



Opportunity Zone Development: 8039 West Highway 34, Italy, Texas 76651

Prime 184.4-Acre Development Opportunity in Italy, Texas – \$2.49 Million

FOR MORE INFO: CALL JESSE CASTILLO 817-948-4230

Whether you're planning a large-scale development, a private ranch, or a long-term investment, this versatile property spanning Italy and Avalon, Texas delivers the infrastructure, space, and location to bring your vision to life.



Opportunity Zone

Property Overview



Fully enclosed with **5-foot galvanized and iron fencing** for enhanced security

City water and electricity on-site

Features **3 ponds** offering water access and scenic value

Offering Price

\$2,490,000

Land Area

184.4 Acres

Barn Area

80 by 40 Square Feet

County

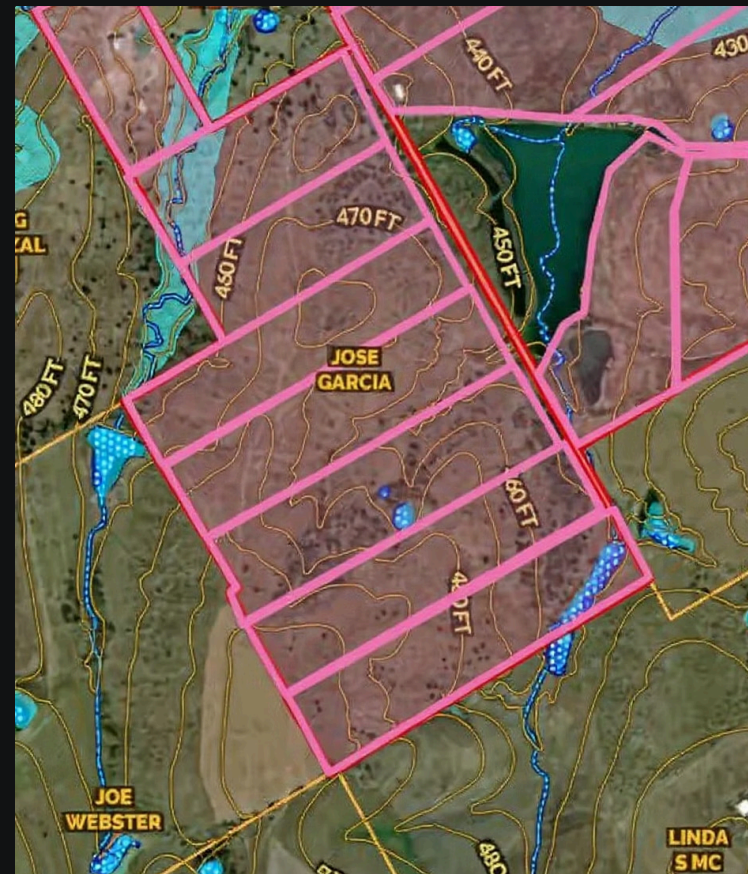
Ellis County, Texas



Parcel Map



7/25 Acre



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EXCLUSIVELY PRESENTED BY: JESSE CASTILLO III Commercial Real Estate
Mobile: 8179484230 jesse@buyindfw.com License #: 0646274 BUY IN DFW 5740
Prospect Ave Dallas, TX 75206 Office: 8179484230 www.buyindfw.com