

FACT SHEET

PROPERTY INFORMATION: 79.17 Acres

LOCATION: Property is located in Trenton, Texas at the corner of SH 121 and County Rd 1002. Location is only 15 miles east of US 75 (Central Expressway), 11 miles east of Melissa/Anna and 18 miles east of McKinney, TX.

LEGAL: 3 tracts totaling 79.17 acres situated in the CC Morrison Survey, Abs 656, Collin County, Texas

<u>Collin County</u>	<u>Tract Size</u>	<u>Property ID No.</u>	<u>Geo ID No.</u>
Tract #1:	21.37 Acres	2089186	R-6656-000-0030-1
Tract #2:	22.61 Acres	1029210	R-6656-000-0020-1
Tract #3:	35.18 Acres	1029201	R-6656-000-0010-1
<u>Fannin County</u>	<u>Tract Size</u>	<u>Property ID No.</u>	<u>Geo ID No.</u>
Trenton ISD:	79.17 Acres	78987	0656-001-001-0000-C7

WATER: Provided by Desert Water Supply, Meter Onsite

ELECTRIC: Meter Onsite

GAS: Propane

SEWER: Septic

PHONE: Available

FEATURES: The property features a 6 acre lake, cedar gazebo with pier and dock, a 44x50 shop on slab (2,200 sf) and a 15x48 (720 sf) open covered building with metal siding, wood frame and four stalls.

SCHOOLS: Trenton Independent School District

TAXES: Property is ag-exempt.