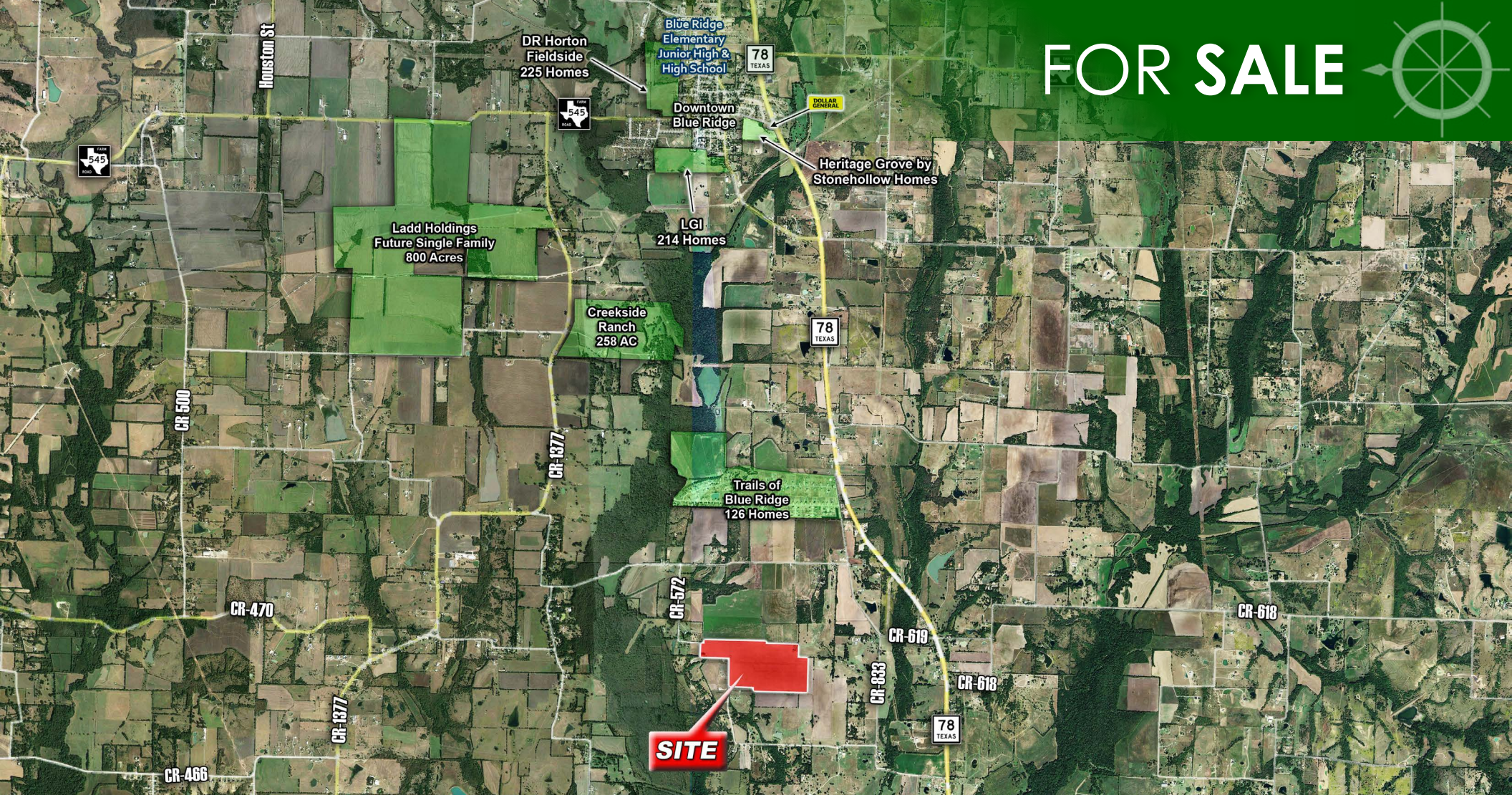


# FOR SALE



## BLUE RIDGE 132.71 ACRES FOR SALE

**JORDAN CLUFF** Partner | [jcluff@duwestrealty.com](mailto:jcluff@duwestrealty.com)

**CHRIS JANOWSKI** Senior Vice President - Land | [cjanowski@duwestrealty.com](mailto:cjanowski@duwestrealty.com)

**BRANDON CROW** Vice President | [bcrow@duwestrealty.com](mailto:bcrow@duwestrealty.com)

**STEELE HUNGERFORD** Associate - Land | [steelehungerford@duwestrealty.com](mailto:steelehungerford@duwestrealty.com)

Call For Info & Price 214.720.0004

# DUWEST

CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205

[duwestrealty.com](http://duwestrealty.com)

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

# BLUE RIDGE 132.71 ACRES FOR SALE | County Road 572 in Blue Ridge, Texas

## OVERVIEW

- Size: 132.71 AC
- Zoning: County Land (Collin County)
- Utilities: Verona WSC for Water – No sewer CCN
- School District: Farmersville ISD – B+ Rated School District
- Distance from:
  - Downtown Farmersville: ±10 min / 7.5 miles
  - Princeton: ±18 min / 12 miles
  - McKinney: ±30 min / 17 miles
  - Melissa: ±20 min / 14 miles
- Call for Pricing and Info

## TRAFFIC COUNTS

Highway 78: 6,008 VPD  
(TXDOT, 2022)

## DEMOGRAPHICS

	5-mile	7-mile	10-mile
2024 Population	5,440	16,849	74,865
2029 Projected Pop.	5,820	18,611	94,946
Daytime Pop.	4,099	13,440	51,505
Avg HH Income	\$108,250	\$104,744	\$119,014



# BLUE RIDGE 132.71 ACRES FOR SALE | County Road 572 in Blue Ridge, Texas

