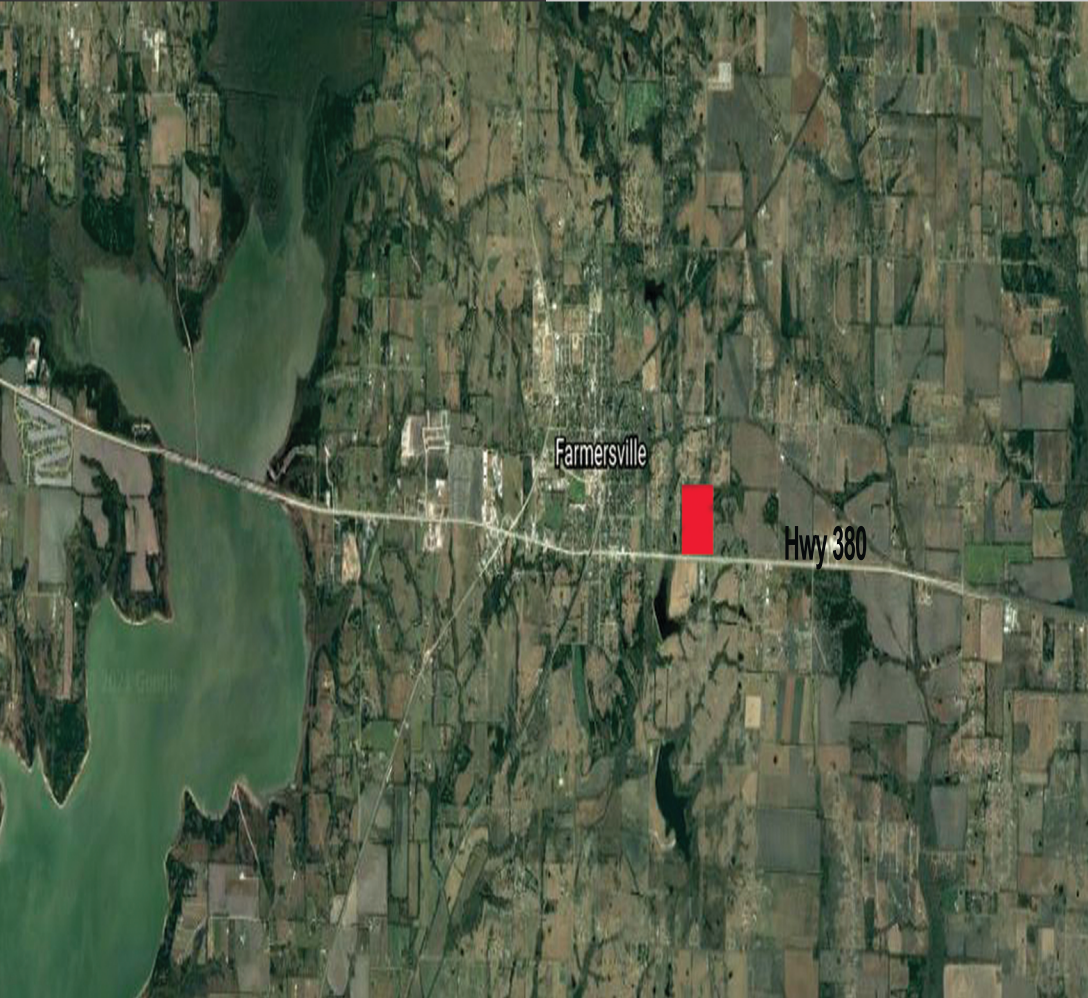




**Matrix**  
Commercial Group

**E. Audie Murphy Parkway,  
Farmersville, TX 75442**

**123.37  
Acres**



## PRIME REAL ESTATE

### FEATURES:

- \*Incredible Investment/ Development opportunity. Great location
- \* Corner of Major highways US HWY 380 and CR 697
- \* Less than a mile from Collin Co. North-South Loop and 4 Lane 380 expansion that was recently completed.
- \*Industrial development park across the street.

### LAND FACTS:

- ±123 Acres
- Zoning: Not zoned
- No restrictions
- Ag Exempt