

# For Sale 2.51 ACRES SH 249 & SPRING CYPRESS

**SIZE:**

**2.51 Acres**

**ASKING PRICE:**

**\$431,875 (\$3.95 psf)**

**LOCATION**

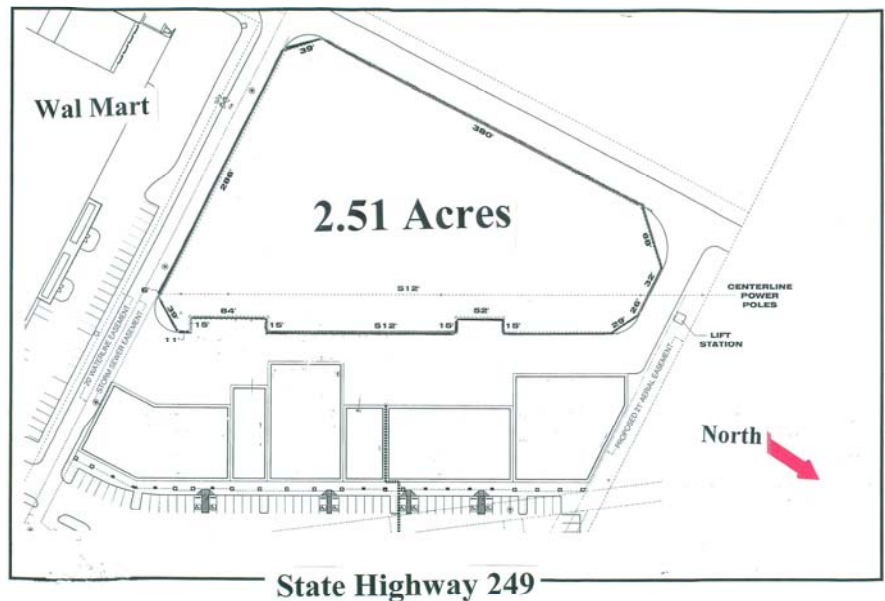
Northwest quadrant of SH 249 and Spring Cypress behind the Wal Mart shopping center

Key Map 329 N

**GENERAL**

**INFORMATION**

Great site for office warehouse, motel or mini-storage. Seller will provide pylon sign location on SH 249 and on Spring Cypress for the site. No on-site detention is required. Utilities provided by Malcamson MUD, water, sewer and storm drainage lines in place to service property. Reciprocal Easement Agreement in place to allow access to site from Spring Cypress or SH 249. Not in 100 year flood plain.



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