

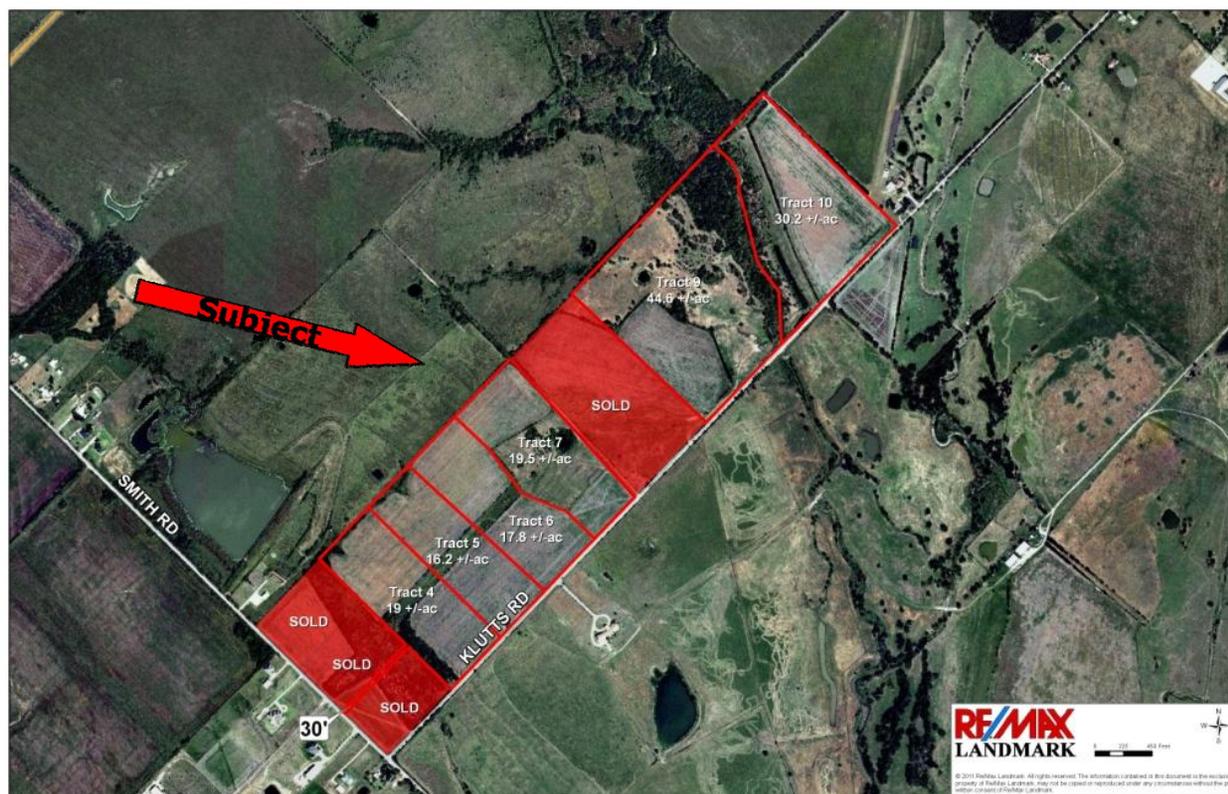
# 147+/- ACRES

## McLendon Chisholm, Texas Rockwall County

# FOR SALE

**\$18,500/Acre**

## SIX PRIME SINGLE FAMILY RESIDENTIAL TRACTS



### DIRECTIONS:

From Dallas take I-30 East to Rockwall, exit at Hwy 205 South approximately 5.6 miles to FM 550, right (W) 1 mile to Smith Rd left 1/4 Mile to Property on left, Sign on Property.



**RE/MAX Landmark**  
113 North Frances Street  
Terrell, TX 75160

[www.frankrobertslandteam.com](http://www.frankrobertslandteam.com)  
[www.frankroberts.remaxtexas.com](http://www.frankroberts.remaxtexas.com)



Brought to You Exclusively By  
**Frank J. Roberts, ALC**  
REALTOR, Owner

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Information herein deemed reliable but not guaran-



# 147+/- ACRES

McLendon Chisholm, Texas  
Rockwall County

# FOR SALE

**\$18,500/Acre**

**LOCATION:** 7 miles south of Rockwall, TX, 30 miles east of Dallas, TX

**SIZE:** 147 +/- Acres Subdivided into six (6) tracts of 17 to 44+/- acres each.

**FRONTAGE:** Smith Rd, +/-1541 ft.  
Klutts Rd. +/-5745 ft.

**UTILITIES:** Coop Water/Electric available to property

**PRICE:** \$18,500./Acre



**Six ESTATE Tracts:**

Prime single family residential rural estate tracts. Located in the fastest growing county in Texas, this excellent property is in the heart of the McLendon-Chisholm community, known for its residential estates and beautiful homes. This site offers rural feel with close proximity to Dallas. Several residential developments are very close to this site but with 1.5 acre lots selling for \$50-75,000 per acre. Elevation is rolling with two (2) creeks, scattered mature hardwood trees, and excellent building sites. Horses are permitted and each estate can be AG exempt. NO Mobile Homes permitted.

**COMMENTS:**



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