

FOR SALE



TBD Cotton Gin Rd, Uhland, TX | 26.38 +/- Acres

Granite Enterprises Inc.

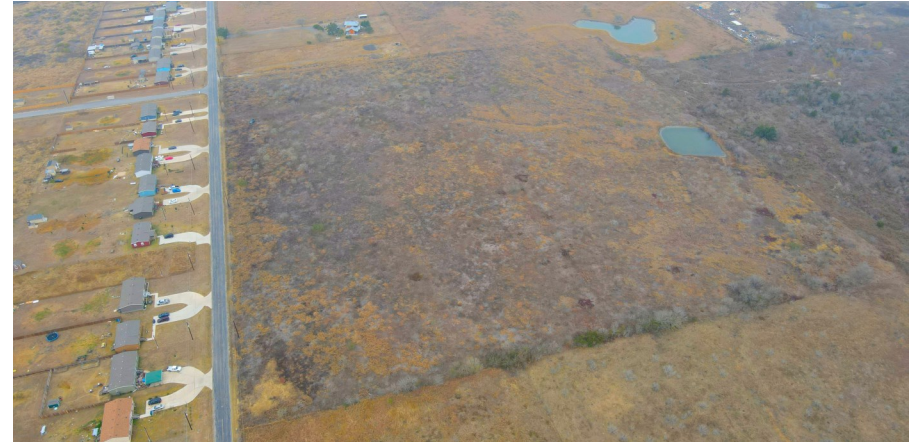
Real Estate Brokerage & Development Services
GraniteEnterprisesTX.com

Presented By: Kip Kronenberg & Trevor McManis

Property Summary

Granite Enterprises Inc.

Real Estate Brokerage & Development Services



Quick Summary

Sale Price:	\$1,319,990
Acres:	26.38 +/-
Price Per Sqft:	\$1.15

Property Overview

Development ready site with road frontage on Cotton Gin Rd. This site provides a great opportunity to fill the housing shortage in this rapidly growing area. Perfect for apartments, 4 plex, or small lot subdivision. There is already a development agreement in place with the City of Uhlend allowing everything except pawns shops, sexually oriented businesses, junkyards, and solid waste disposal sites.

Utilities: County Line SUD has a 12" water line on Cotton Gin Rd, above ground electric on site at the road, County Line SUD has a wastewater line on Cotton Gin Rd & Plum Creek Rd.

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Aerial Photo

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Additional Photos

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Additional Photos

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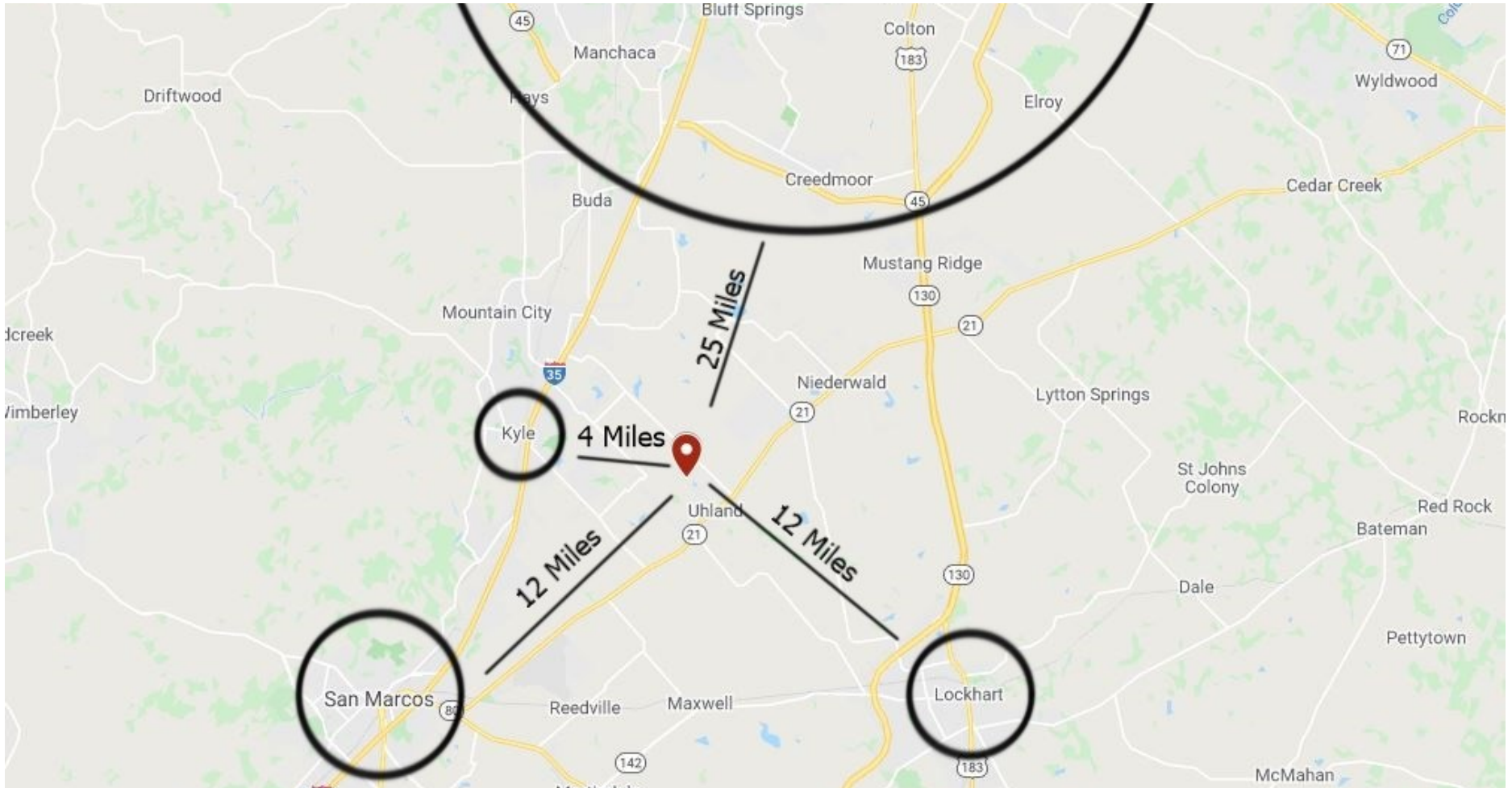
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Location Map

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Floodplain Map

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Contour Map

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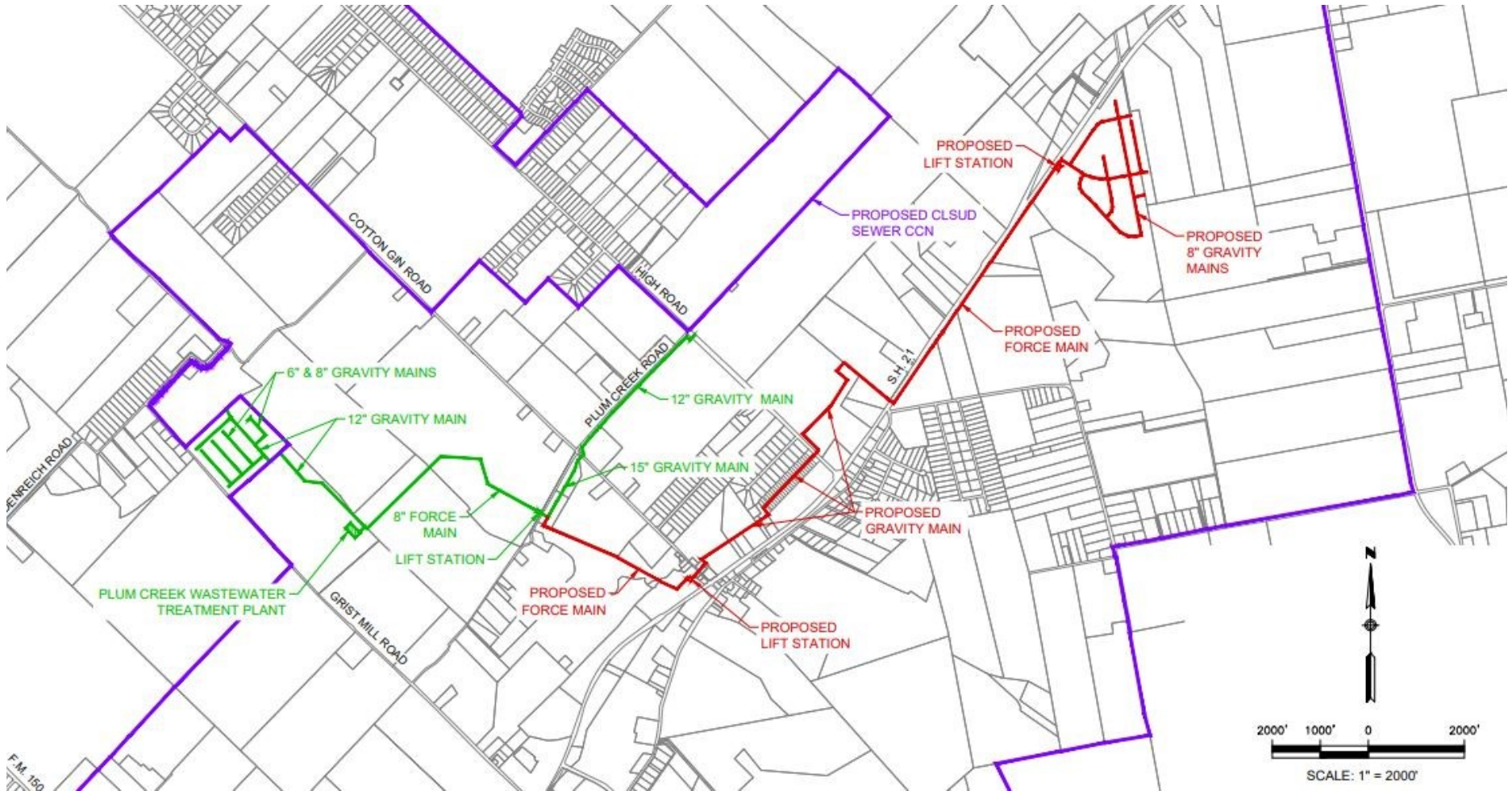
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CLSUD Wastewater Map

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