

TBD Fm 36, Greenville, Texas 75401

MLS#: 20067472 Active
Property Type: Land

[TBD Fm 36 Greenville, TX 75401](#)
SubType: Unimproved Land

LP: \$1,250,000



Lst \$/Acre: \$27,467.09
Subdivision: Thomas Rowan Surv Abs #932
County: Hunt **Lake Name:**
Country: United States
Parcel ID: [34307](#) **Plan Dvlpm:**
Parcel ID 2: 234712
Lot: **Block:** 3 **MultiPrcl:** Yes **MUD Dst:** No
Legal: A0932 ROWAN THOMAS E, TRACT B3, ACRES 45.509
Unexmpt Tx: \$5,227

Land SqFt: 1,982,372 **Acres:** 45.509 **\$/Lot SqFt:** \$0.63
Appraiser: **Subdivided:** Yes
Lot Dimen: **Will Subdv:** Subdivided

HOA: None

HOA Co:

General Information

Land Leased:
AG Exemption: No

Tanks/Ponds: 1
Wells:

Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Bland ISD
Elementary: Bland

Middle: Bland

High: Bland

Features

Lot Description: Acreage, Tank/ Pond
Lot Size/Acres: 10 to < 50 Acres
Present Use:
Zoning Info: Residential land.
Development: Other
Street/Utilities: All Weather Road, Asphalt, Co-op Electric, Co-op Water, Electricity Available, Outside City Limits, Overhead Utilities, Phone Available, Propane, Sewer Not Available
Surface Rights:
Waterfront:

Restrictions: No Known Restriction(s)
Easements: None
Type of Fence:
Exterior Bldgs:

Possession: Closing/Funding
Showing: Call Listing Agent

Remarks

Property Description: Beautiful 45 acres ready to be turned into a subdivision! The is the perfect buy for a developer. County has already approved conceptual design (attached in transaction desk) for 23 lots. Homeowner adjacent to property willing to sell additional acreage for development. Willing to sell as full 45 acres, or break into two lots- 25 acres and 20 acres. See MLS#20067510 for 25 acre tract and MLS#20067530 for 20 acre tract
Public Driving Directions: From 380 E- left on FM 36 for about 3.2 miles. Pass CR 1120 to property non the left. Call listing agent with questions.

Agent/Office Information

Lst Ofc: Phillips Realty Group & Assoc

Lst Agt: [Justin Phillips](#)

Prepared By: Justin Phillips Phillips Realty Group & Assoc on 07/11/2022 13:04