

COUNTRY CLUB ROAD

LINK STREET

112± ACRES

LAND FOR SALE

2130 COUNTRY CLUB RD | PALESTINE, TX 75803



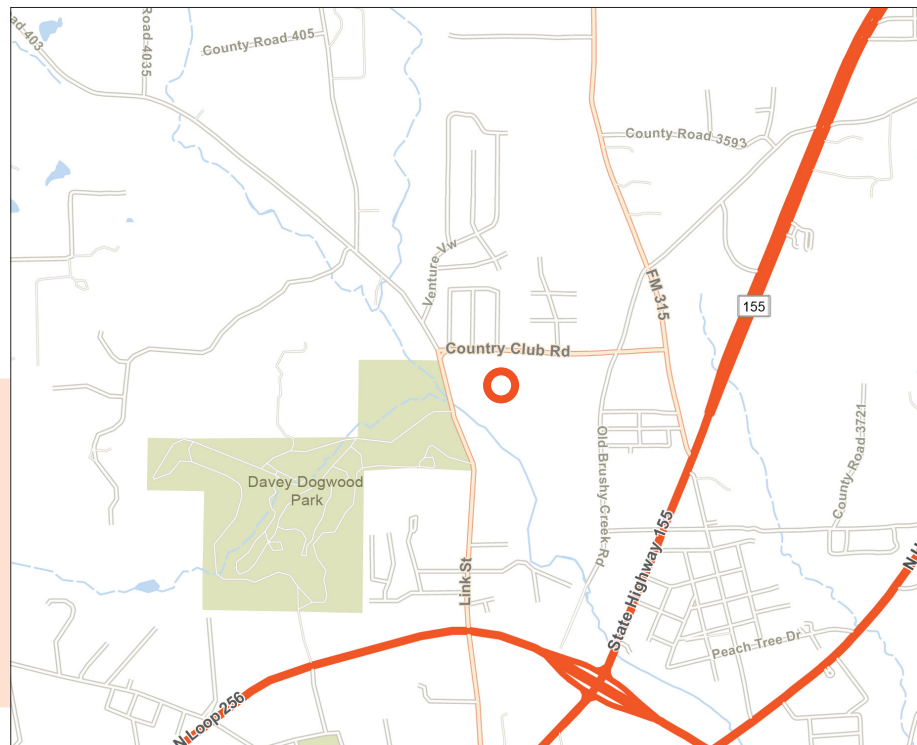
DESCRIPTION

112± acres of a former golf course property for sale

The property is located between N. Link Street and Old Brushy Creek Road, south of Country Club Road.

It is 0.50± miles north of Route 256.

- **Parcel ID:** 18019
- **Size:** 112± AC
- **Zoning:** SR and MR



FOR MORE INFORMATION, PLEASE CONTACT:

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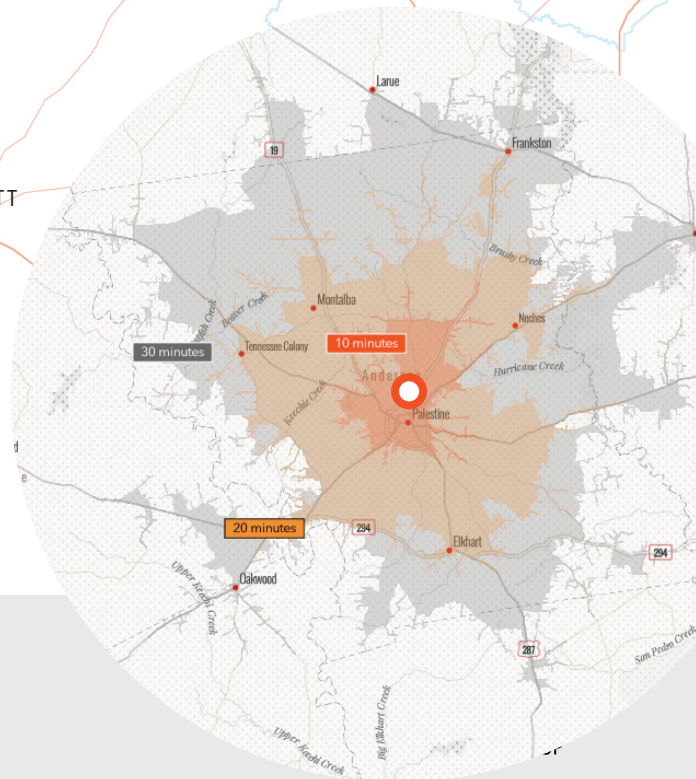
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LOCATION



JACKSONVILLE	30 MINUTES
RUSK	35 MINUTES
ATHENS	40 MINUTES
FAIRFIELD	40 MINUTES
CROCKETT	45 MINUTES
HENDERSON	60 MINUTES
TYLER	60 MINUTES
NACODOCHES	75 MINUTES

APPROXIMATE TIMES



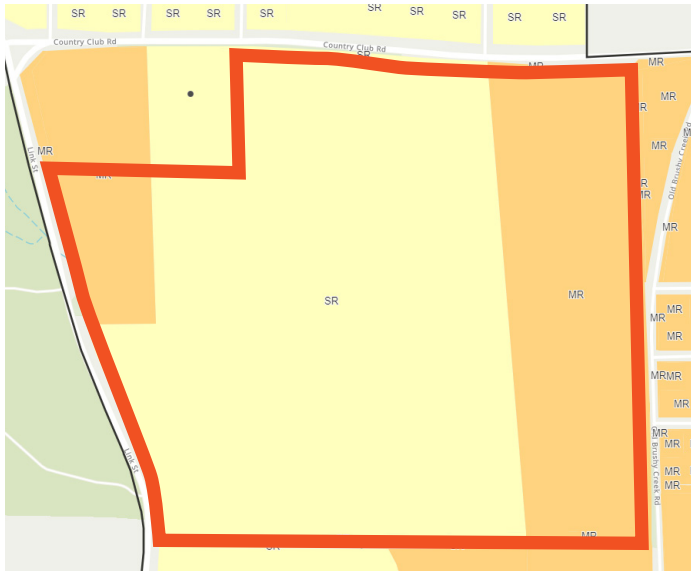
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CURRENT ZONING



 SR | SUBURBAN RESIDENTIAL

 MR | MIXED RESIDENTIAL

 SR | SUBURBAN RESIDENTIAL

The SR - Suburban residential district is intended to provide a location for medium density single-family residential development.

Min. Lot Area	10,000 SF
Min. Principal Building	1,600 SF
Max. Density	4.4 per Acre

 MR | MIXED RESIDENTIAL

The MR - Mixed residential district is intended to provide a location for an urban small town neighborhood with a variety of residential options in a higher density environment to allow for common public open space and amenities.

Single-Family /Duplex Residential	
Min. Lot Area	6,000 SF
Min. Principal Building	600 SF
Max. Density	7.3 per acre

Zero Lot Line / Townhouse	
Min. Lot Area	2,500 SF
Min. Principal Building	800 SF
Max. Density	17.4 per acre

Multi-family	
Min. Lot Area	10,000 SF
Min. Principal Building	500 SF
Max. Stories	3

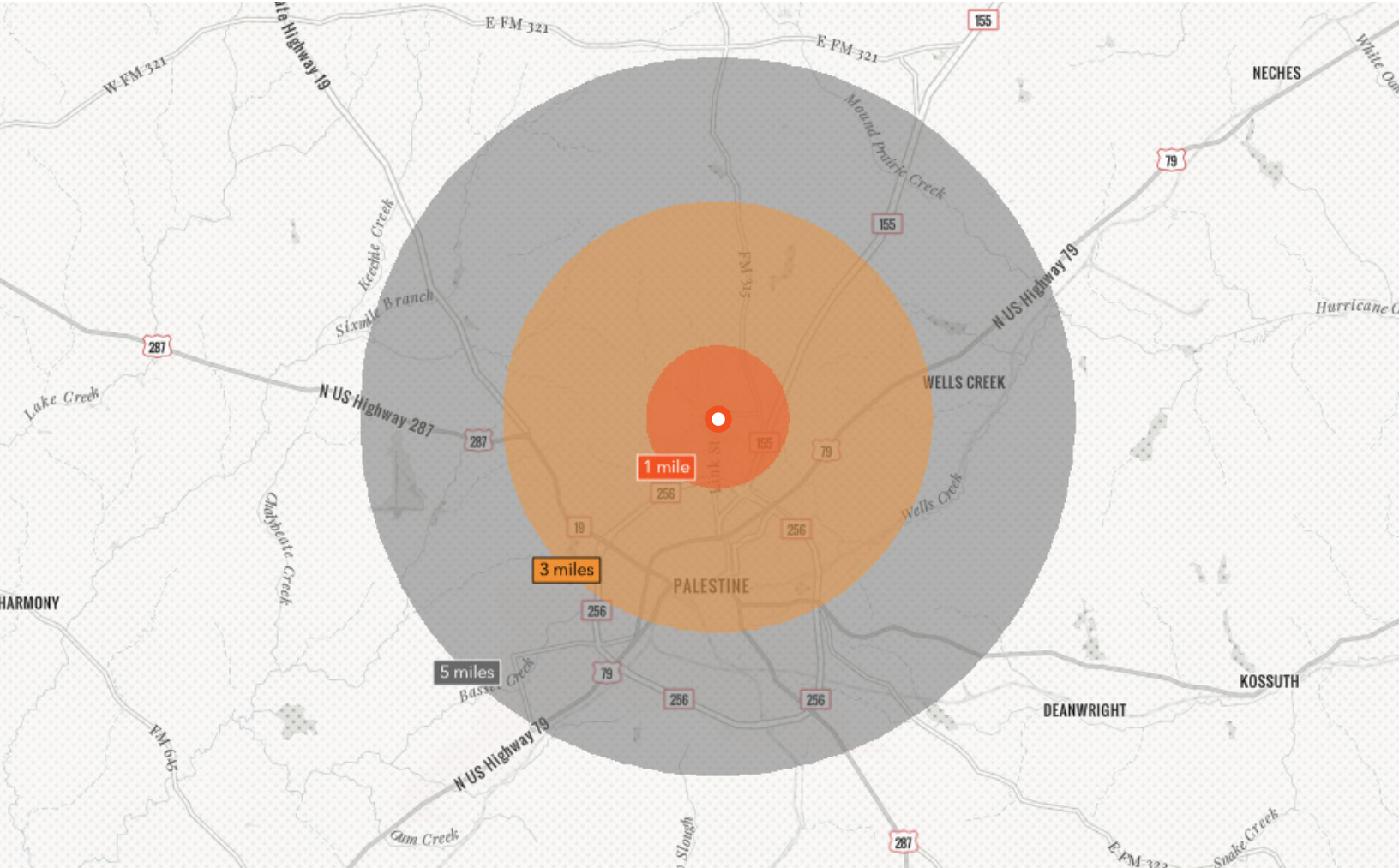
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DEMOGRAPHICS



1 MILE RADIUS

	1,339 ESTIMATED POPULATION 2025
	37.6 MEDIAN AGE
	\$193,370 MEDIAN HOME VALUE 2025
	\$91,651 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	10,541 ESTIMATED POPULATION 2025
	34.3 MEDIAN AGE
	\$161,018 MEDIAN HOME VALUE 2025
	\$67,264 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	21,051 ESTIMATED POPULATION 2025
	35.1 MEDIAN AGE
	\$186,651 MEDIAN HOME VALUE 2025
	\$74,015 AVG HOUSEHOLD INCOME

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