

LAND FOR SALE IN LITTLE ELM

1.24 AC - FM 423 & LITTLE ELM PARKWAY

2059 FM 423 - LITTLE ELM, TEXAS 75068

CAREY COX
A REAL ESTATE COMPANY

LAND FOR SALE

ZONING	LIGHT COMMERCIAL
LAND SIZE (AC)	1.245 AC
TOPOGRAPHY	FLAT
AVAILABLE UTILITIES	ALL TO SITE
ACCESS	FM 423
FRONTAGE	FM 423
FLOODPLAIN	SEE FLOOD MAP
CURRENT IMPROVEMENTS	ROUGH GRADE
PRICE	\$864,230.00

FEATURES

- LAND SITE IN ONE OF THE FASTEST GROWING AREAS OF NORTH TEXAS
- LESS THAN 3 MILES TO DALLAS NORTH TOLLWAY



careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

Jon Cox / 469.396.8307

joncox@careycoxcompany.com

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SITE AERIAL

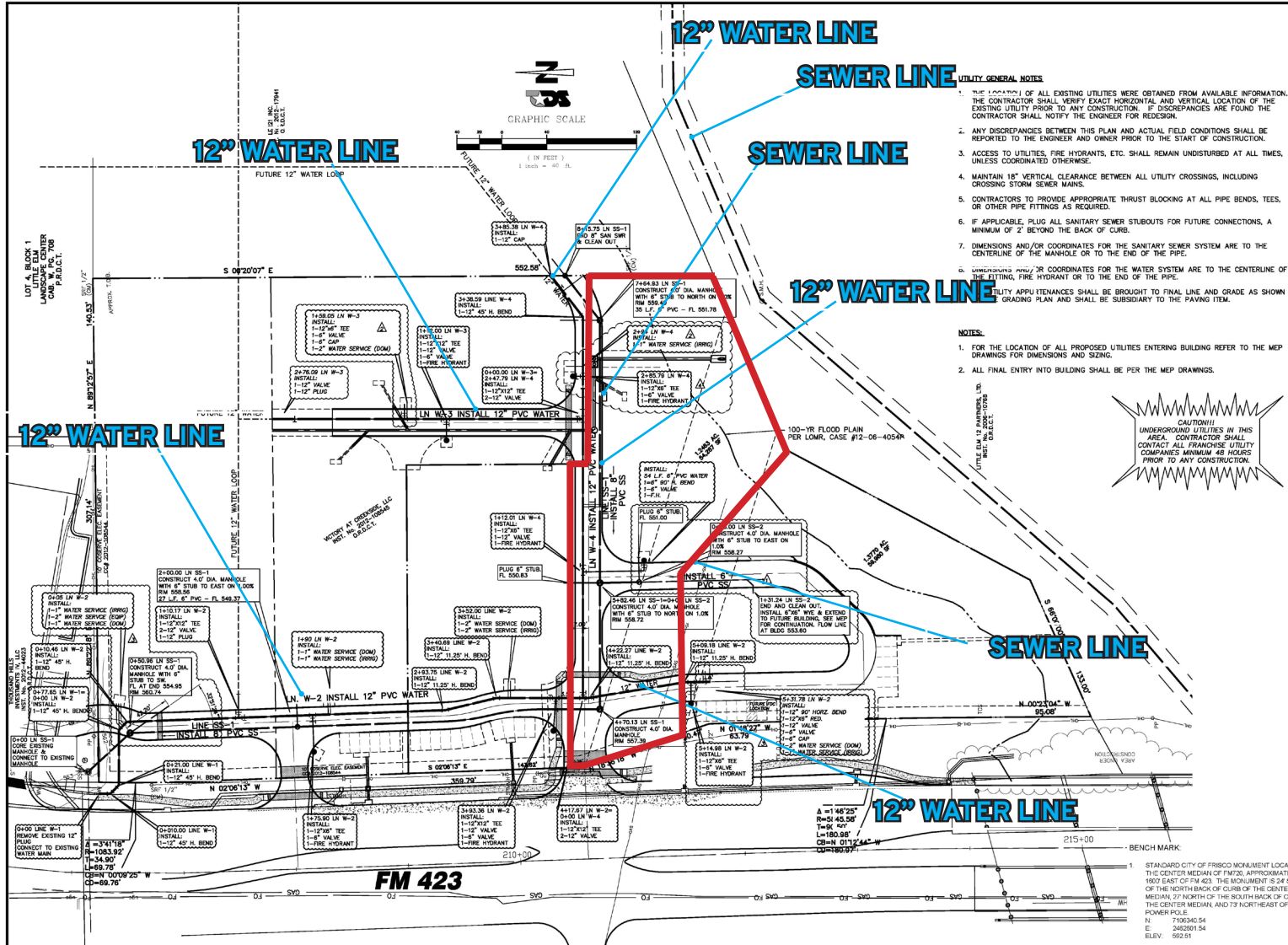
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WATER & SANITARY SEWER PLAN
VICTORY AT CREEKSIDE
 LOT 1-7, BLOCK A
 VICTORY AT CREEKSIDE ADDITION
 C. ROBBANS SURVEY, ABS# 86
 TOWN OF LITTLE FLEMING, DENTON COUNTY, TEXAS

VICTORY @ CREEKSIDE, LLC
 825 W. Royal Lane
 Suite 250
 Irving, TX 75039

REVISIONS:

1. Revised LN SS-2, Moved Manhole to align for future hole to meet and revised the size to 48" to allow hole to reach 1,562.9
2. Replaced location of the 12" sanitary service at lot 101 fire hydrant service at lot 101
3. Added sanitary sewer stub to curb work lot; revised location of water service and fire line on lot 101; removed 12" valve at 545.85 = 03.08.15
4. Replaced Fire Hydrant per KA request 04.08.15



April 06, 2015



Texas Development Services
 100 W. JACKSON ST. DRIVE
 SUITE 100-206
 AUSTIN, TX 78713
 602-553-6539
 TX REG. NO. 12700
 TDS PROJECT NO. 10033

C-12

NEARBY DEVELOPMENT



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METROPLEX LOCATION



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