

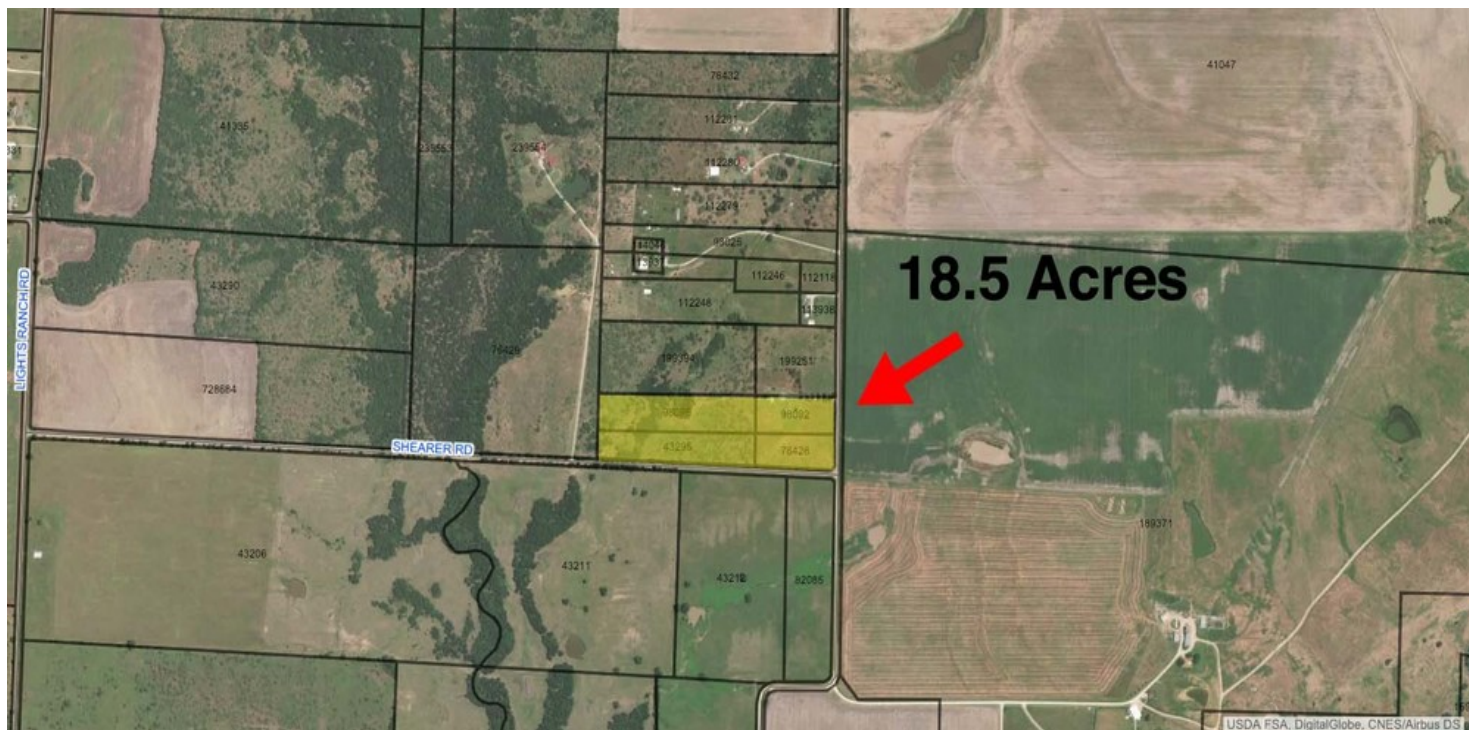
FOR SALE

FERGUSON RANCH ESTATES

9299 HAMES RD, PILOT POINT, TX 76258

VERUS

COMMERCIAL



PROPERTY DESCRIPTION

GREAT OPPORTUNITY TO BUY IN AREA OF FUTURE COLLIN COUNTY OUTER LOOP AND DALLAS NORTH TOLLWAY. Over 18 acres ready for development or your ideas. Get ahead of the curve as Celina and Pilot Point are starting to boom. The property is West of Pilot Point, right where the Collin County Outer Loop is proposed. Includes Parcel 76428, 98092, 98095 and 43295 for a total of 18.473734 acres with frontage to Smiley Road. Currently zoned agricultural.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	18.474 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	36	1,440	11,825
Total Population	124	4,575	36,228
Average HH Income	\$110,051	\$101,792	\$91,241

GLEN FARRIS

940.381.2220

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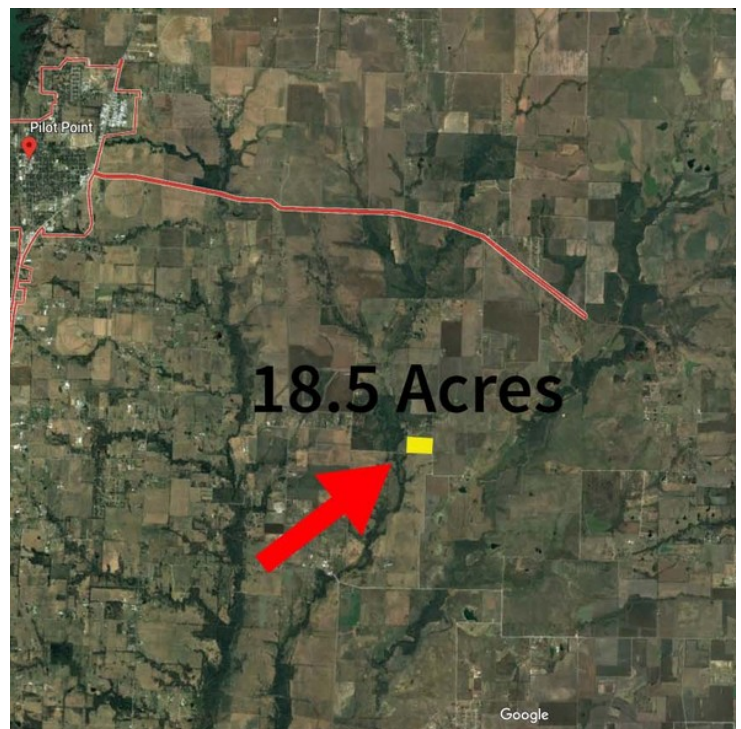
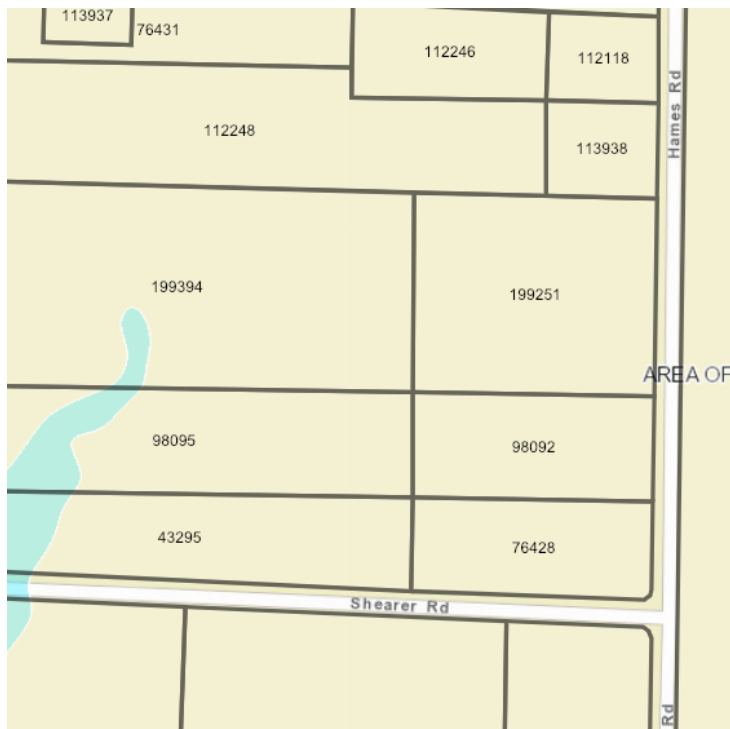
INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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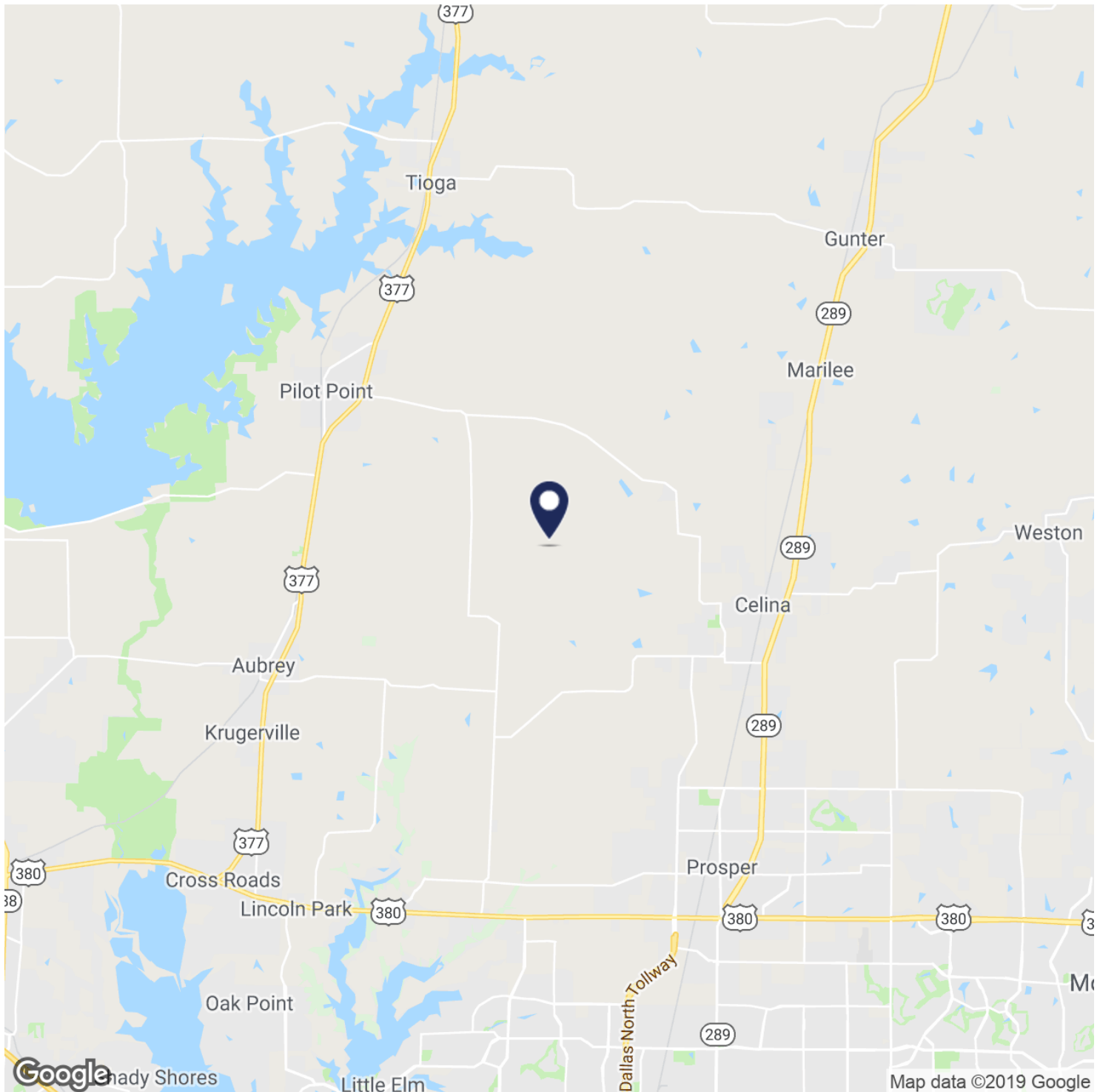
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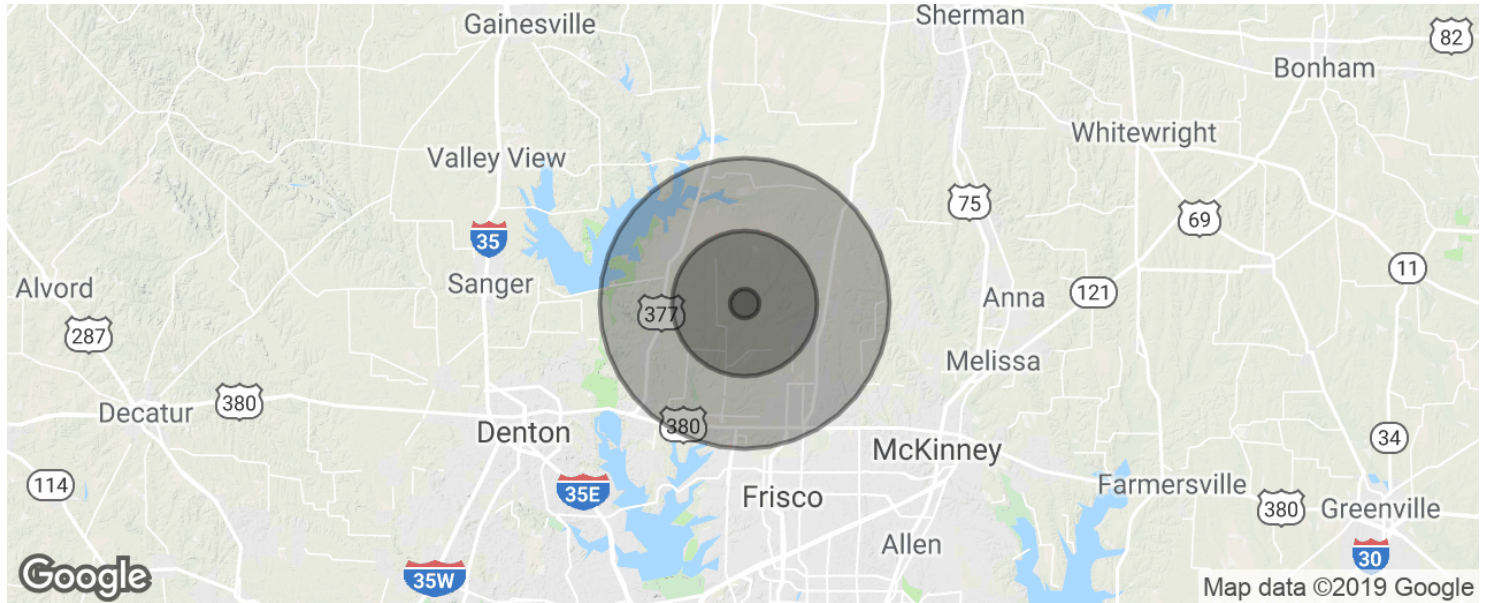
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	124	4,575	36,228
Median age	36.0	35.8	34.1
Median age (Male)	36.6	35.8	32.8
Median age (Female)	35.6	35.8	34.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	36	1,440	11,825
# of persons per HH	3.4	3.2	3.1
Average HH income	\$110,051	\$101,792	\$91,241
Average house value		\$297,877	\$246,133

** Demographic data derived from 2010 US Census*

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SALE PRICE

\$1,950,000

LOCATION INFORMATION

Building Name	Ferguson Ranch Estates
Street Address	9299 Hames Rd
City, State, Zip	Pilot Point, TX 76258
County/Township	Denton

PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	ETJ
Lot Size	18.474 Acres
APN#	76428, 98092, 98095, 43295

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