

IH 35E DEVELOPMENT PROPERTY

60± ACRES | ELLIS COUNTY, TEXAS



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Property Features

- Italy, Texas
- High visibility with frontage road access on IH 35E & US HWY 77
- Excellent commercial or residential development opportunity
- No zoning in place
- Major Opportunity Zone
- Wooded & cleared areas with a wet weather creek
- Ag exempt
- Convenient to the Dallas-Fort Worth metroplex





Property Information

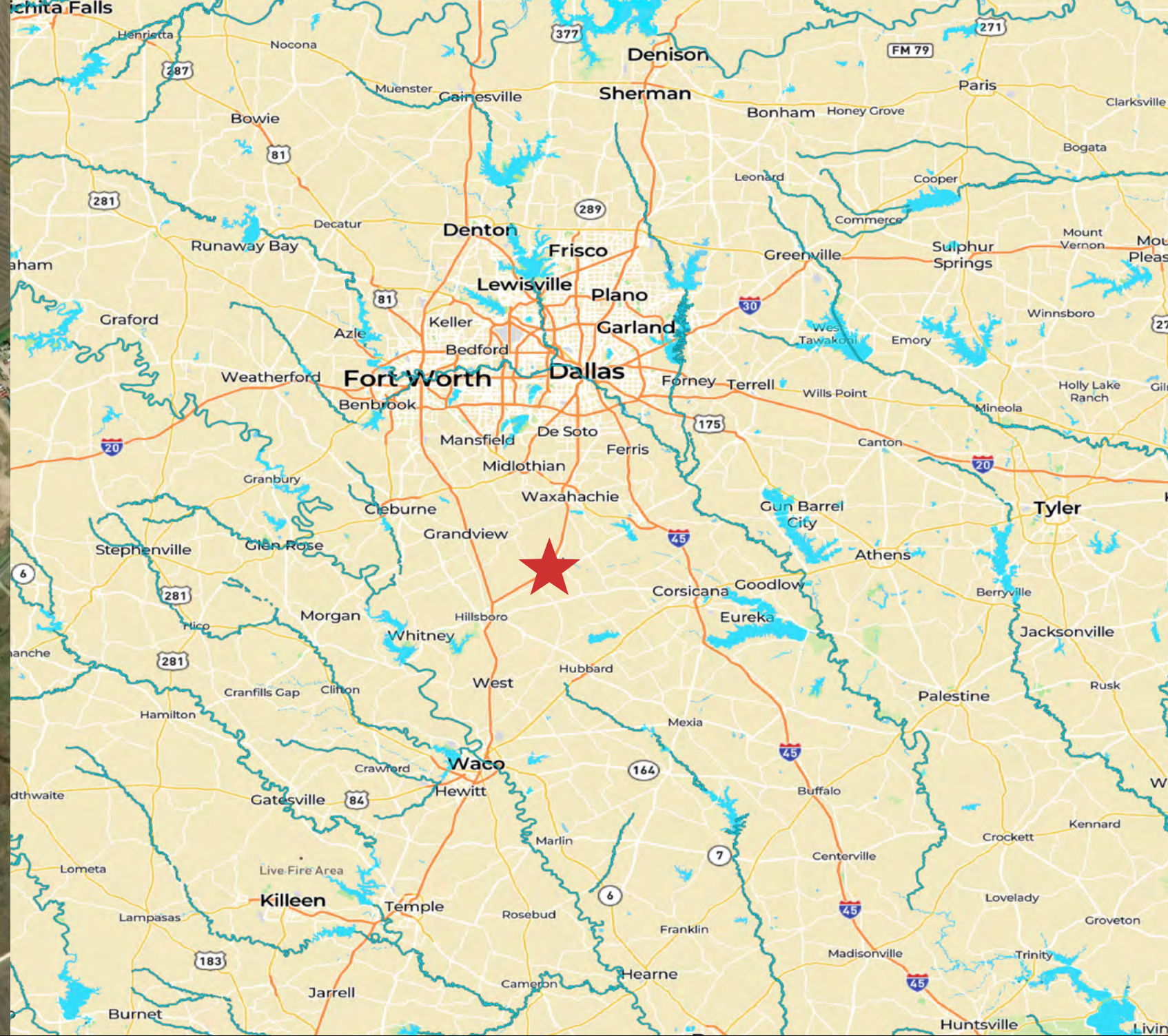
IH 35E Development Property is a rare opportunity to acquire 60± acres of ideally situated commercial land in Ellis County, Texas. Located in the charming town of Italy, this parcel offers an exceptional location, strategically positioned just 45± miles from Dallas, 51± miles from Waco, and 57± miles from Fort Worth. Positioned along the highly coveted IH-35E, this property boasts unparalleled visibility for commercial development and boasts convenient frontage road access to this major North-South thoroughfare. With an average daily traffic count of approximately 47,273 vehicles passing by, this is a prime investment opportunity in an area set up for growth. Additionally, the property enjoys access to US Highway 77, further enhancing its accessibility and appeal. Whether your vision involves commercial, residential, or even recreational development, this property offers boundless possibilities.

There are numerous investment highlights to this property. With no existing zoning regulations in place, the acreage presents a blank canvas for your development dreams. Whether you envision a retail center, housing development, or an RV park, the possibilities are virtually limitless. The property is also positioned within an Opportunity Zone, meaning that it offers the potential for preferential tax treatment on certain investments. State officials designate specific census tracts as Opportunity Zones to stimulate economic development, making this an even more enticing prospect for savvy investors. Additionally, there is an Agriculture Exemption status, which may provide tax advantages and incentives for specific land uses.

The property offers a diverse landscape with both wooded and cleared areas, providing versatility for various types of development. While Hog Creek meanders through the property, it's currently dry due to drought conditions, leaving room for creative land use planning. City water, electric, and septic services are all readily available, simplifying the development process. All that's required is obtaining the necessary permits and approvals to turn your vision into reality.

With proximity to IH-35E and US Highway 77, this property offers easy access for customers, residents, or visitors coming from Dallas, Fort Worth, Waco, and Austin. Ellis County itself is also experiencing steady growth, making it an ideal location for real estate investment. The property's location on the major North-South corridor positions it at the epicenter of this growth. This acreage can be subdivided, allowing for tailored development plans to suit your specific needs or accommodate multiple projects on the same parcel.

Don't miss out on this exceptional opportunity to invest in a strategically located and versatile property in Ellis County, Texas. Whether you're a seasoned developer or an investor looking for a promising venture, the IH 35E Development Property is a must-consider opportunity.




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