429 acres at \$5,800 per acre. Potential to connect to 223 acre property as additional master planned community. Additionally suitable for timber production, hunting camp, or agriculture. Property has many features including river front, lake and mountain.

### PROPERTY HIGHLIGHTS

- Master Planned Residential Community
- Located just south of I20 off Hwy 9
- Sewer Connection along Hwy 9
- Sold together or separately.
- Road improvements started on 1400 ac.

### OFFERING SUMMARY

Sale Price:	\$38,000 - \$5,800/acre
Lot Size:	1,600 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	153	2,029	7,249
Total Population	297	4,466	16,112
Average HH Income	\$37,868	\$47,164	\$63,931

**TRISH RUSHING, CCIM**

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# OF LOTS 2 | TOTAL LOT SIZE 223.0 - 1400.0 ACRES | TOTAL LOT PRICE N/A | BEST USE RESIDENTIAL DEVELOPMENT/AGRICULTURE/HUNTING

STATUS	LOT #	SIZE	PRICE
Available	+/-223 Acres	223 Acres	N/A
Available	+/-1400 acres	1,400 Acres	N/A

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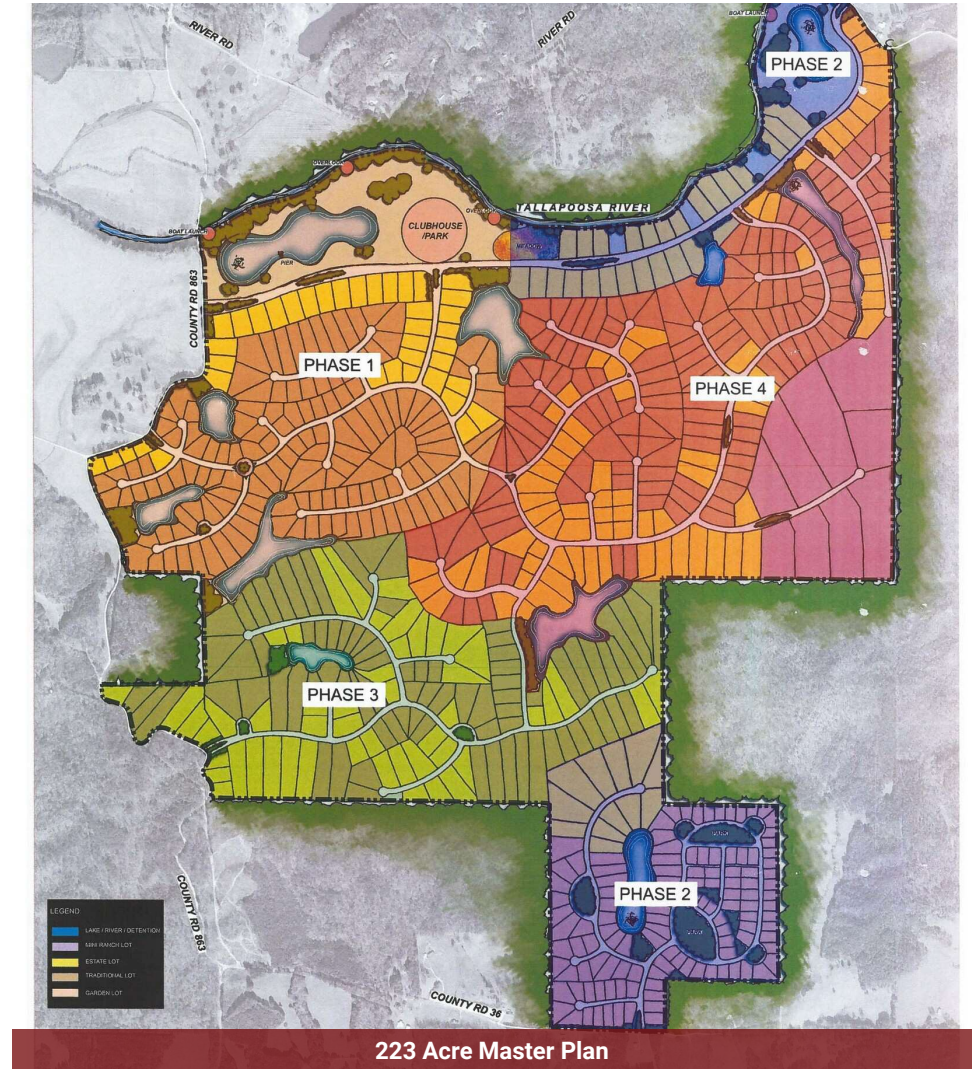
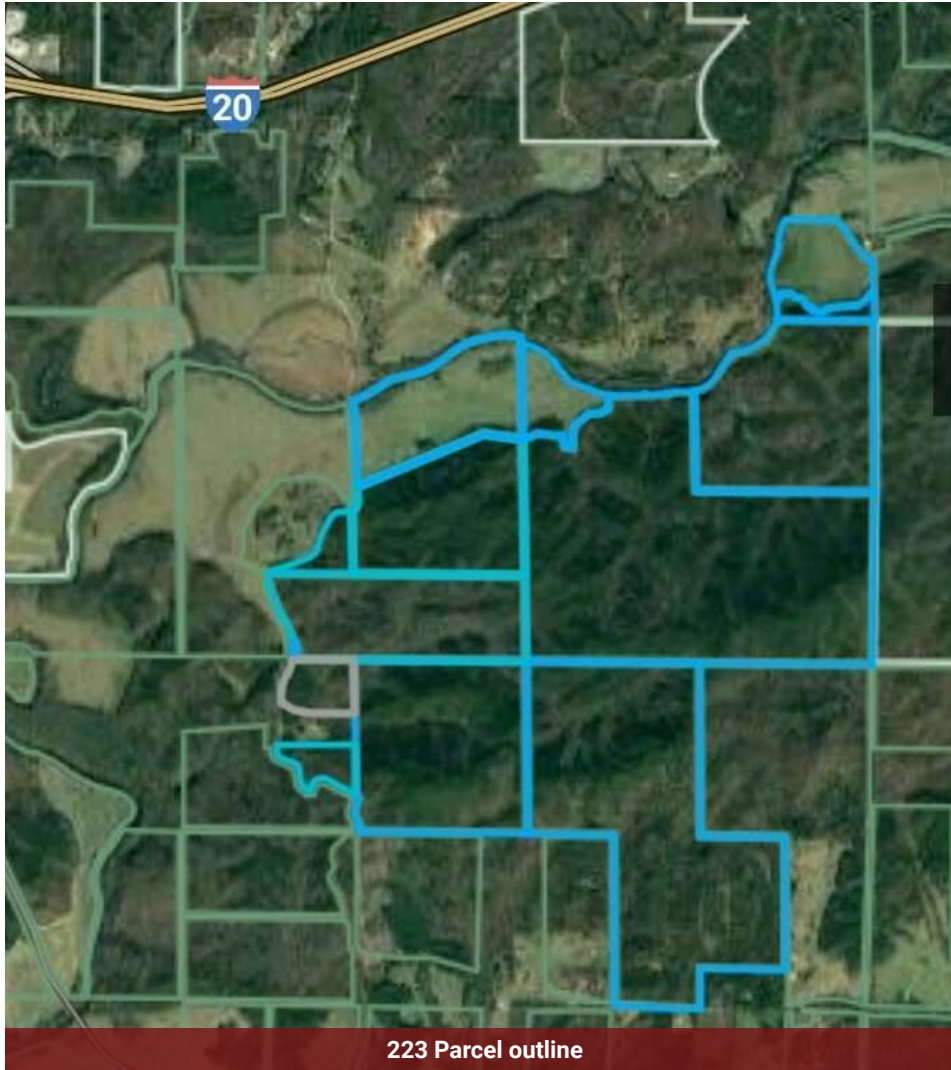




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223 North View



223 Northwest View

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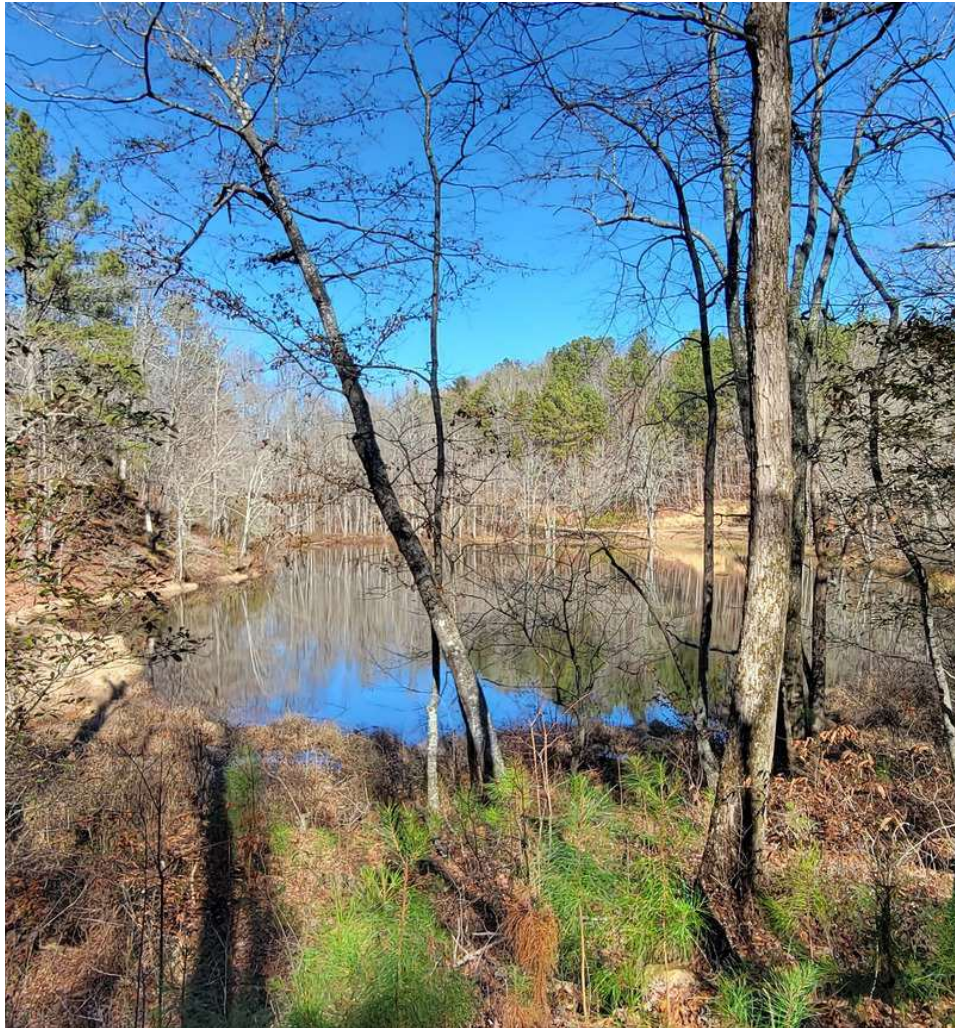
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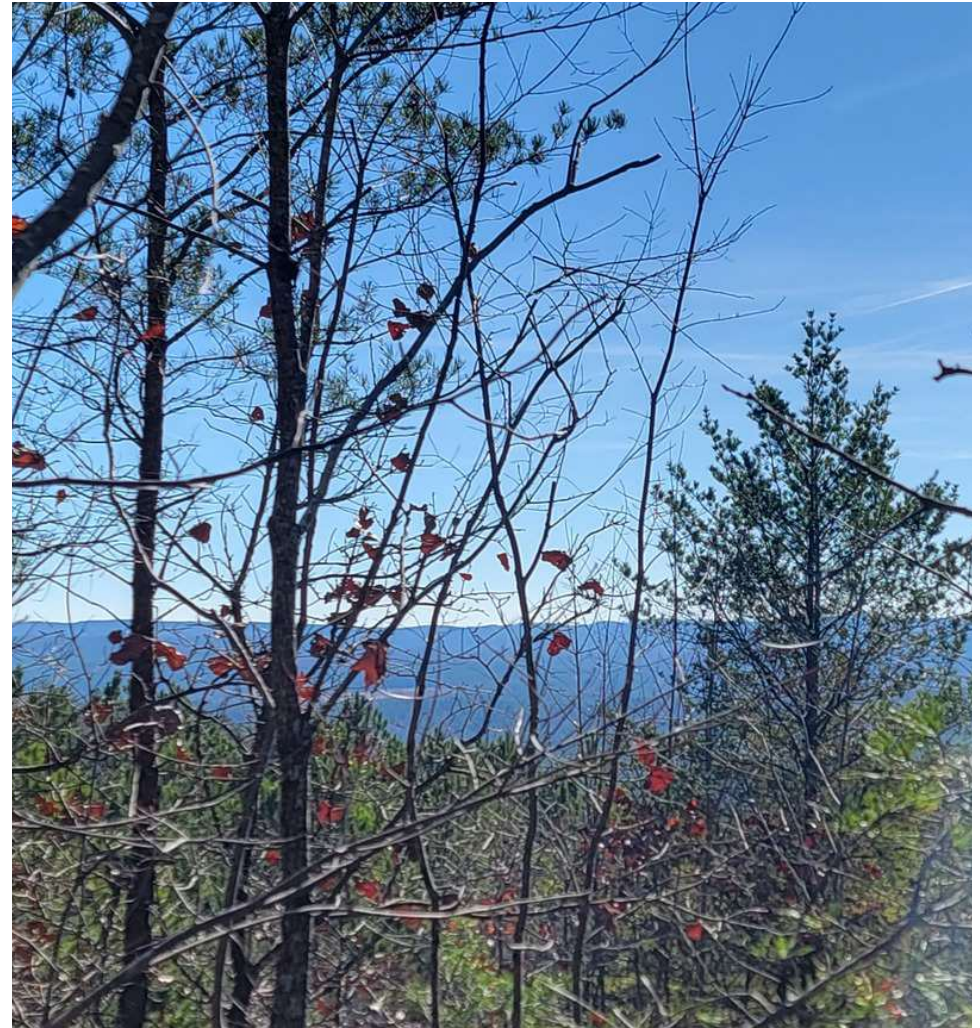
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1400 Lake View



1400 Mountain View

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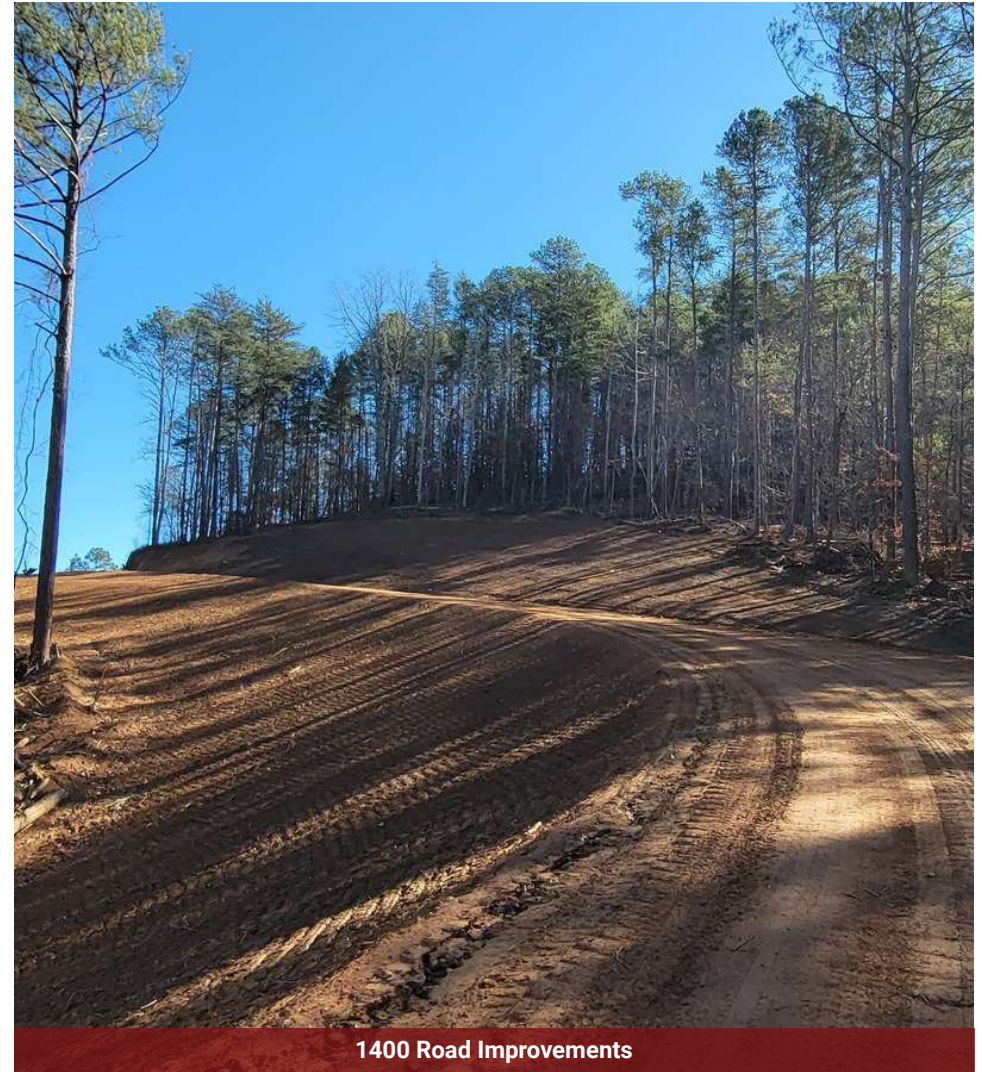
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