

FOR SALE

SONCY RD. COMMERCIAL ACREAGE

8.85 ACRES

\$900,000



SONCY RD. COMMERCIAL ACREAGE



SONCY RD. COMMERCIAL ACREAGE

PROPERTY OVERVIEW **Soncy Rd. Commercial Acreage**

LOCATION: From the intersection of HWY 60 and FM 2590 (Soncy Rd.) in Canyon, TX drive north on Soncy Rd. 2.75 miles to the SE corner of the property. From I-27 and Rockwell Rd. drive east 1 mile to FM 2590 (Soncy Rd.) turn left and drive 1 mile south to the NE corner of the property. I-27 is 1 mile east of the property. Canyon, TX is approximately 2 miles from the property.

PROPERTY ZONE: No zoning designation. Property is outside of the city limits.

ACRES: Approximately 8.85 acres. Seller is willing to divide into smaller parcels.

UTILITIES: 3-Phase electricity runs along the east boundary of the property. Single phase runs along the north boundary of the property. Property will need a well and septic.

SURROUNDING AREA: Surrounded by residential developments, Spring Canyon development with a new elementary school is just 1/4 of a mile to the south. Spring Lake development is approximately 1/4 mile to the north.

FRONTAGE: Approximately 800' of frontage on Soncy Rd.

LOT DIMENSIONS: The property is approximately 500' deep and 800' wide.

PRICE: \$900,000