

For Sale

2685 W Audie Murphy Pkwy | Farmersville, TX



KARLA SMITH

214.560.3247 | karla.smith@srsre.com

TX License No. 514655-SA

SHANNON JOHNSTON

469.363.0874 | shannon.johnston@srsre.com

TX License No. 619617-SA



For Sale

2685 W Audie Murphy Pkwy
Farmersville, TX

Property Specifications

PARCEL SIZE

±3.906 AC

TYPE

ETJ Landsite

ZONING

Commercial



About the Property

- ±3.906 AC of land on Hwy 380, ETJ to Farmersville, TX
- TXDOT thoroughfare plan potentially extends FM 560 to SW corner of the property
- Great Owner Users site or Investment

Traffic Counts

W Audie Murphy Pkwy, W of Site	29,422 VPD
W Audie Murphy Pkwy, E of Site	22,996 VPD
Year: 2024 Source: TxDOT	

Join these Retailers



FARMERSVILLE
MUSLIM CEMETERY



KARLA SMITH TX License No. 514655-SA
214.560.3247 | karla.smith@srsre.com

SHANNON JOHNSTON TX License No. 619617-SA
469.363.0874 | shannon.johnston@srsre.com



- | | |
|--------------|--|
| | COLLIN COUNTY, TEXAS |
| P.R.C.C.T. | PLAT RECORDS OF
COLLIN COUNTY, TEXAS |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS OF
COLLIN COUNTY, TEXAS |
| F.I.R.M. | FLOOD INSURANCE RATE MAP |

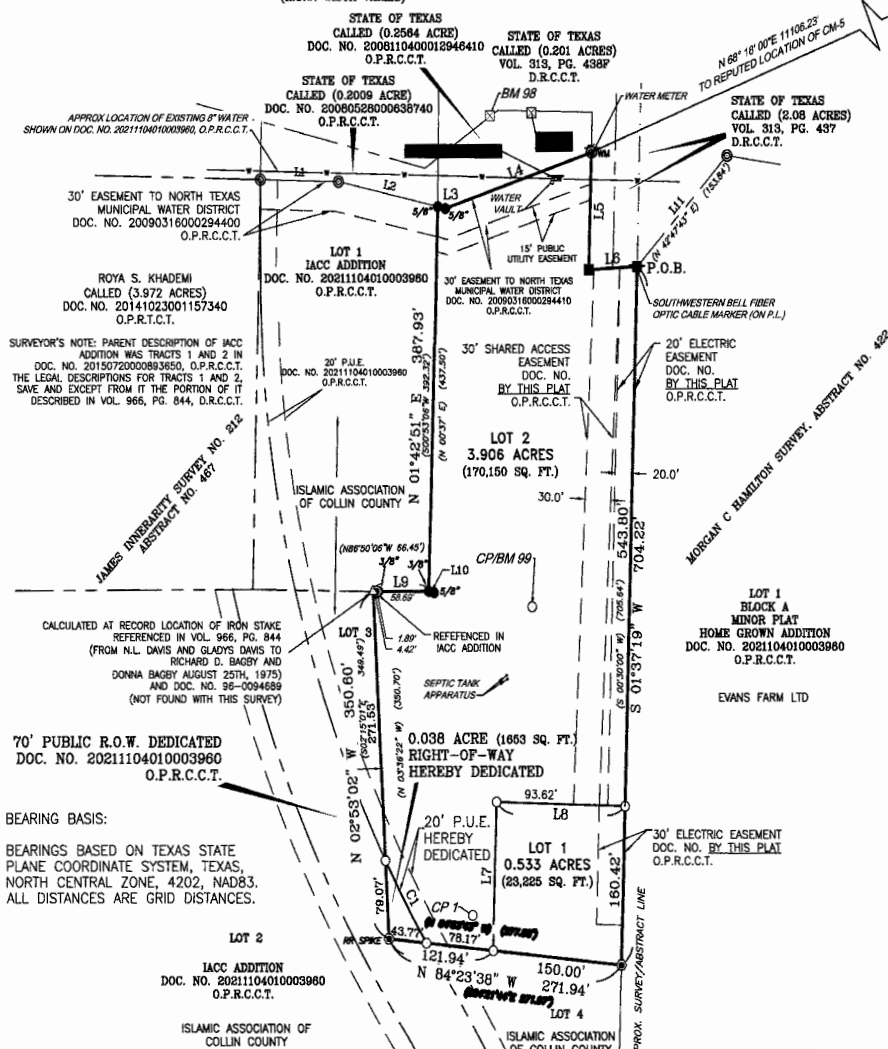
1120 S. CAPITAL OF TEXAS HWY
BUILDING 3, SUITE 220
AUSTIN, TX 78746
512-327-1180

UTILITIES TO BE PROVIDED BY
WATER: FARMERSVILLE (FOR LOT 2 ONLY)
ELECTRIC: TEXAS-NEW MEXICO
SEWER: OSSF (FOR LOT 2 ONLY)
NO OSSF/WW SERVICE FOR LOT 1



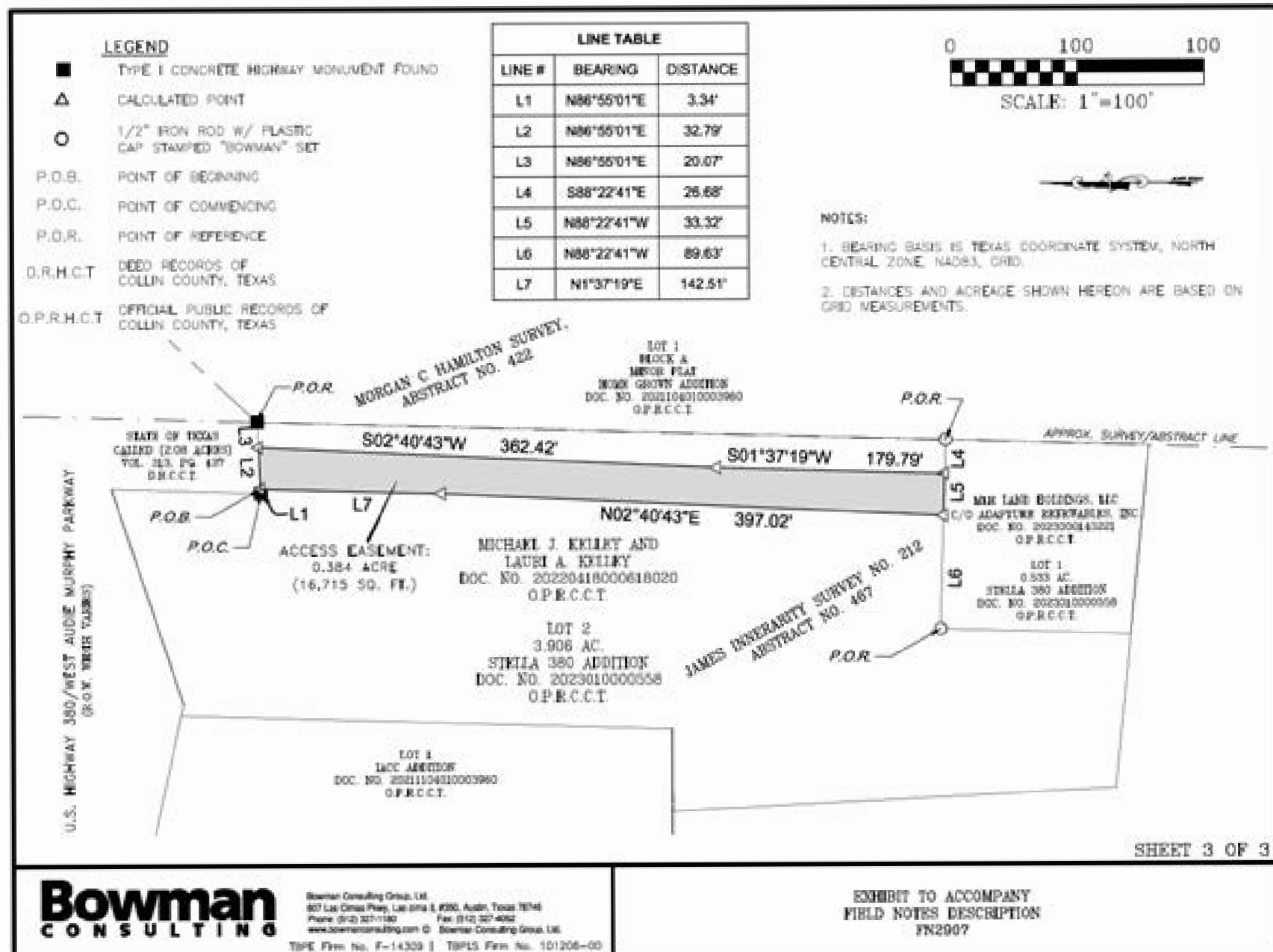
VICINITY MAP (NOT TO SCALE)

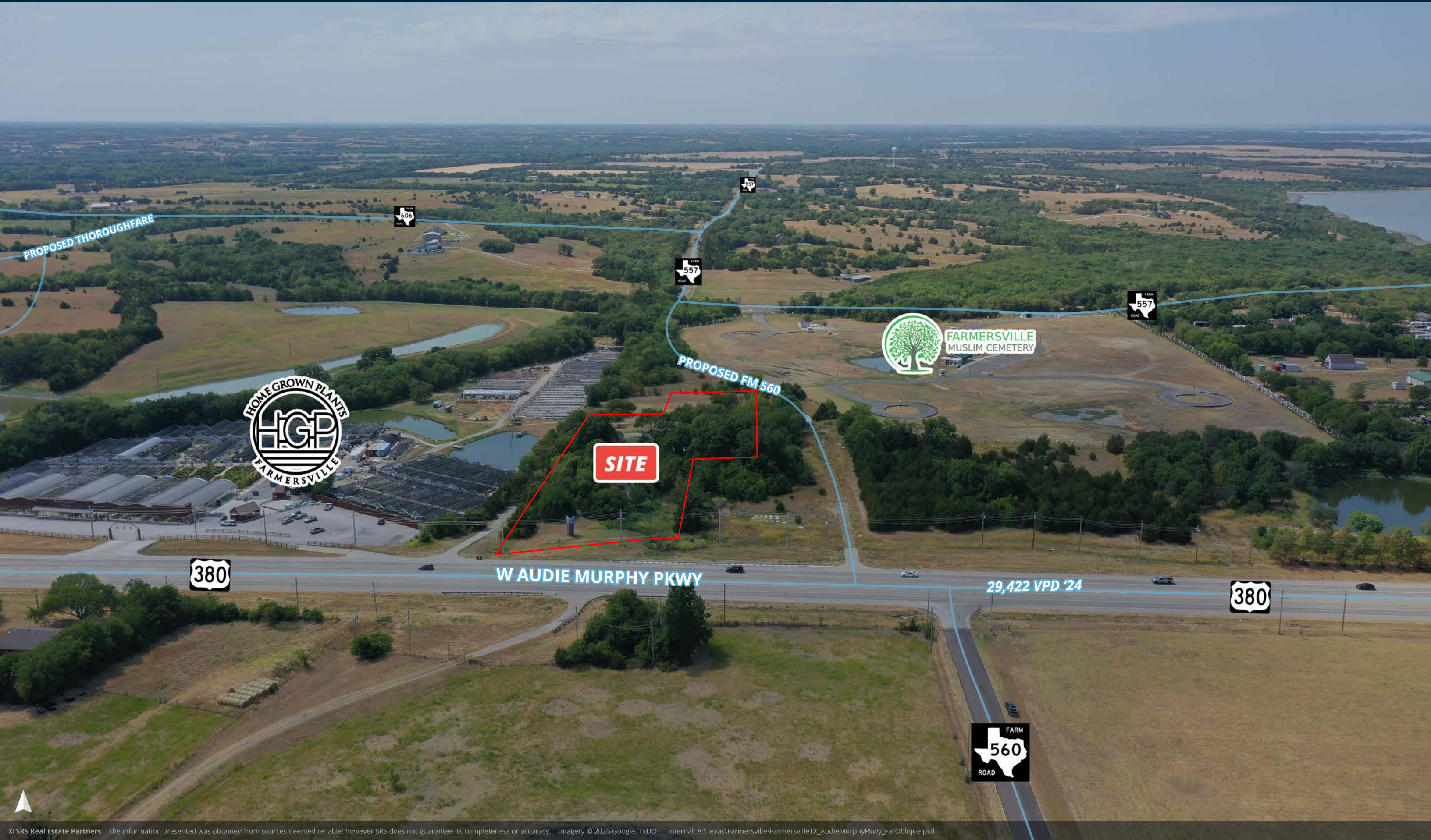
U.S. HIGHWAY 380/WEST AUDIE MURPHY PARKWAY
(R.O.W. WIDTH VARIES)



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 88°43'57" E	90.82'
L2	S 77°43'55" E	118.17'
L3	S 77°04'19" E	9.04'
L4	N 71°35'54" E	179.47'
L5	S 01°45'14" W	118.36'
L6	N 86°55'01" E	56.21'
L7	N 01°37'19" E	150.00'
L8	S 88°22'41" E	149.84'
L9	N 89°54'09" E	65.00'
L10	S 78°08'14" E	6.28'
L11	N 43°05'48" E	153.37'

LINE TABLE		
LINE #	BEARING	DISTANCE
(L1)	(S88°56'05"E)	(90.71')
(L2)	(S77°36'14"E)	(118.26')
(L3)	(N77°37'03"W)	(9.20')
(L4)	(S71°32'15"W)	(179.44')
(L5)	(S00°11'36"W)	(159.51')
(L6)	(N86°01'41"E)	(56.08')
(L9)	(N 89°25' E)	(65.00')

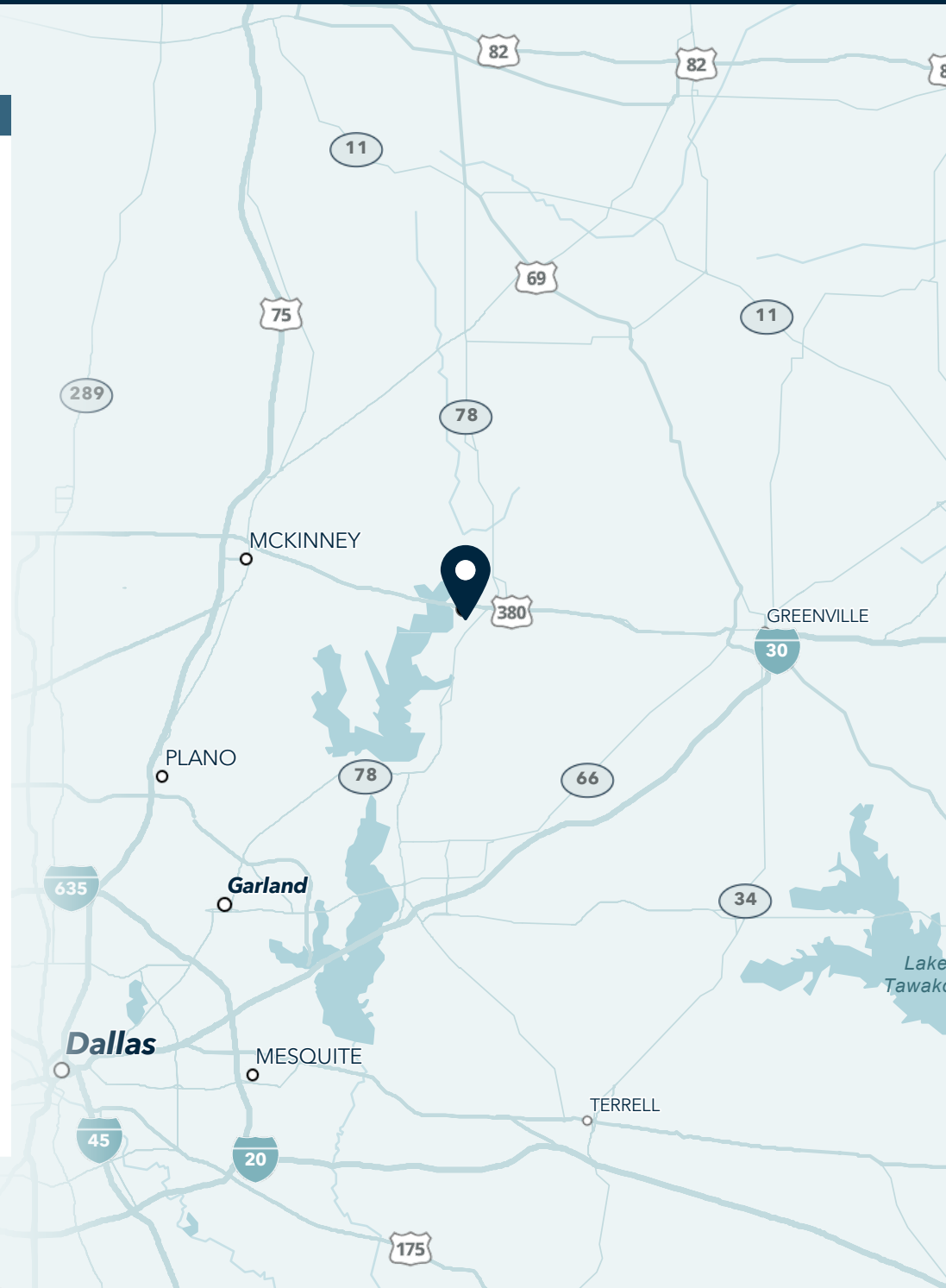






Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	1,155	5,029	13,902
2030 Projected Population	1,511	5,809	16,300
Proj. Annual Growth 2025 to 2030	5.52%	2.93%	3.23%
Daytime Population			
2025 Daytime Population	1,045	5,290	10,898
Workers	370	2,150	2,871
Residents	675	3,140	8,027
Income			
2025 Est. Average Household Income	\$103,288	\$104,616	\$104,557
2025 Est. Median Household Income	\$100,985	\$87,416	\$86,700
Households & Growth			
2025 Estimated Households	416	1,822	4,832
2030 Estimated Households	554	2,148	5,762
Proj. Annual Growth 2025 to 2030	5.90%	3.35%	3.58%
Race & Ethnicity			
2025 Est. White	69%	69%	64%
2025 Est. Black or African American	2%	4%	4%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	26%	25%	29%
2025 Est. Hispanic (Any Race)	28%	28%	32%

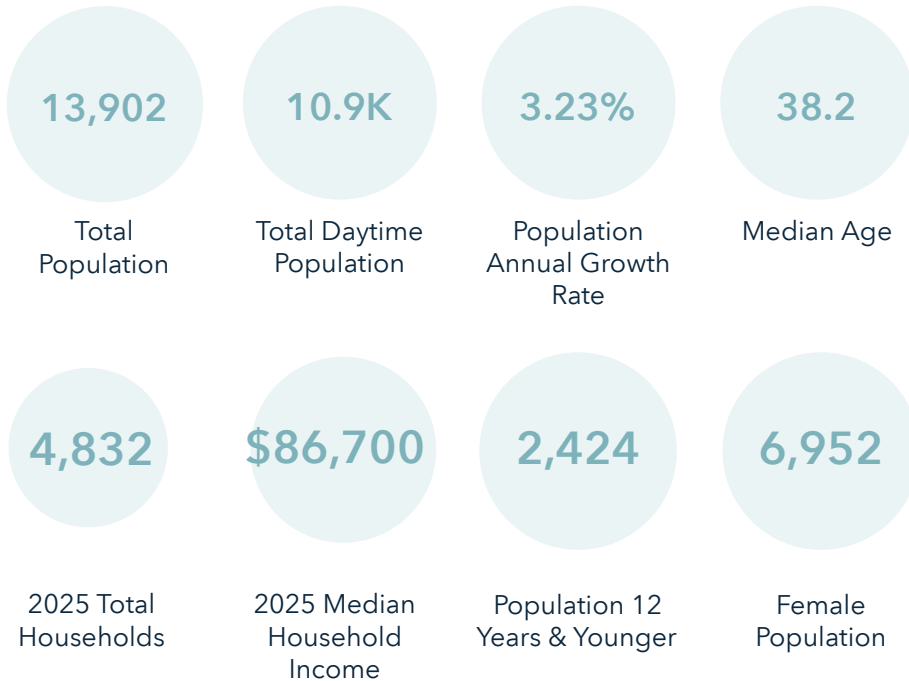


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 5 Miles

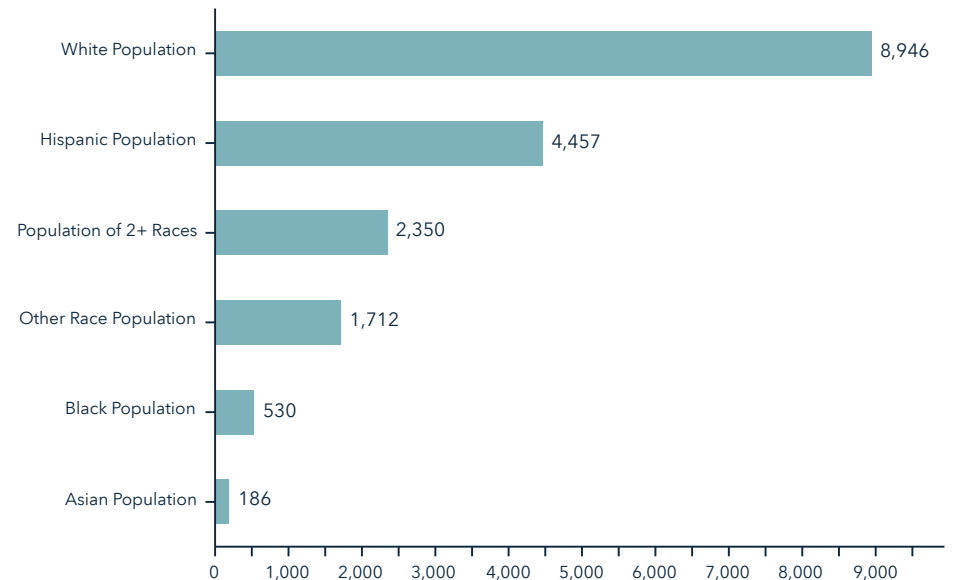
Key Facts



Annual Household Spending



Restaurants & Housing Growth





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SRS Real Estate Partners-Southwest, LLC	600324-BB	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292-B	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

Ryan Andrews Johnson	525292-B	ryan.johnson@srsre.com	214.560.3285
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Karla Dahl Smith	514655-SA	karla.smith@srsre.com	214.560.3247
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
----------------	-----------------	-----------------	-------------------	------



SRS REAL ESTATE PARTNERS

8144 Waluit Hill Ln, Suite 1200
Dallas, TX 75231
214.560.3200

SRSRE.COM

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.