

# Elk Hollow

## Residential Development Land Project

79 +/- Acres for sale in the City limits of Paris TX!

Property Location: 2200 Elk Hollow Road Paris TX 75460



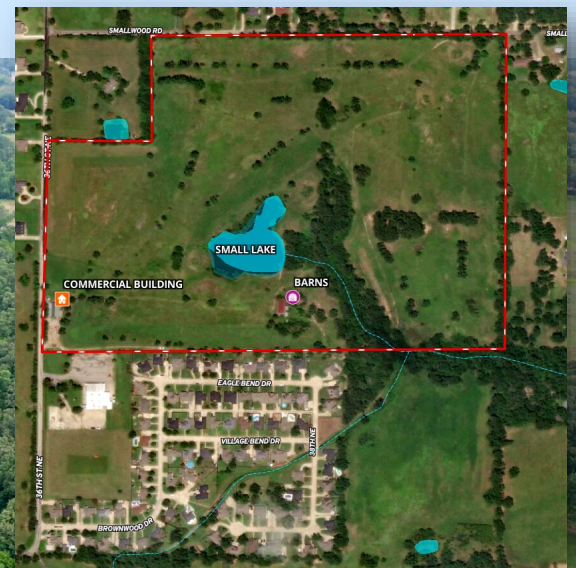
Residential and commercial development land for sale in Paris Texas. Located in northeast Texas, this 79 acre development property for sale is suitable for a number of investment projects. Entirely inside the city limits of Paris, TX, this land has historically been utilized as a 9-hole golf

course and now sits as an underutilized development deal. Highest and best use for the property is as a Master-Planned Residential Development project with city utilities easily accessible. The land consists of open pastureland and scattered trees. A small lake is located in the middle of the property and creates a country living setting inside the city. Over ½ mile of road frontage on two separate city roads makes for a phased planned development easily implemented. Home values in the immediate area range from \$150,000.00 to \$500,000.00 allowing for a wide range of builders to create the greatest return desired.

### FEATURES:

- ♦ 79+/- Acres in City Limits
- ♦ Open Land for Homesites
  - ♦ Small lake
- ♦ 1/2 mile Road frontage
- ♦ Close to residential subdivisions
  - Master planned Development
- ♦ Historically used as a Golf Course

Offered at: \$595,000



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and Auction LLC**

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