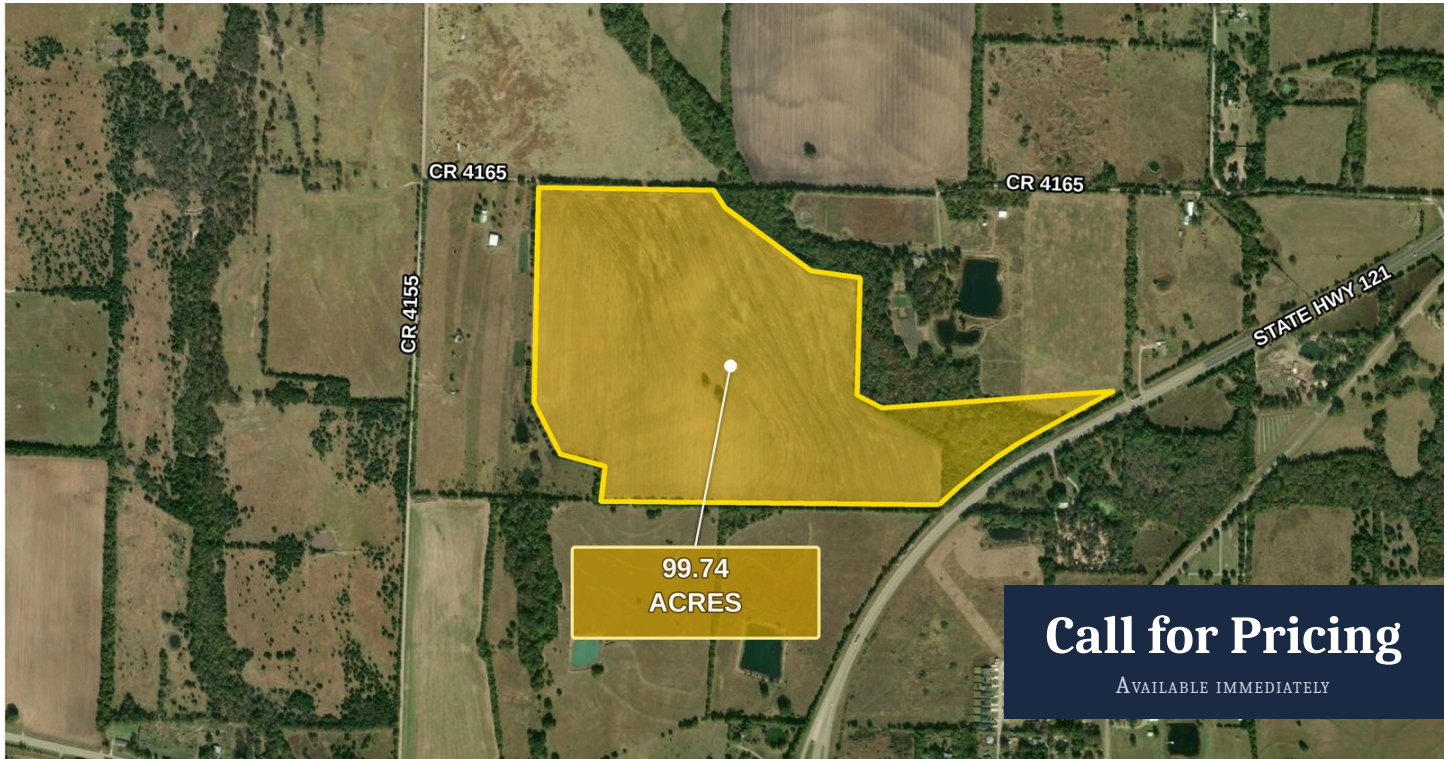


99.74 Acres for Sale

State Highway 121 and County Road 4165, Randolph, Fannin County, Texas 75475



99.74 Ac

ONE TRACT

1,345 Ft

HIGHWAY 121

1,128 Ft

COUNTY ROAD 4165

None

CITY ZONING

Electric

AND WATER

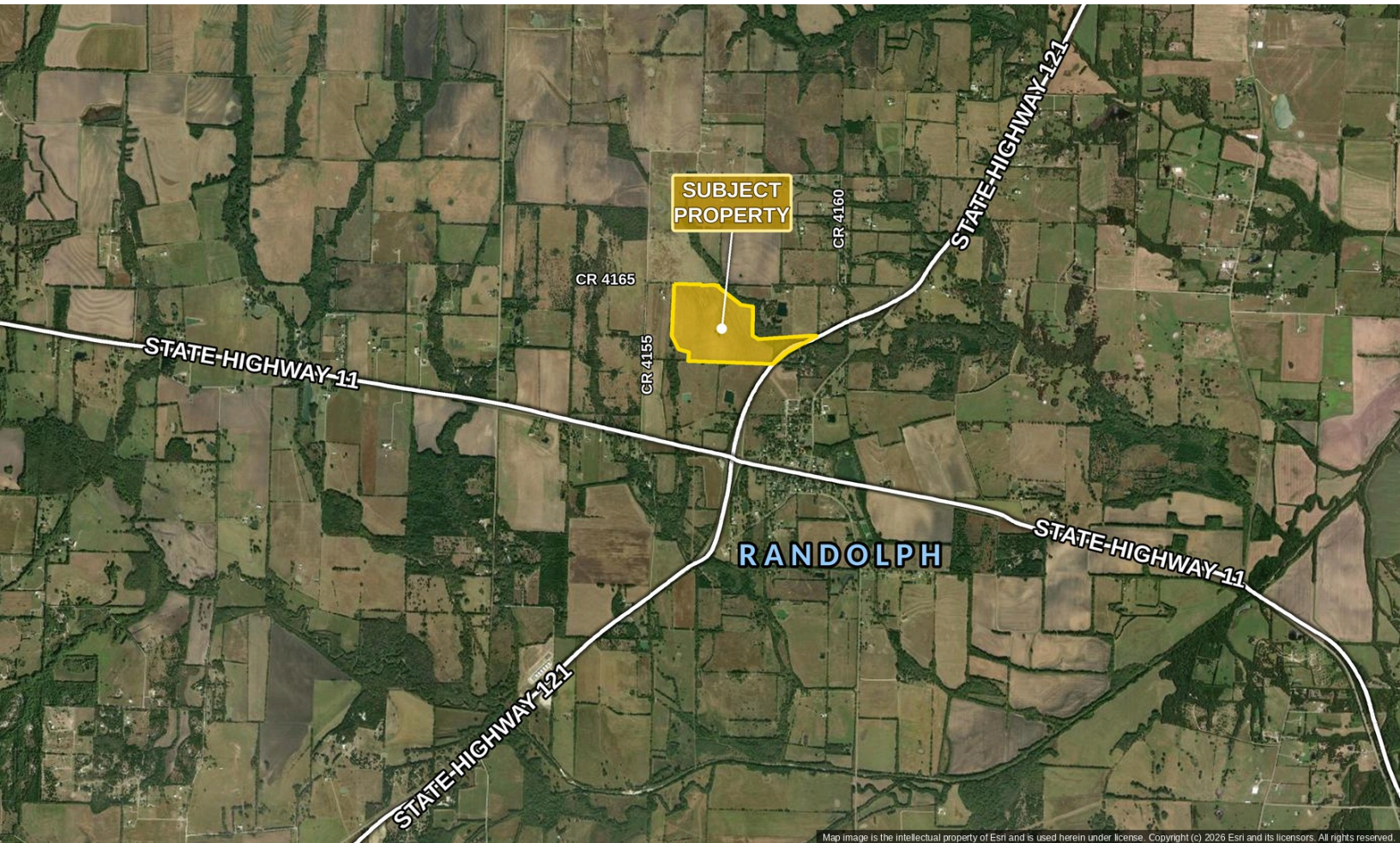
THE PROPERTY

Approximately 99.74 acres in Fannin County, at Randolph near the junction of State Highways 121 and 11, about eight miles southwest of Bonham. The land fronts State Highway 121 and County Road 4165 and sits outside city limits with no city zoning. Highway 121 runs southwest through Trenton and Melissa to McKinney.

HIGHLIGHTS

- Approximately 1,345 feet on State Highway 121
- Approximately 1,128 feet on County Road 4165
- Outside city limits, no city zoning
- Electric: Fannin County Electric Cooperative
- Water: Southwest Fannin SUD
- No FEMA-mapped flood hazard area on the tract

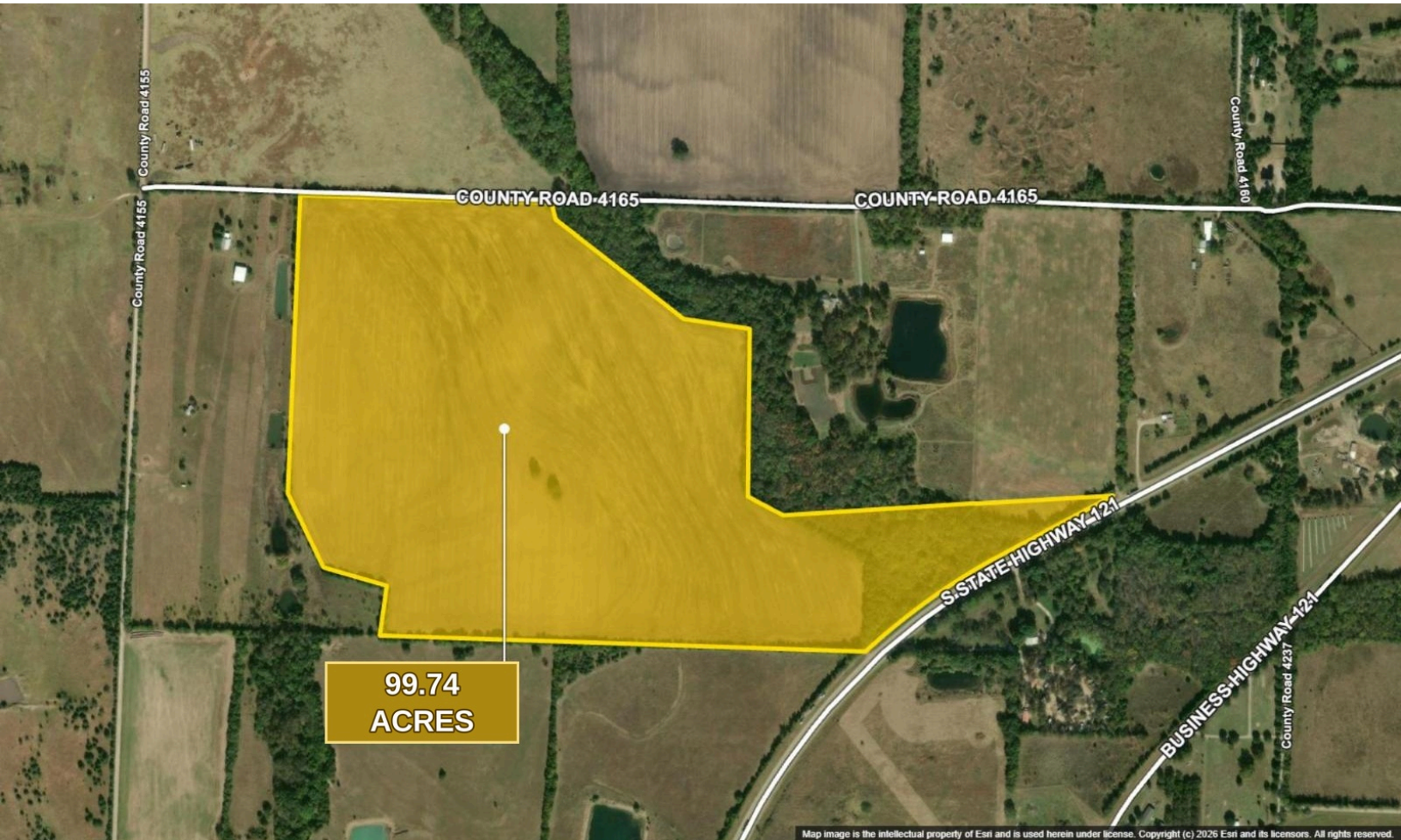
AREA ORIENTATION



ROADS AND PLACES ON THE MAP

- State Highway 121 runs northeast from Randolph to Bonham, and southwest through Trenton and Melissa to McKinney
- State Highway 11 runs west from Randolph through Tom Bean and Whitewright to Sherman
- State Highway 11 runs east from Randolph through Wolfe City and Commerce to Sulphur Springs
- The two highways meet at Randolph, and the tract fronts State Highway 121 northeast of that junction

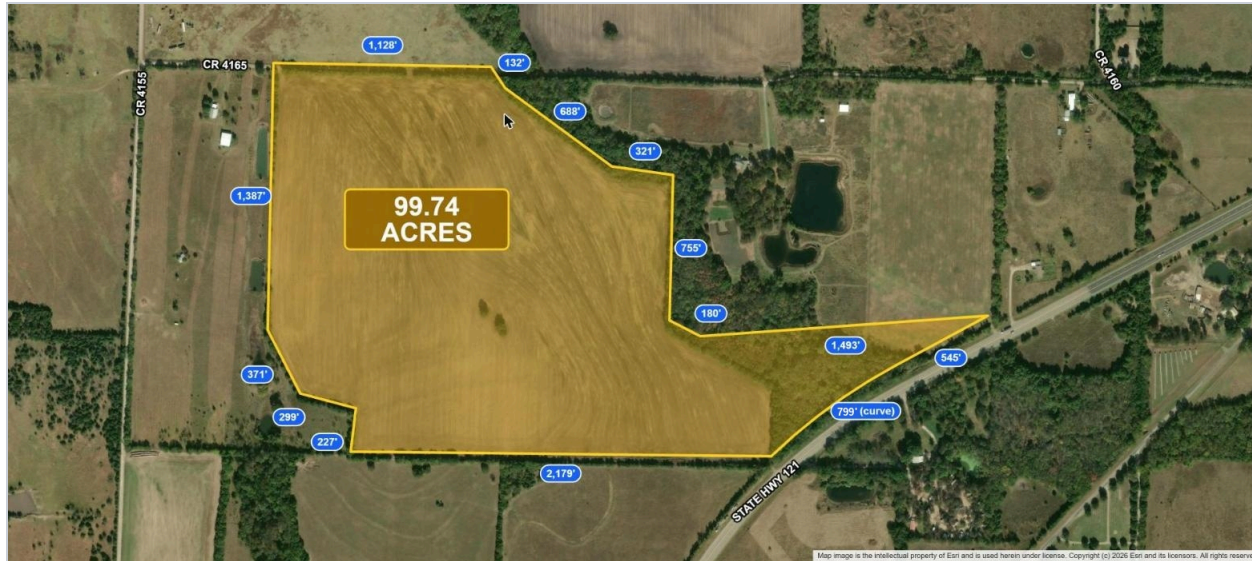
LOCAL ORIENTATION



ROADS ON THE MAP

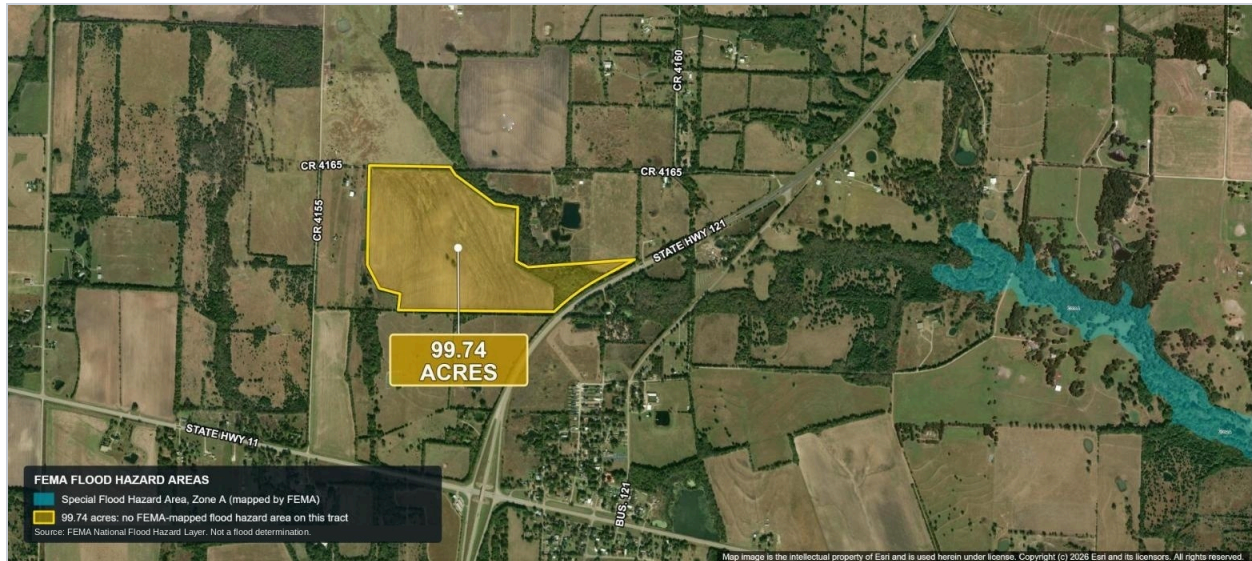
- State Highway 121 runs along the southeast side of the tract
- County Road 4165 runs along the north boundary
- County Road 4155 lies to the west
- Business Highway 121 lies farther to the southeast

PARCEL BOUNDARY AND DIMENSIONS



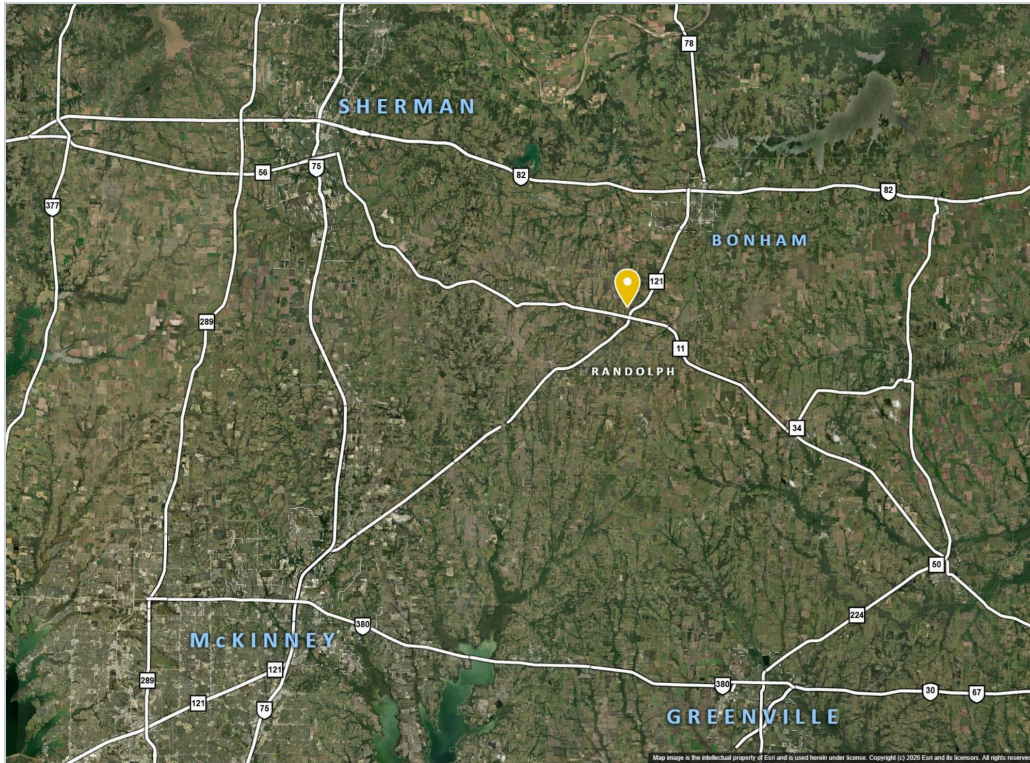
APPROXIMATE BOUNDARY LENGTHS IN FEET, FROM A 1996 SURVEY. THE HIGHWAY 121 CURVE IS MEASURED ALONG THE CURVE.

FEMA FLOOD HAZARD AREAS



NO FEMA-MAPPED FLOOD HAZARD AREA ON THIS TRACT. NOT A FLOOD DETERMINATION.

REGIONAL LOCATION



BETWEEN MCKINNEY AND BONHAM ALONG THE STATE HIGHWAY 121 CORRIDOR

PROPERTY DETAILS

Price	Call for pricing
Property type	Land
Size	99.74 acres, one tract
County	Fannin
City	Randolph (unincorporated)
Cross street	Highway 121 and Highway 11
Zoning	No city zoning
Electric	Fannin County Electric Cooperative
Water	Southwest Fannin SUD
Date available	Immediately