



CRESSON SOUTH ±135.736 ACRES FOR SALE

SWQ OF HWY 377 & OLD GRANDBURY RD IN CRESSON, TEXAS

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Call For Info & Price 214.720.0004

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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CRESSON SOUTH | SWQ Hwy 377 & Old Grandbury Rd, Cresson, Texas

OVERVIEW

- ± 135.736 Acres for Sale
- Just south of the new Brookside Residential Development with 876 lots and the Cresson Crossroads Residential Development with 1,220 lots
- There are more than 2,000 single family lots under development in the immediate area
- Call for Info & Price

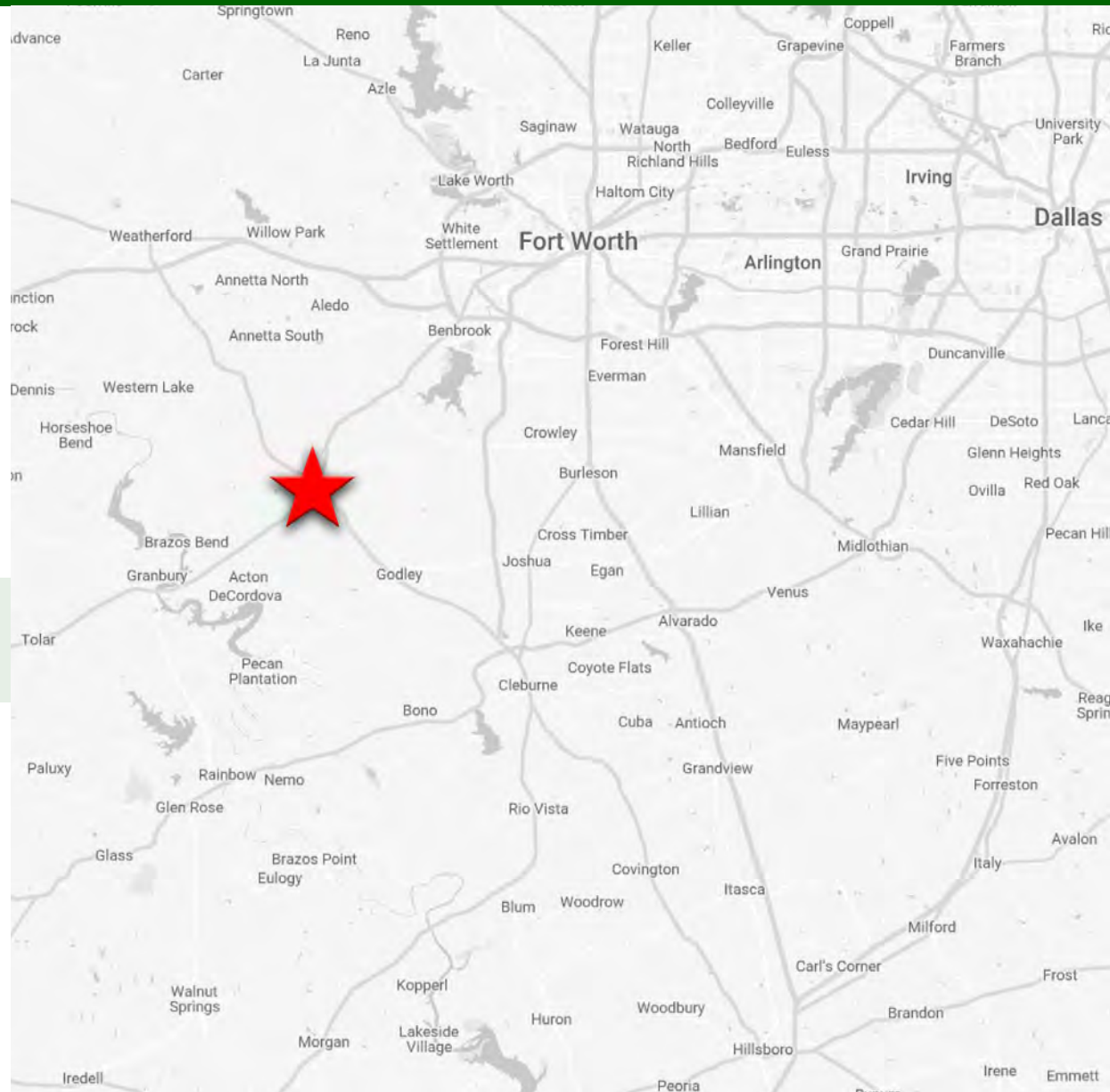
TRAFFIC COUNTS

US Highway 377: 23,341 VPD (TXDOT, 2022)

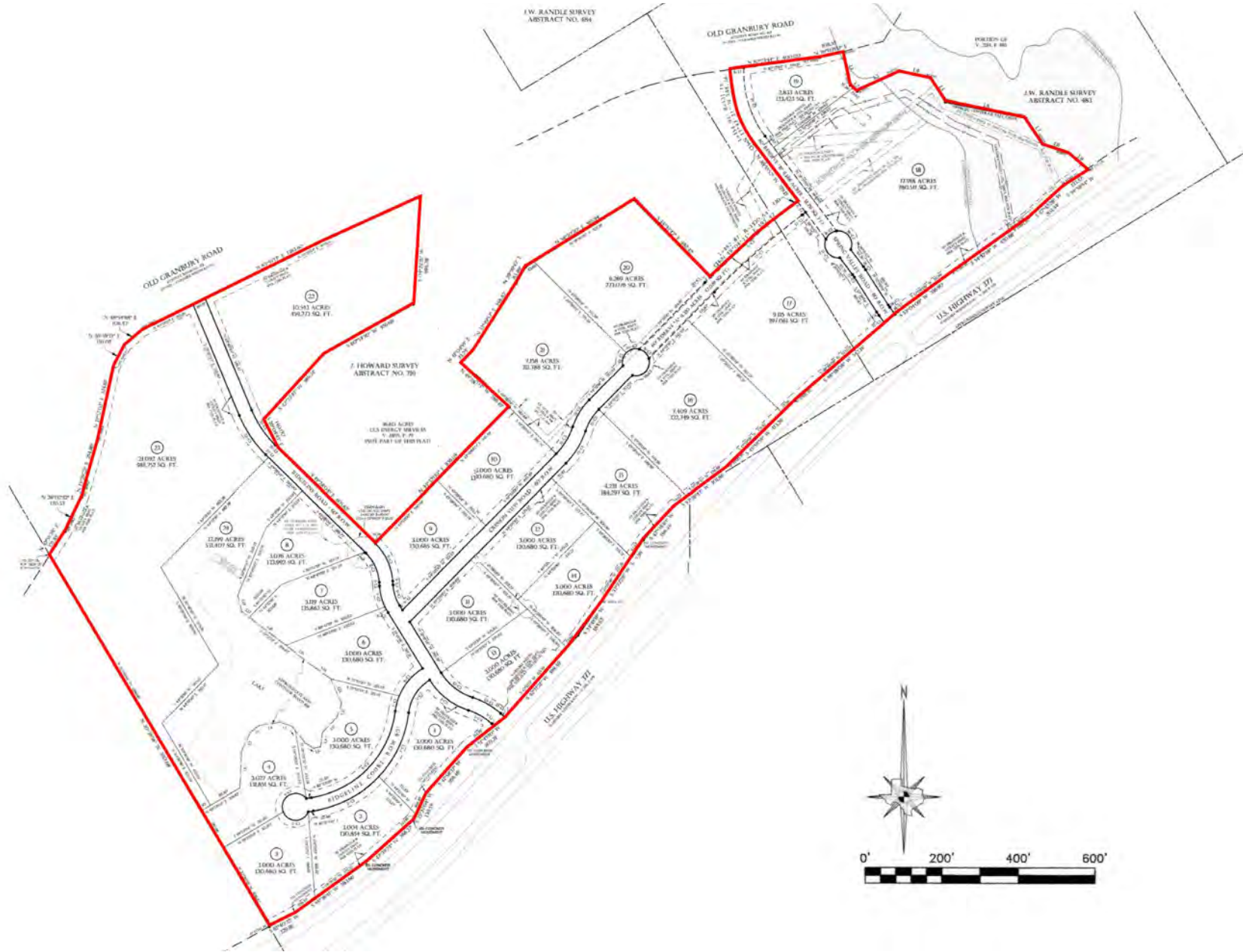
Cresson Hwy/SH-171: 7,493 VPD (TXDOT, 2022)

DEMOGRAPHICS

	3-mile	5-mile	7-mile
2023 Population	1,494	3,886	14,189
2028 Projected Pop.	1,768	5,641	16,843
Daytime Pop.	1,758	3,429	11,937
Avg HH Income	\$103,407	\$137,033	\$118,779



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