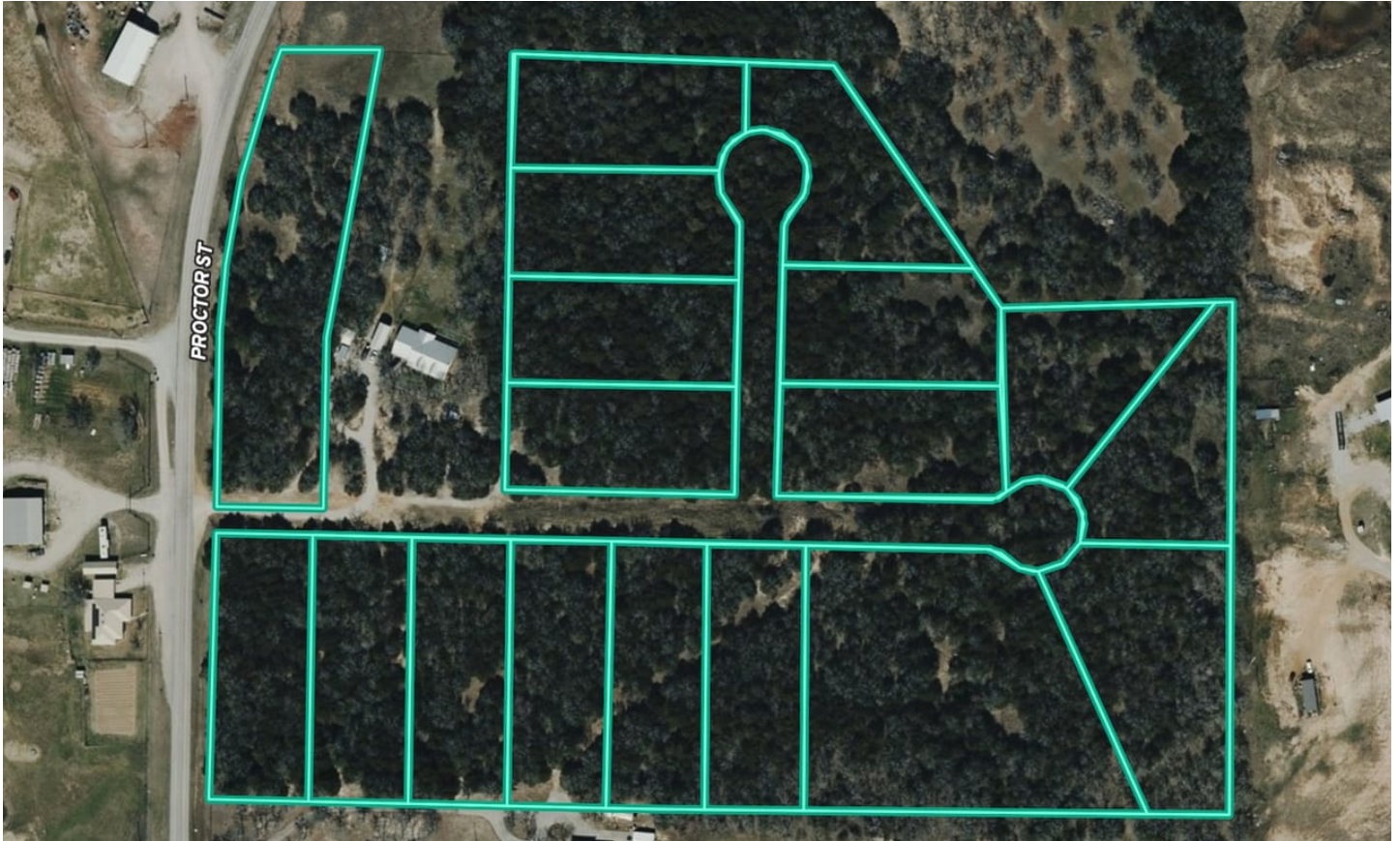


Alvord Development Opportunity
00 Proctor Street
Alvord, TX 76225

\$450,000
21.720± Acres
Wise County



Alvord Development Opportunity

Alvord, TX / Wise County

SUMMARY

Address

00 Proctor Street

City, State Zip

Alvord, TX 76225

County

Wise County

Type

Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

33.3708 / -97.6917

Acreage

21.720

Price

\$450,000

Property Website

<https://arrowheadlandcompany.com/property/alvord-development-opportunity-wise-texas/112733/>



Alvord Development Opportunity

Alvord, TX / Wise County

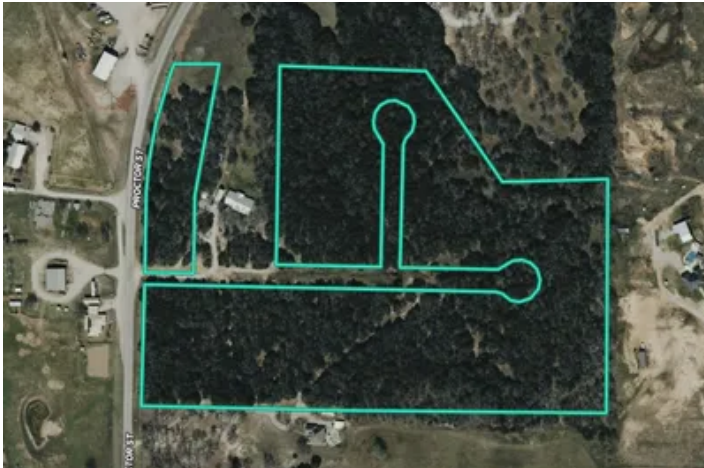
PROPERTY DESCRIPTION

Welcome to this excellent opportunity for a developer or homebuilder in the growing community of Alvord, Texas! Located just outside the city limits, this platted development offers seventeen 1 +/- acre homesites with blacktop road frontage, providing convenient access and excellent visibility. City water and electricity are nearby, helping streamline the development process, and engineered plans are available for the project. With the continued growth in the area and strong demand for rural homesites, this property presents an outstanding investment opportunity to bring a ready-to-develop community to life. The property is located 1 hour and 10+/- hours from Dallas, and 50+/- minutes from Fort Worth. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Phil Dodd at [\(817\) 915-2502](tel:8179152502).

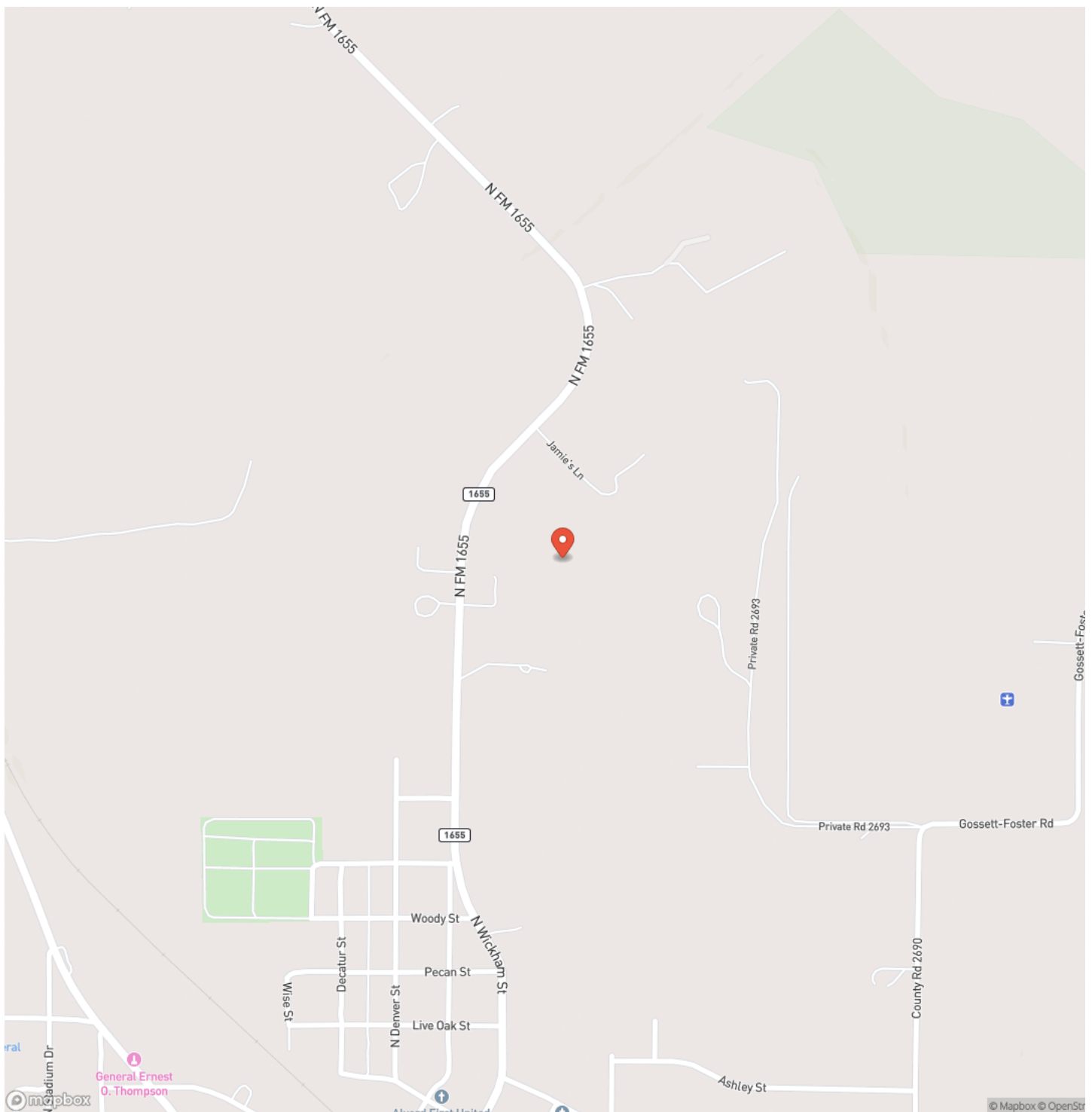
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



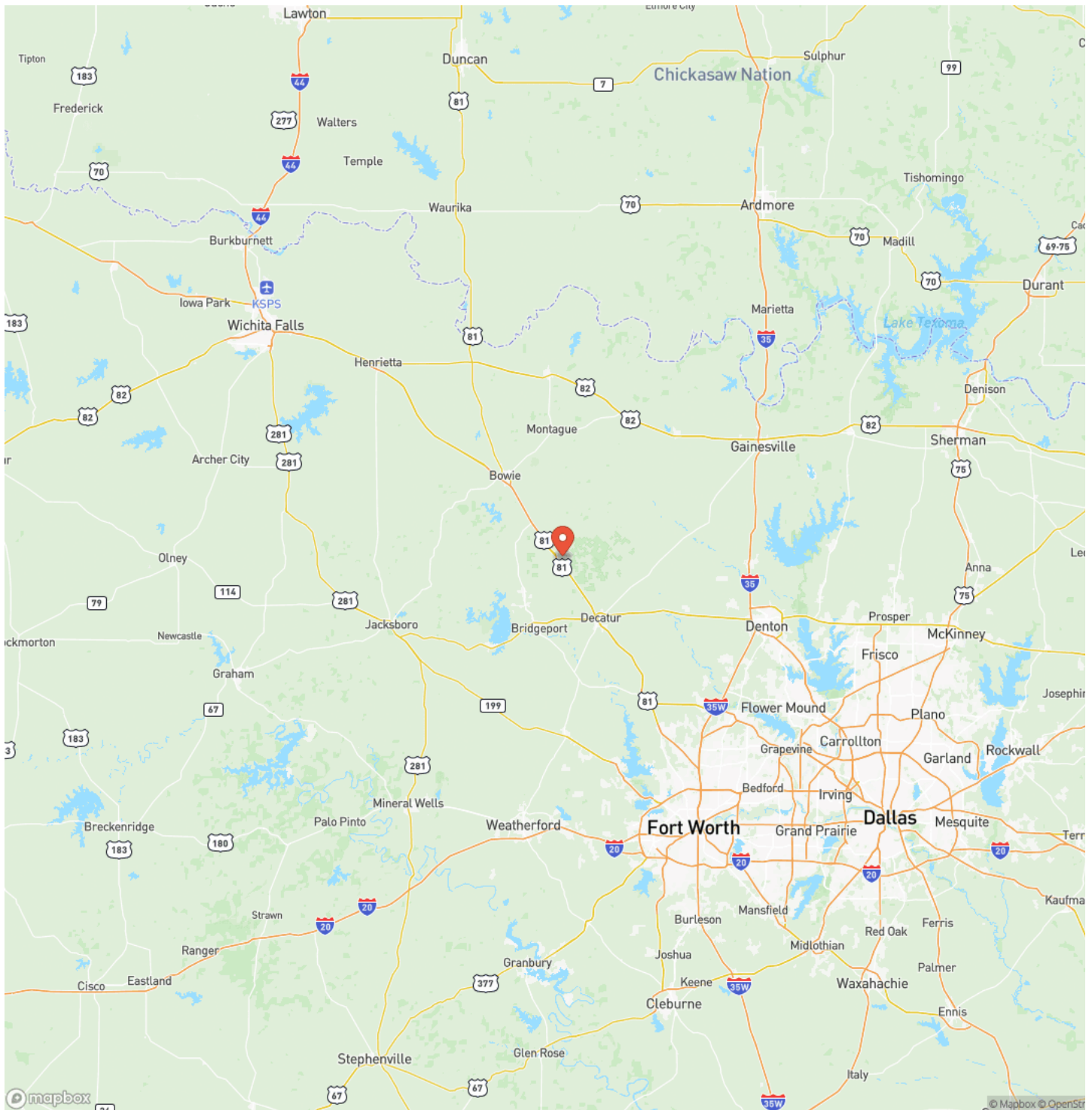
Alvord Development Opportunity
Alvord, TX / Wise County



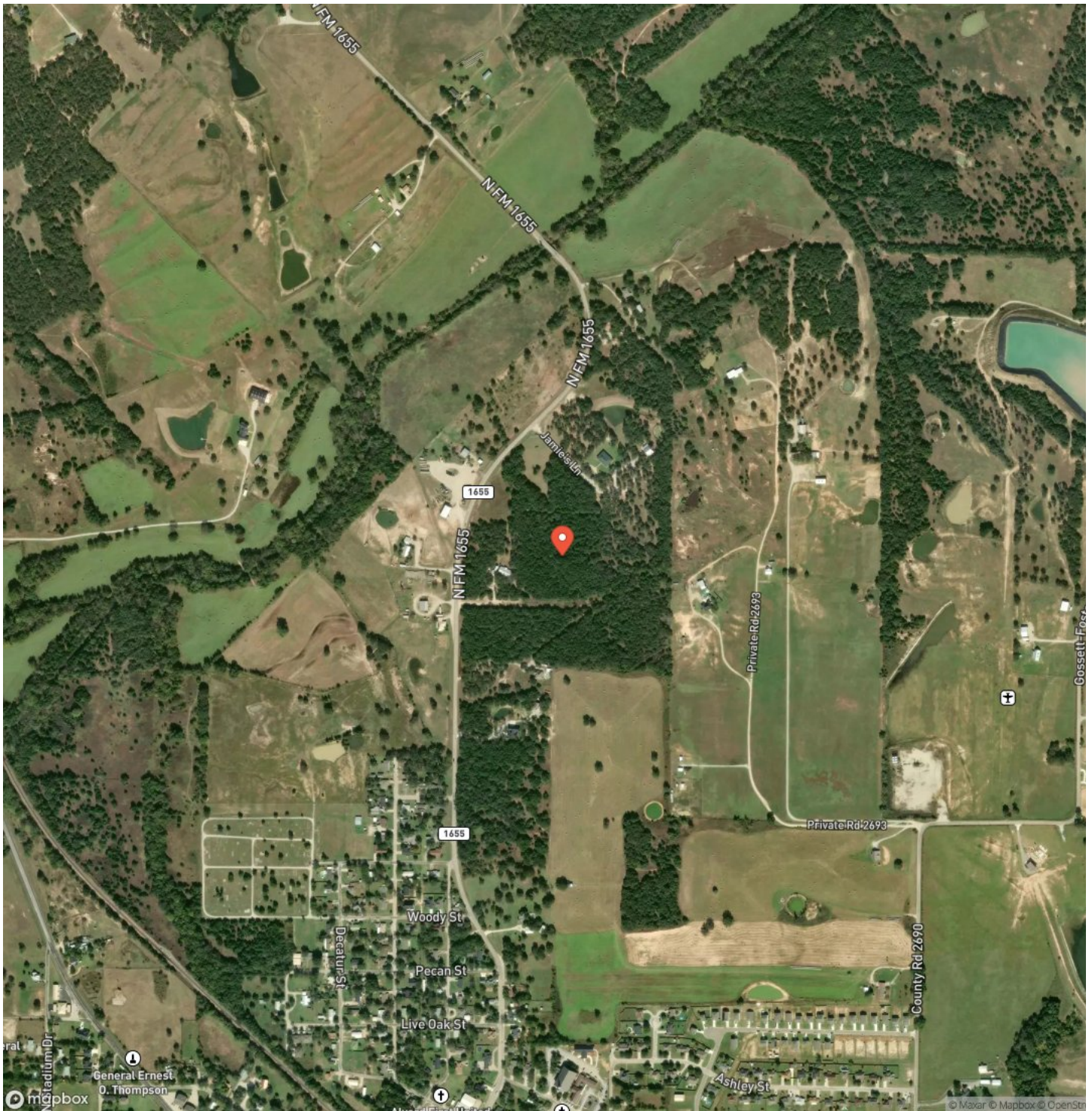
Locator Map



Locator Map



Satellite Map



Alvord Development Opportunity

Alvord, TX / Wise County

LISTING REPRESENTATIVE

For more information contact:



Representative

Phillip Dodd

Mobile

(817) 915-2502

Office

(817) 915-2502

Email

phillip.dodd@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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