



MABEL ESTATES | 125 +/- ACRES FOR SALE OFFERING MEMORANDUM



SPECTACULAR RANCH OR DEVELOPMENT SITE
ENVIRONMENTAL AND SITE PLAN READY

Annie Little
Realtor

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PROPERTY SUMMARY

Mabel Estates | Decatur, TX
125 +/- Acres For Sale

Mabel Estates is a 125-acre tract of land, with an additional 175 adjacent acres being offered for sale in highly desired Wise County, TX. 100% of the land is not in a flood plain.

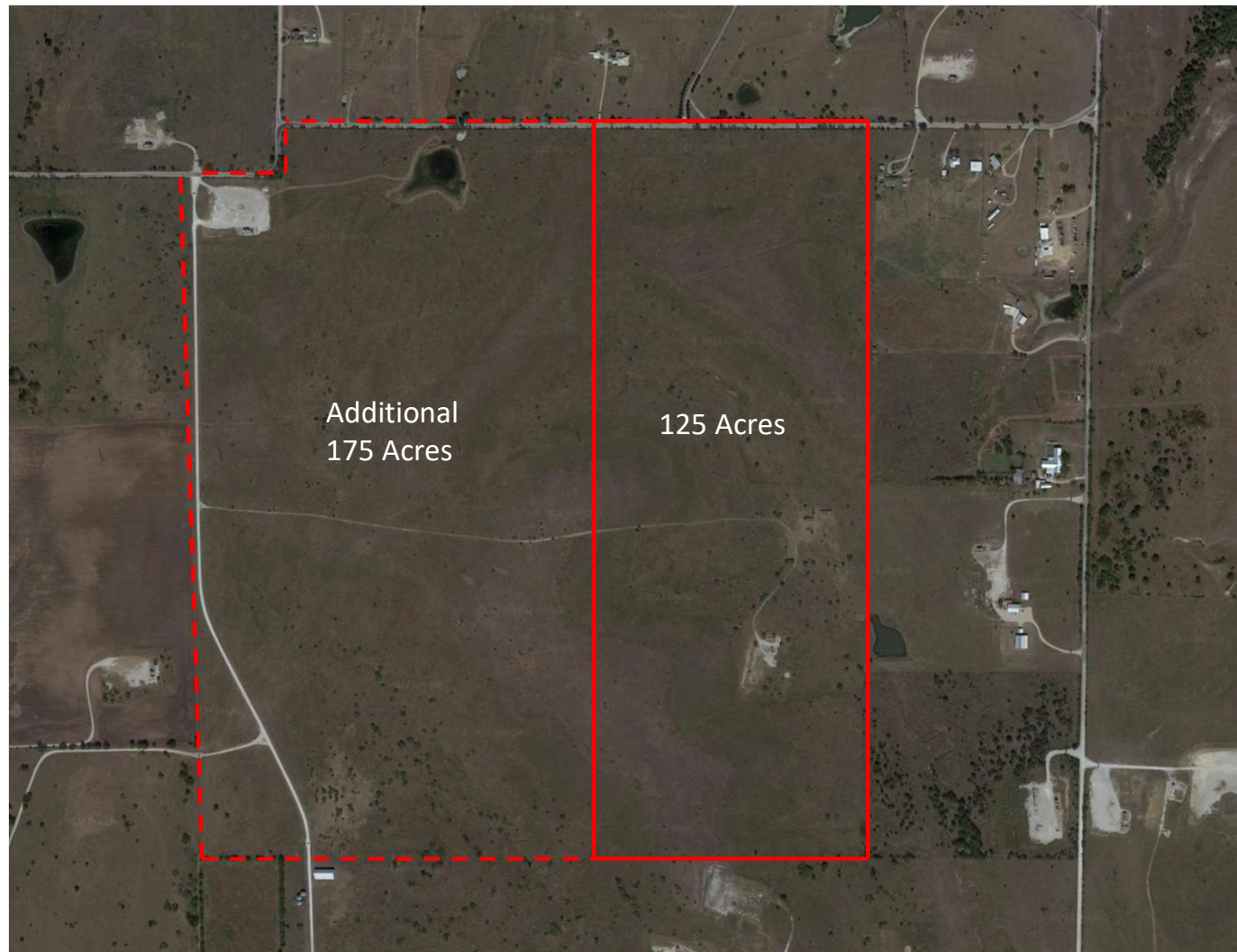
This property has been in a single family for multiple generations and is perfectly suited for a private ranch or as a development opportunity.

No Zoning or Deed Restrictions and the property is located outside of all city and ETJ jurisdictions.

Decatur schools are 12 miles from the property and Ponder schools are 10 miles from the property and open enrollment.

The 125-acre tract contains 1,500 feet of County Road 4010 frontage and the additional 175 acres contains an additional 1,900 feet.

Phase 1 environmental study and preliminary 2-acre lot division plan have been completed for entire 300-acre tract.



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LOCATION MAP

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PROPERTY PHOTOS

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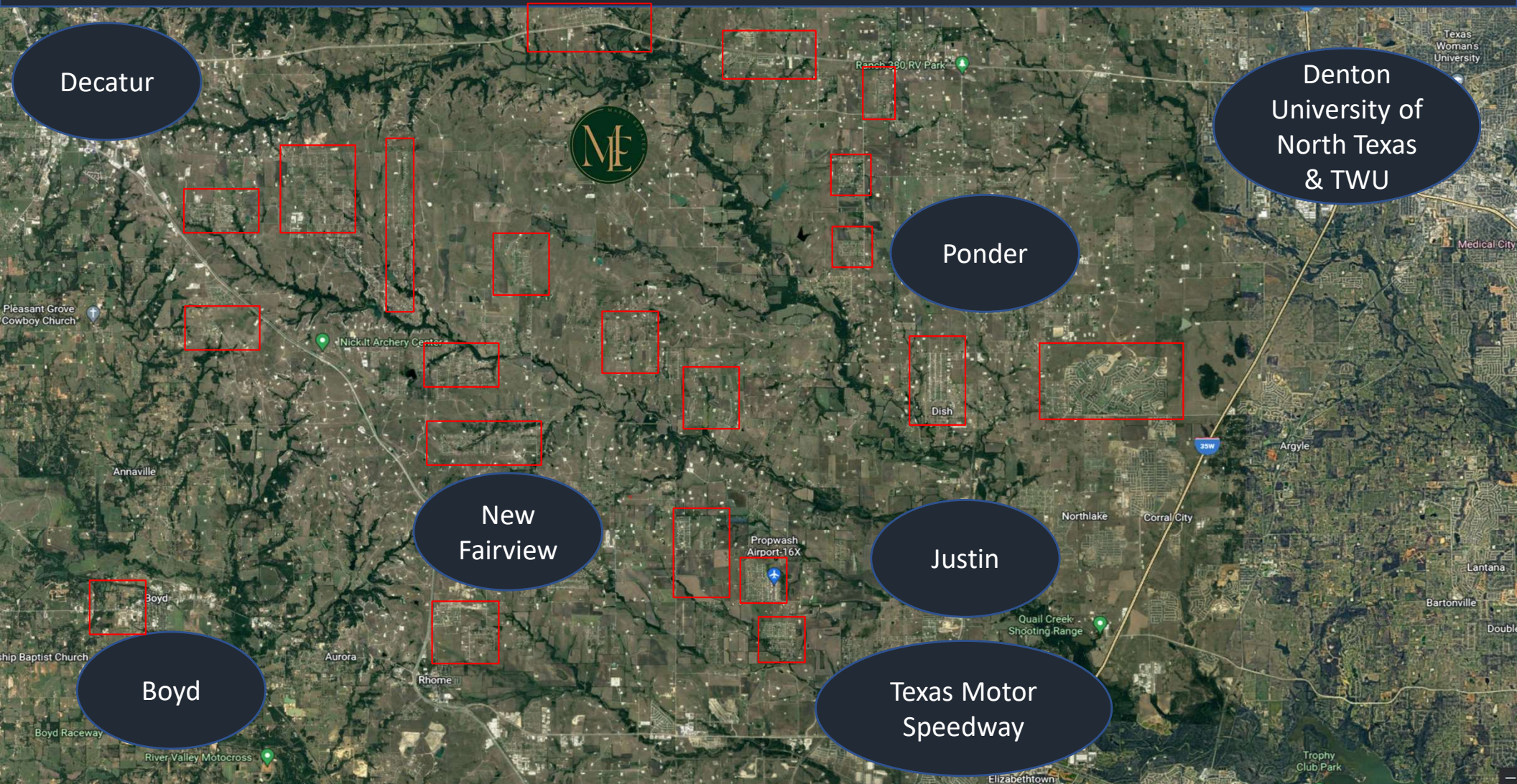
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AREA SUBDIVISIONS

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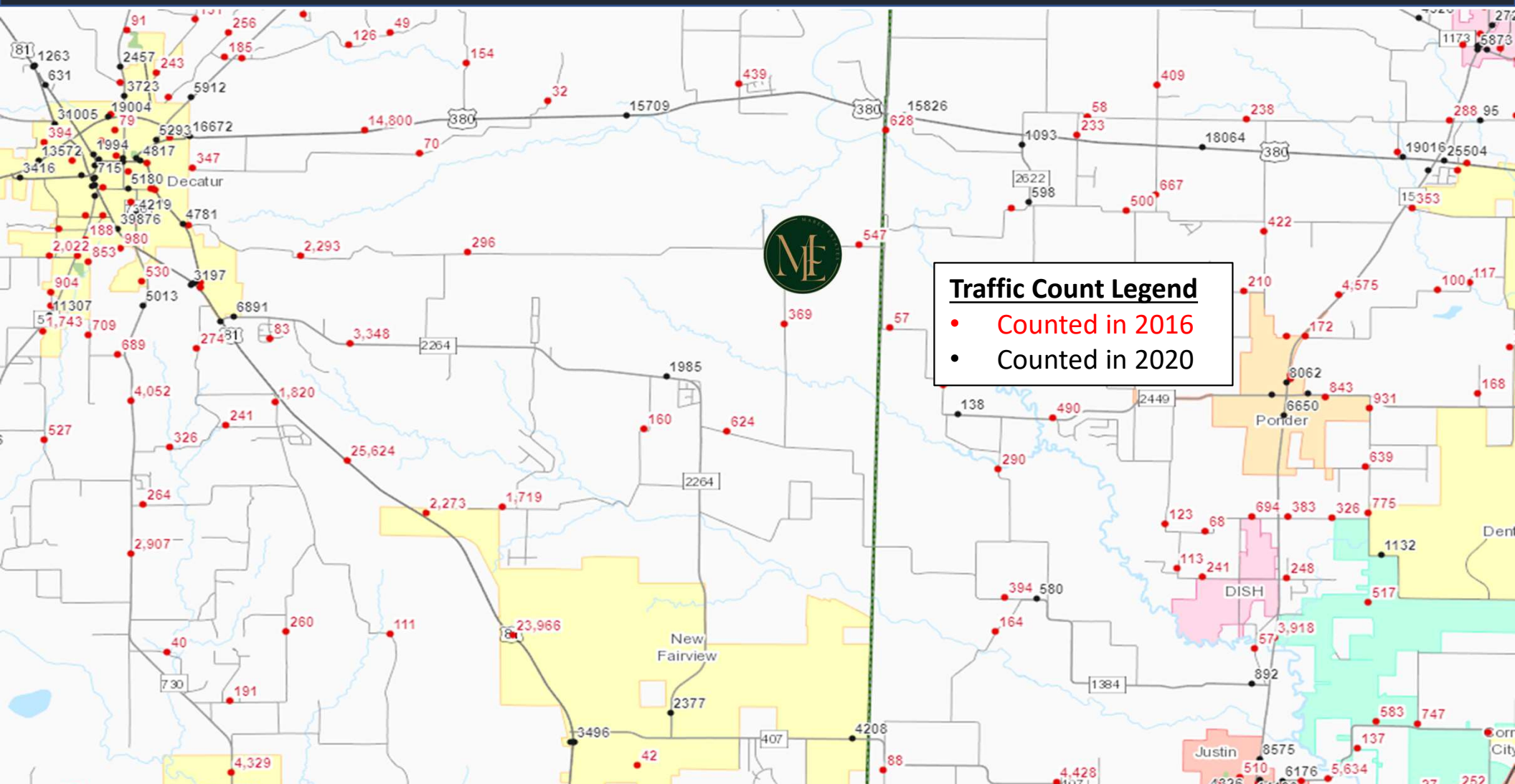
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TRAFFIC COUNTS

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ADDITIONAL INFORMATION

Mabel Estates | Decatur, TX
125 +/- Acres For Sale

- 125-acre tract has the following:
 - New survey
 - Phase 1 environmental study
 - 2-acre division plan ready to be submitted to the county
- Additional Items we can assist with
 - Connection to architectural / engineering firm working on plats
 - Connections to local and national builders
 - Local land bank financing if needed
 - Local site and road contractors
 - Would gladly assist with the county's development approval process if needed

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