

TBD FM 2010

CHANDLER, TX 75758

129± ACRES

LAND WITHOUT LIMITS

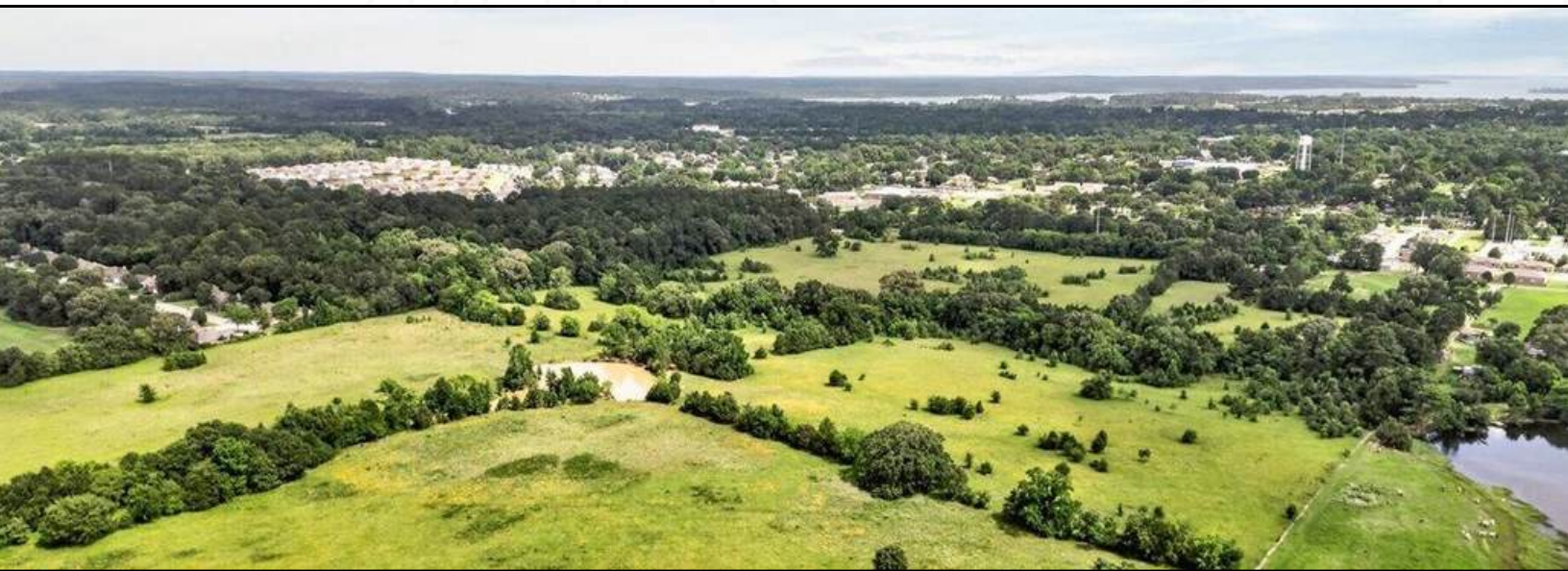
"Development-ready acreage with endless possibilities."



THE FUTURE STARTS HERE



Large, contiguous land tracts with development flexibility, natural beauty, agricultural utility, and strategic location are becoming increasingly difficult to find across Texas. Located on FM 2010 in Chandler, Texas, this 129.7± acre property represents one of the most compelling land investment opportunities currently available in East Texas.



Positioned on the northern edge of Chandler and benefiting from extensive FM road frontage, this property combines many of the characteristics sought by developers, investors, builders, land bankers, ranch buyers, and recreational landowners. The tract offers a unique blend of open pastureland, mature hardwoods, scenic water features, agricultural productivity, and long-term development potential. Most importantly, the majority of the property lies within the City Limits of Chandler, creating a significant advantage for future planning and development.

EXCEPTIONAL FEATURES



A rare 129.7± acre offering combining development potential, natural beauty, and a prime Chandler location.

129.7± Acres- Large, contiguous tract

City Limits-Majority within Chandler city limits

FM 2010 Frontage- Extensive paved road frontage

Development Potential- Residential communities

Scenic Setting- Open pastureland. Mature hardwoods

Agricultural Use- Productive grazing land

Recreational Appeal- Hunting and wildlife

- **Outdoor recreation**
- **Private retreat potential**

Investment Opportunity

- **Growing East Texas market**
- **Strong long-term appreciation**





ABOUT THE RANCHMAN PROPERTIES TEAM

Ranchman Properties is a real estate team designed to give our clients the absolute best possible experience in the Texas and Oklahoma farm and ranch real estate market. Whether it's a hunting property, equine property, production property, or residential estate, we have you covered!

We place the utmost importance on client communication and satisfaction with their total experience. Our desire is to create relationships that last well beyond the purchase or sale of your home or property. Ranchman Properties promises to ethically represent your interests while together we navigate one of the biggest financial and emotional decisions in your life.

Ranchman Properties is a premiere farm and ranch brokerage in North and Central Texas. With 9 land agents across the state, Ranchman Properties has catapulted themselves as one of the leading land brokerages in Texas since 2015. With over half a billion in sales volume, the team at Ranchman Properties has the expertise to facilitate any size land transaction with integrity and the knowledge to get it across the finish line.



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ADDITIONAL PHOTOS

