

SEVEN SPRINGS FARM • INVESTMENT OPPORTUNITY



REX GLENDENNING
REX@REXREALESTATE.COM

970-250-1263
REXREALESTATE.COM



The information contained herein was obtained from sources deemed reliable; however, Blue Ox Brokerage, LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW



LOCATION

10032 County Rd. 175
Celina, TX 75009



HIGHLIGHTS

- 40 Acres with an exquisite 9,000 sq. ft. two-story estate home with several covered patios
- The architecture is Southwest inspired with Spanish clay roofing
- Large swimming pool
- 45 ft x 55 ft horse barn with 5 stalls, wash bay, office, and feed room
- Covered 100 ft x 256 ft riding arena with 5 stalls



DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	1,429	4,967	103,431
HOUSEHOLDS	508	1,686	33,333
AVERAGE HH INCOME	\$126,475	\$128,105	\$123,850



TRAFFIC COUNTS (TXDOT 2020)

SH-289 (5.5 miles west of site): 10,375



SITE AERIAL



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PHOTOS



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PHOTOS

