



1660 Fm 1897 Road, Bells, TX, 75414

Offered at \$5,400,000

Superior development opportunity for this gorgeous 123.8 acres located in Bells, Texas near Sherman, TX. A conceptual master plan has already been approved enabling a developer to advance forward with their project. Property is ideal for both residential and commercial development. The approved plan includes meaningful connectivity to the neighboring schools and major interstate Highway 82. Water and electricity already on site. Property has over half a mile of frontage on FM 1897 and is less than 12 miles to US 75 in Sherman. Major employers in that area include Texas Instruments, Tyson Foods, Finsar, Emerson, Royal Case, Kaiser Aluminum and Sunny Delight. Texas Instruments recently announced they are set to begin construction on new fabrication plant with investment potential of 30 million that could support 3000 direct jobs. Great neighborhood with highly rated schools equals country living at its best.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

123.81 acre (lot size)

Built: Unknown year



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