



4.7 AC Land For Sale

5010 East Parker Road, Parker, TX 75002

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PROPERTY DESCRIPTION

Nestled in the desirable Parker area, this property presents an extraordinary opportunity for the astute Land / Residential investor. With its strategic location for future growth and generous parcel size, it offers the ideal canvas for a diverse range of housing options. The picturesque natural surroundings and access to essential utilities further enhance its appeal for residential development. Embrace the potential to create a distinctive community in this thriving Parker locale, capitalizing on its prime location and proximity to desirable amenities. This property epitomizes a compelling investment opportunity in the burgeoning Parker real estate market.

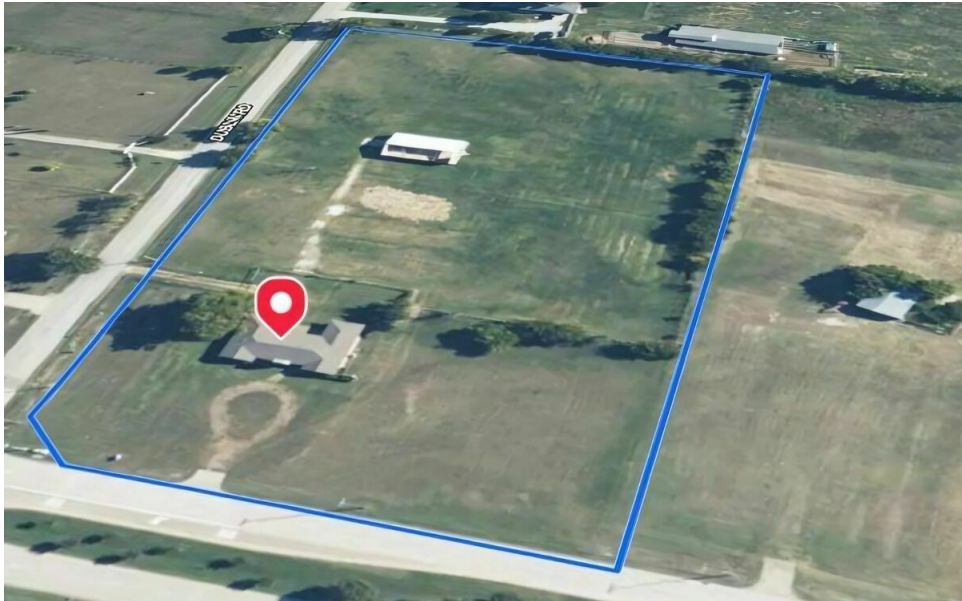
PROPERTY HIGHLIGHTS

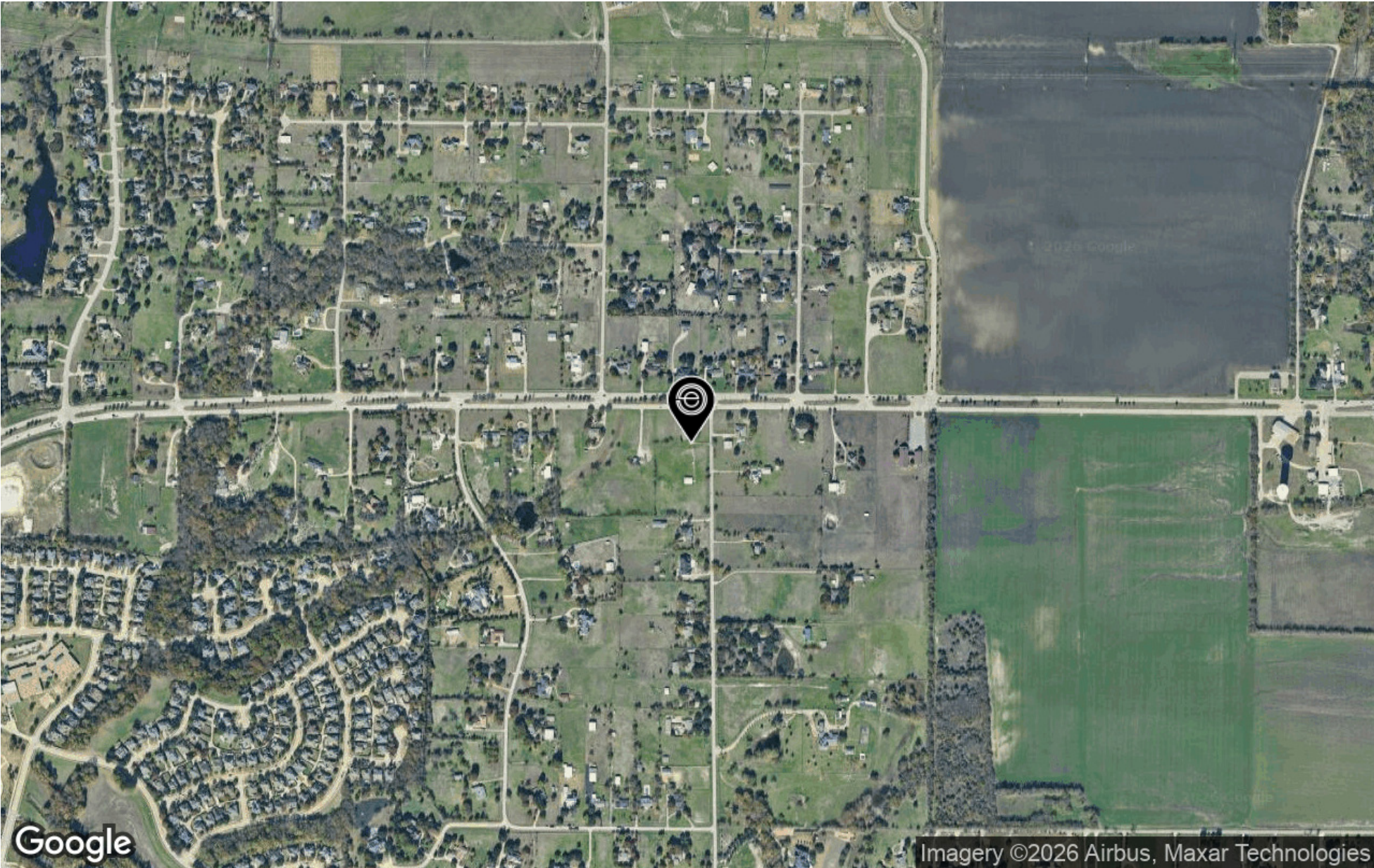
- Located in the Parker area
- Prime location for residential development
- Generous parcel size
- Scenic natural surroundings

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	4.7 Acres

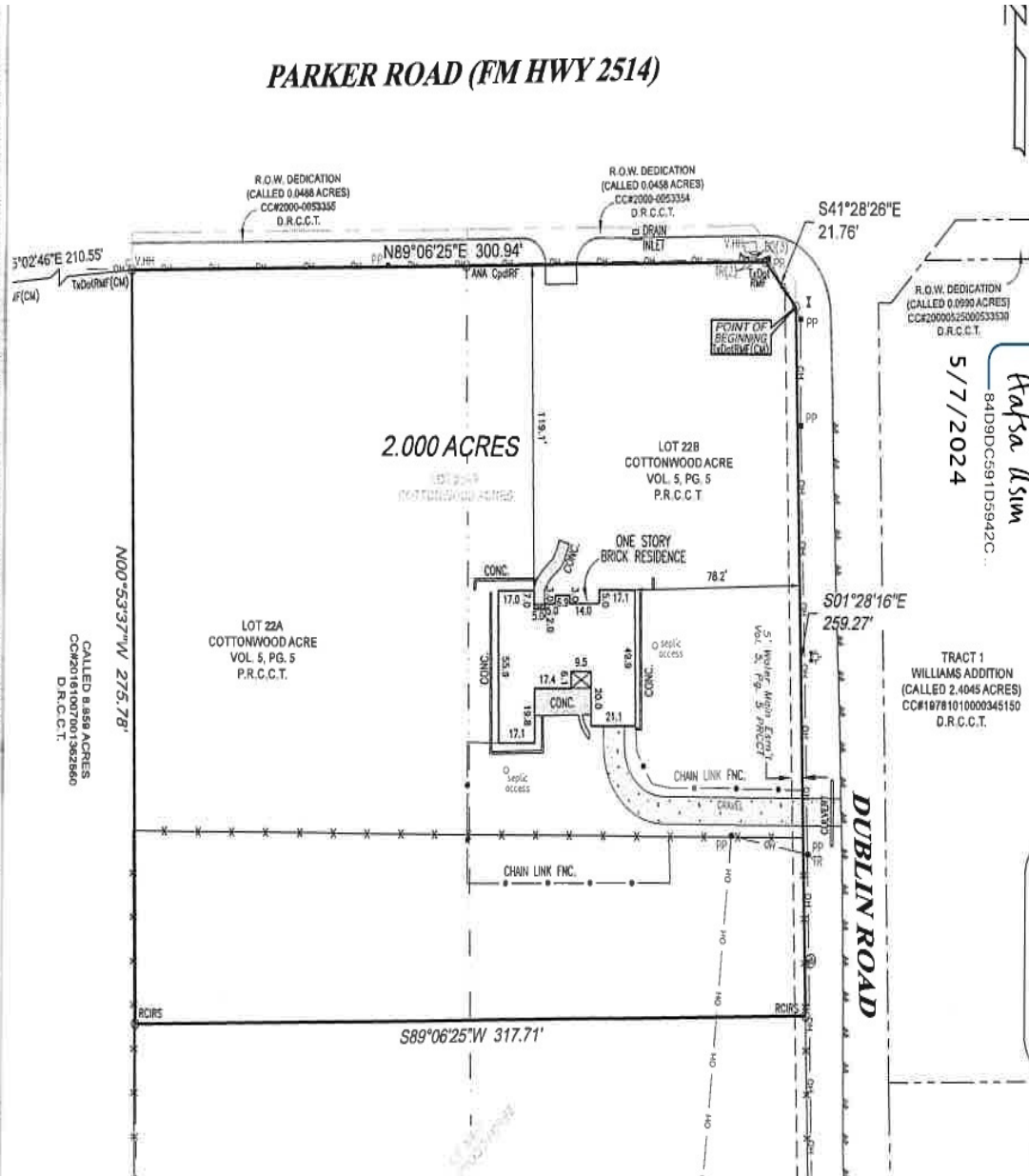
DEMOGRAPHICS	0.3 MILE	0.5 MILE	1 MILE
Total Households	50	159	617
Total Population	160	505	1,956
Average HH Income	\$183,059	\$181,186	\$180,757





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PARKER ROAD (FM HWY 2514)



feet to a Roome capped iron rod set marking the southeast corner of said premises;
 THENCE passing through Lots 22B and Lot 22A, South 89°06'25" West, 317.71 feet to a Roome capped iron rod set in the west line of Lot 22A marking the southwest corner of said premises, same being in the east line of a called 8.859 acre tract as recorded under County Clerk No. 20161007001362660 of the Deed Records of Collin County, Texas;
 THENCE with the west line of Lot 22A and the east line of said 8.859 acre tract, North 00°53'37" West, 275.78 feet to a TxDot right-of-way monument found marking the northwest corner of said premises, and being the southwest corner of a 0.0488 acre right-of-way parcel as recorded in Volume 2000-0053355 of the Deed Records of Collin County, Texas, same being in the south right-of-way line of Parker Road (F M Highway 2514);
 THENCE with the south right-of-way line of Parker Road (F M Highway 2514) and the north line of Lots 22A and 22B, North 89°06'25" East, 300.94 feet to a TxDot right-of-way monument found marking the northwest corner of a corner-clip;
 THENCE with the south right-of-way line of Parker Road (F M Highway 2514) and said corner-clip, South 41°28'26" East, 21.75 feet to the point of beginning and containing 2.00 acres of land.

EASEMENTS (Title Commitment Schedule B)

10.f Utility Easement & Water Main Easement as recorded in Volume 5, Page 5, Map Records, Collin County, Texas. (Water Main Easement Does affect the subject property) (Utility Easement does not affect the subject property)

Surveyor's Certificate

To: Buyer: Nathan Witzel; Seller: Linda Susan Turquette; Lender: American Financial Network, Inc.; Title Company: FNF Lawyers Title of Texas, Inc.; Insurer: Fidelity National Title Insurance Company.

I hereby certify that on the 6th day of February 2024, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Dublin Road, same being a public asphalt road, which abut(s) the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

SCALE: 1" = 50'
 Deed Signed by:
 Kafsa Asim
 84D9DC5911D5942C
 5/7/2024

Legend	
CM	Controlling Monument
Cpd.IRF	Capped Iron Rod Found
RCIRF	Roome Capped Iron Rod Found
RCIRS	Roome Capped Iron Rod Set
DRCCT	Deed Records Collin County, Texas
PRCCT	Map Records Collin County, Texas
TxDotRMF	TxDot Right-of-Way Monument Found
PP	Power Pole
WM	Water Meter
WV	Water Valve
FH	Fire Hydrant
BO	Bollard
V.HH	Verizon Handhole

Notes:
 1) Source bearing per Cottonwood Acres as recorded in Volume 5, Page 5 of the Plat Records of Collin County, Texas.

F.E. Bemenderfer Jr.
 F.E. Bemenderfer Jr.
 Registered Professional Land
 Surveyor No. 4051

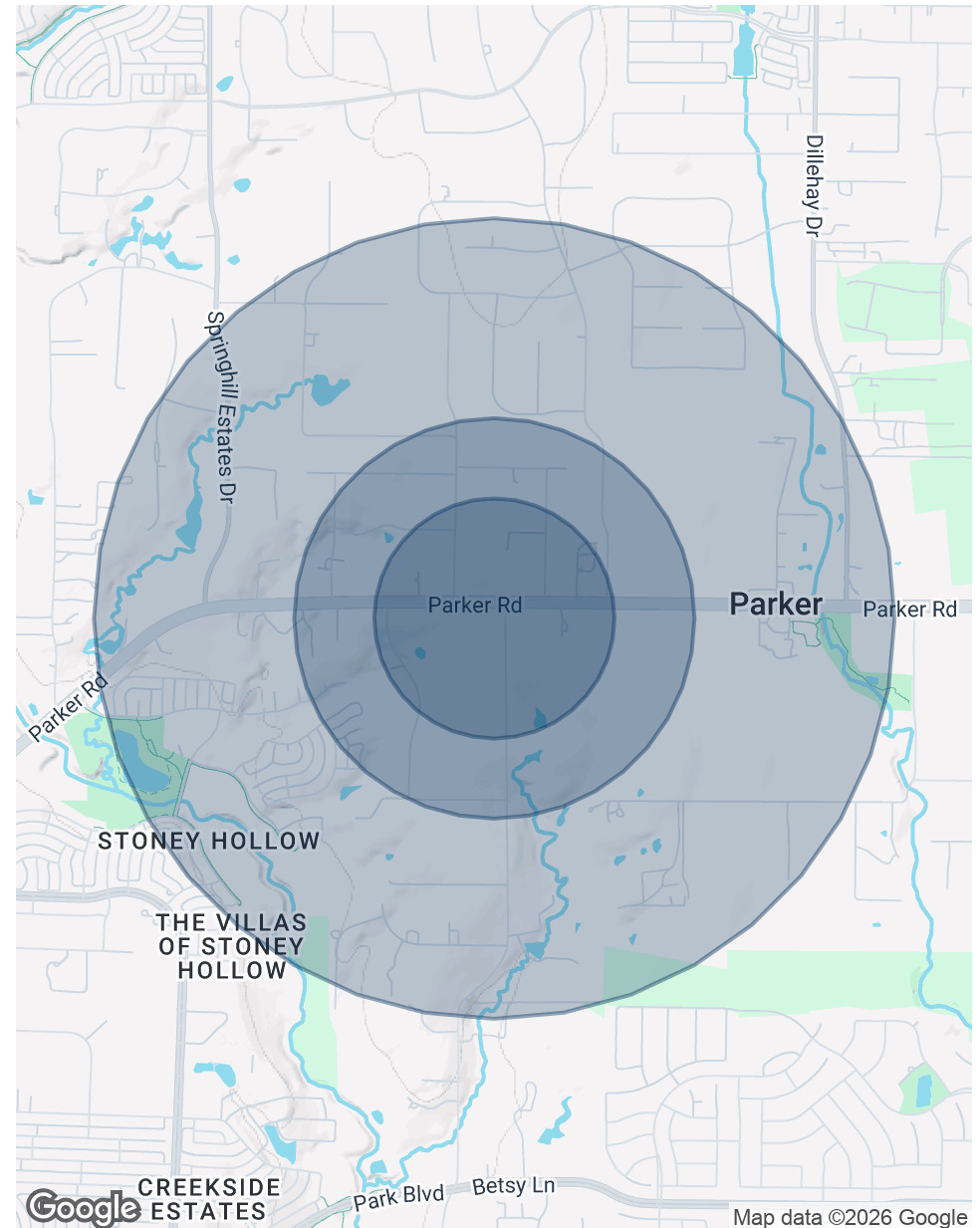


**Cottonwood Acres
 Lot 22AR
 2.000 Acre Tract
 William McCreary Survey, Abstract No. 602
 City of Parker, Collin County, Texas
 March 1, 2024**

POPULATION	0.3 MILE	0.5 MILE	1 MILE
Total Population	160	505	1,956
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILE	0.5 MILE	1 MILE
Total Households	50	159	617
# of Persons per HH	3.2	3.2	3.2
Average HH Income	\$183,059	\$181,186	\$180,757
Average House Value	\$688,222	\$681,845	\$671,971

Demographics data derived from AlphaMap





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