

PRIME DEVELOPMENT/RANCH LAND FOR SALE

CRESSON, TX



MIKE SMITH
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PROPERTY DESCRIPTION



LOCATION

250 E Bluebonnet Dr,
Cresson, TX 76035

SIZE

+/-217 AC

PRICING

\$3,000,000

TRAFFIC COUNTS

US-377: 24,555 VPD ('22)
TX-171: 7,750 VPD ('20)

NEARBY TENANTS



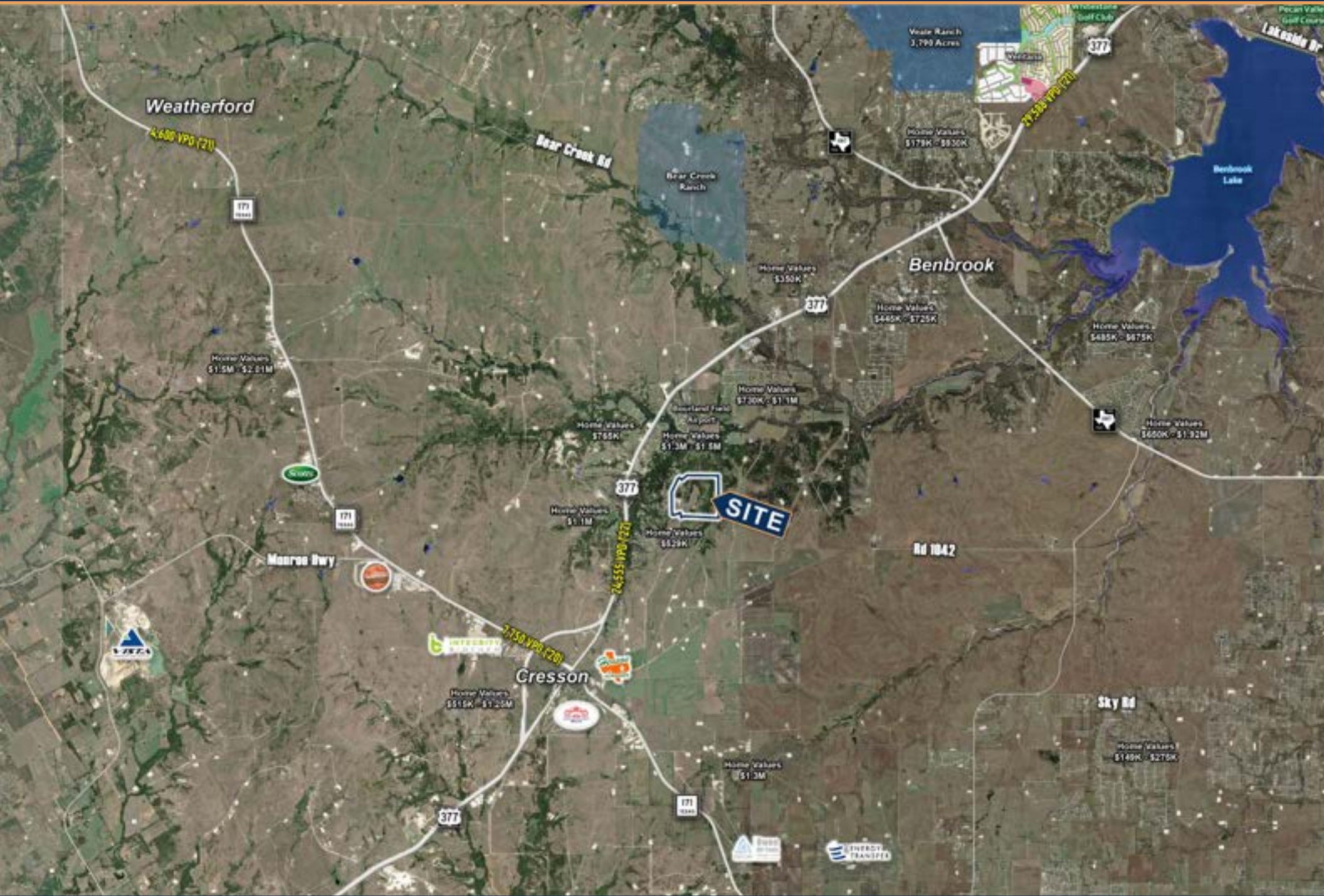
PROPERTY HIGHLIGHTS

- This 217-acre ag-exempt tract lies in the charming community of Cresson, Texas. This stunning property boasts vast open spaces, rolling hills, and breathtaking views of the surrounding countryside. With easy access to HWY 377 and just 30 minutes from Fort Worth, this property offers the perfect balance of privacy and convenience. Whether you're looking to place money into a great investment property, start a ranch, or develop the land, the possibilities are endless.
- Two 60ft ROW access points on the West side of the property
- Cresson has a current 2024 population of 2,363. Cresson is repeatedly growing at a rate of over 10% annually and its population has increased by 64.1% since they recorded a population of 1,439 in 2020.
- Downtown Fort Worth 30 Miles, Downtown Dallas 56 miles, DFW Airport 52 miles, Dallas Love Field Airport 58 miles
- \$100MM Kelly Ranch Golf Club expected to be completed in spring of 2025 just over 2 miles North of this 217ac tract which will be located off HWY 377 and Kelly Rd.
- Four subdivisions have been approved in Cresson, and the city could see thousands of new residents within the next eight years.
- Cresson is known for its scenic beauty and its proximity to the natural resources of the region. The city is nestled in the Cross Timbers region, characterized by rolling hills, lush forests, and picturesque landscapes.

2023 DEMOGRAPHICS

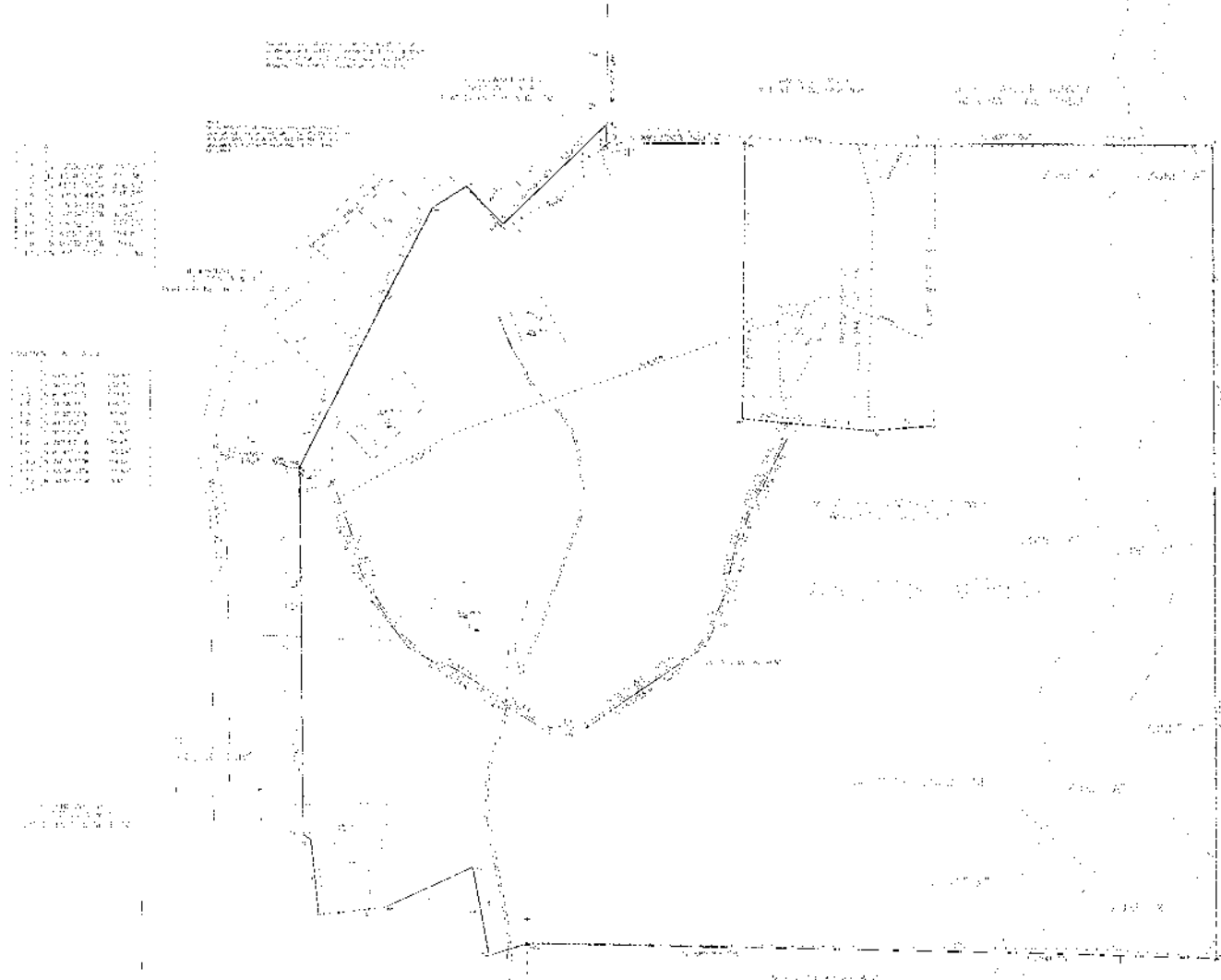
	1 MILE	3 MILE	5 MILE
TOTAL POP.	770	2,254	5,719
2028 POP.	1,167	3,696	8,493
AVG HH INCOME	\$197,416	\$173,998	\$155,753





200.118 ACRES SITUATED IN AND BEING A PORTION OF THE
 I & GN RR COMPANY SURVEY, ABSTRACT No. 1800 IN
 PARKER COUNTY, TEXAS

Survey No. 1800
 Parker County, Texas
 Surveyed by J. M. ...
 1880



ACRES

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BEARINGS & DISTANCES

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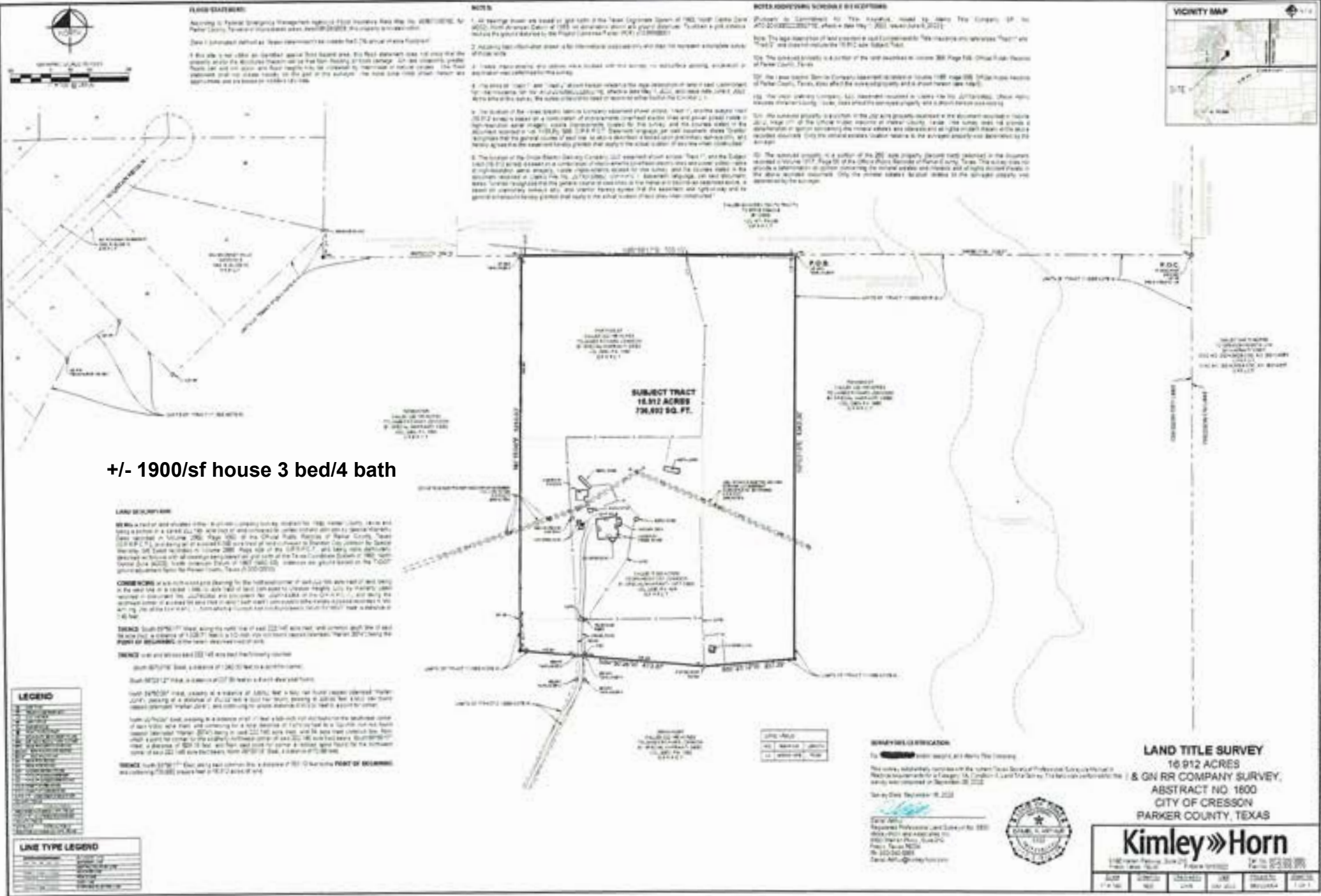
BEARINGS & DISTANCES (continued)

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FOR REVIEW ONLY
 NOT FOR RECORD



Survey No. 1800
 Parker County, Texas
 Surveyed by J. M. ...
 1880



+/- 1900/sf house 3 bed/4 bath

LEGEND

1. Survey Boundary	2. Easement	3. Right of Way	4. Other
5. Proposed	6. Existing	7. Easement	8. Right of Way
9. Other	10. Easement	11. Right of Way	12. Other
13. Easement	14. Right of Way	15. Other	16. Easement
17. Right of Way	18. Other	19. Easement	20. Right of Way
21. Other	22. Easement	23. Right of Way	24. Other
25. Easement	26. Right of Way	27. Other	28. Easement
29. Right of Way	30. Other	31. Easement	32. Right of Way
33. Other	34. Easement	35. Right of Way	36. Other
37. Easement	38. Right of Way	39. Other	40. Easement
41. Right of Way	42. Other	43. Easement	44. Right of Way
45. Other	46. Easement	47. Right of Way	48. Other
49. Easement	50. Right of Way	51. Other	52. Easement
53. Right of Way	54. Other	55. Easement	56. Right of Way
57. Other	58. Easement	59. Right of Way	60. Other
61. Easement	62. Right of Way	63. Other	64. Easement
65. Right of Way	66. Other	67. Easement	68. Right of Way
69. Other	70. Easement	71. Right of Way	72. Other
73. Easement	74. Right of Way	75. Other	76. Easement
77. Right of Way	78. Other	79. Easement	80. Right of Way
81. Other	82. Easement	83. Right of Way	84. Other
85. Easement	86. Right of Way	87. Other	88. Easement
89. Right of Way	90. Other	91. Easement	92. Right of Way
93. Other	94. Easement	95. Right of Way	96. Other
97. Easement	98. Right of Way	99. Other	100. Easement

LINE TYPE LEGEND

1. Survey Boundary	2. Easement	3. Right of Way	4. Other
5. Proposed	6. Existing	7. Easement	8. Right of Way
9. Other	10. Easement	11. Right of Way	12. Other
13. Easement	14. Right of Way	15. Other	16. Easement
17. Right of Way	18. Other	19. Easement	20. Right of Way
21. Other	22. Easement	23. Right of Way	24. Other
25. Easement	26. Right of Way	27. Other	28. Easement
29. Right of Way	30. Other	31. Easement	32. Right of Way
33. Other	34. Easement	35. Right of Way	36. Other
37. Easement	38. Right of Way	39. Other	40. Easement
41. Right of Way	42. Other	43. Easement	44. Right of Way
45. Other	46. Easement	47. Right of Way	48. Other
49. Easement	50. Right of Way	51. Other	52. Easement
53. Right of Way	54. Other	55. Easement	56. Right of Way
57. Other	58. Easement	59. Right of Way	60. Other
61. Easement	62. Right of Way	63. Other	64. Easement
65. Right of Way	66. Other	67. Easement	68. Right of Way
69. Other	70. Easement	71. Right of Way	72. Other
73. Easement	74. Right of Way	75. Other	76. Easement
77. Right of Way	78. Other	79. Easement	80. Right of Way
81. Other	82. Easement	83. Right of Way	84. Other
85. Easement	86. Right of Way	87. Other	88. Easement
89. Right of Way	90. Other	91. Easement	92. Right of Way
93. Other	94. Easement	95. Right of Way	96. Other
97. Easement	98. Right of Way	99. Other	100. Easement

LAND TITLE SURVEY
16.912 ACRES
& GN RR COMPANY SURVEY,
ABSTRACT NO. 1600
CITY OF CRESSON
PARKER COUNTY, TEXAS

Kimley»Horn

1100 River Street, Suite 210, Dallas, Texas 75201
Phone: (214) 760-0000
Fax: (214) 760-0001
www.kimleyhorn.com

Survey Date: December 16, 2022

Surveyor: Kimley-Horn

Professional Engineer License No. 1680
Professional Land Surveyor License No. 1100
Professional Surveyor License No. 1100
Professional Surveyor License No. 1100

DATE	12/16/22	SCALE	AS SHOWN	PROJECT	250 E BLUEBONNET DR, CRESSON, TX
DRAWN	JKH	CHECKED	JKH	DATE	12/16/22
FIELD	JKH	REVISIONS		BY	JKH
DATE					

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	550	1,456	3,228
2020 Total Population	770	2,047	4,739
2020 Group Quarters	0	0	0
2023 Total Population	770	2,254	5,719
2023 Group Quarters	0	0	0
2028 Total Population	1,167	3,696	8,493
2023-2028 Annual Rate	8.67%	10.40%	8.23%
2023 Total Daytime Population	430	1,437	4,223
Workers	109	426	1,712
Residents	321	1,011	2,511
Household Summary			
2010 Households	200	506	1,122
2010 Average Household Size	2.75	2.88	2.88
2020 Total Households	267	675	1,555
2020 Average Household Size	2.88	3.03	3.05
2023 Households	273	766	1,949
2023 Average Household Size	2.82	2.94	2.93
2028 Households	433	1,311	2,950
2028 Average Household Size	2.70	2.82	2.88
2023-2028 Annual Rate	9.66%	11.35%	8.64%
2010 Families	168	416	894
2010 Average Family Size	3.02	3.18	3.23
2023 Families	224	614	1,552
2023 Average Family Size	3.13	3.30	3.33
2028 Families	357	1,065	2,370
2028 Average Family Size	2.99	3.14	3.25
2023-2028 Annual Rate	9.77%	11.64%	8.84%
Housing Unit Summary			
2000 Housing Units	130	335	726
Owner Occupied Housing Units	83.8%	78.8%	75.9%
Renter Occupied Housing Units	5.4%	8.7%	12.1%
Vacant Housing Units	10.8%	12.5%	12.0%
2010 Housing Units	220	571	1,269
Owner Occupied Housing Units	85.5%	79.9%	78.5%
Renter Occupied Housing Units	5.9%	8.8%	9.9%
Vacant Housing Units	9.1%	11.4%	11.6%
2020 Housing Units	285	748	1,720
Owner Occupied Housing Units	88.1%	79.7%	77.8%
Renter Occupied Housing Units	5.6%	10.6%	12.6%
Vacant Housing Units	4.6%	5.9%	6.3%
2023 Housing Units	288	825	2,085
Owner Occupied Housing Units	92.4%	85.1%	83.6%
Renter Occupied Housing Units	2.4%	7.8%	9.9%
Vacant Housing Units	5.2%	7.2%	6.5%
2028 Housing Units	455	1,404	3,131
Owner Occupied Housing Units	93.6%	88.5%	87.1%
Renter Occupied Housing Units	1.5%	4.9%	7.1%
Vacant Housing Units	4.8%	6.6%	5.8%





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Airstream Realty

9013498

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Michael Smith

635303

msmith@airstreamrealty.com

630.207.6569

Designated Broker of Firm

License No.

Email

Phone

Evan Lichterman

772686

elichterman@airstreamrealty.com

901.674.2868

Licensed Supervisor of Sales Agent / Associate

License No.

Email

Phone

Sales Agent / Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0