

±46.16-Acre Residential Development Opportunity for Sale

WOODED LARGE-LOT DEVELOPMENT POTENTIAL IN COMBINE



±46.16 Acres—Single-Family
Residential Potential
Minimum One-Net-Acre
Development Framework
Alternative Private Estate
Potential

FM Road 1389 | Combine, Texas 75159

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Property Overview

WOODED HOMESITES | NATURAL BUFFERS | LARGER LOTS

±46.16 acres of predominantly wooded land along FM 1389 in Combine, Texas, offering the potential for a distinctive large-lot single-family community shaped around natural buffers, privacy and preserved tree coverage, with private estate use as an alternative path.

Listed By:
Shane Hendrix | 214.460.8926



Property Overview

EXPANSIVE LAND FOR SALE

M&D CRE is pleased to present FM Road 1389, a ±46.16-acre residential development opportunity in Combine, Texas. The property consists of approximately ±2,010,730 square feet of predominantly wooded land positioned along FM 1389 in Kaufman County. The tract combines substantial acreage, an established tree canopy, roadway frontage and a single-family residential development framework that supports evaluation for a future large-lot residential community.

The listing intake identifies the property for single-family use and indicates SF-1 zoning, city water and electricity availability. The City of Combine's current R-1 Single-Family Residential regulations establish a minimum one net acre of usable land per residential lot and a minimum 150-foot lot width, providing a regulatory framework oriented toward larger residential homesites.

The property's dense tree coverage creates an opportunity to evaluate a development concept that incorporates wooded homesites, natural buffers and preserved landscape features rather than beginning with fully cleared acreage. As an alternative development path, the property may also appeal to a buyer seeking acreage for a private residential estate or long-term landholding.

For more information, please contact **Shane Hendrix** at 214.460.8926 or shane.hendrix@mdcregroup.com.

Property Address	FM Road 1389, Combine, TX 75159
County	Kaufman County
Acres	±46.16 Acres
Land Area	±2,010,730 SF
Parcel ID	227716
School District	Crandall ISD
Current Condition	Vacant / Raw Land



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FM ROAD 1389 | COMBINE



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Highlights

±46.16 Acres

±2,010,730 SF of Land

Wooded Natural Buffers,
Privacy and Preserved
Tree Coverage That Create
Distinctive Lot Separation

Single-Family Residential
Development Potential

One-Net-Acre Minimum R-1
Lot Standard

150 FT Minimum R-1 Lot Width
Predominantly Wooded
Acreage

FM 1389 Frontage

City Water & Electricity
Available

Crandall Independent School
District

Offered as One Tract

Alternative Private Estate
Potential

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POSITIONED FOR LARGE-LOT RESIDENTIAL DEVELOPMENT

Built Around Acreage. Designed Around Nature.

The property's ±46.16-acre scale creates an opportunity to evaluate a future single-family community within Combine's established large-lot residential environment.

Current City of Combine R-1 standards call for detached single-family residences on lots containing at least one net acre of usable surface area after easements, with a minimum lot width of 150 feet and lot depth greater than lot width.

Rather than approaching the site as conventional high-density residential land, the tract can be evaluated for a lower-density development concept centered on larger homesites, residential privacy and the property's existing wooded character.

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Location Overview

Positioned along FM 1389 in Combine, Texas, the property offers a lower-density residential setting within fast-growing Kaufman County, with convenient access to Crandall, Seagoville and the broader southeast DFW area.

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Combine, Texas— Positioned Within a High- Growth Texas County

Combine, TX | Regional Growth with Room to Grow Differently

Combine provides a residential setting characterized by larger properties, open land and lower-density development while remaining part of the broader Kaufman County growth story.

For a developer, the location offers the opportunity to evaluate a residential product distinct from the denser subdivision patterns common throughout much of the DFW market: larger homesites, wooded surroundings and a more private residential environment. The property's FM 1389 frontage connects the offering to the existing local roadway network while placing future residents within reach of the expanding communities and employment base throughout Kaufman County and the greater Dallas-Fort Worth region.

31,496

2026 Population
within 15 Min

15 MIN—ESRI

+5.01%

Projected Annual
Pop Growth

15 MIN—ESRI

\$120,956

2026 Avg House-
hold Income

5 MIN—ESRI

40,221

2031 Projected
Population

15 MIN—ESRI



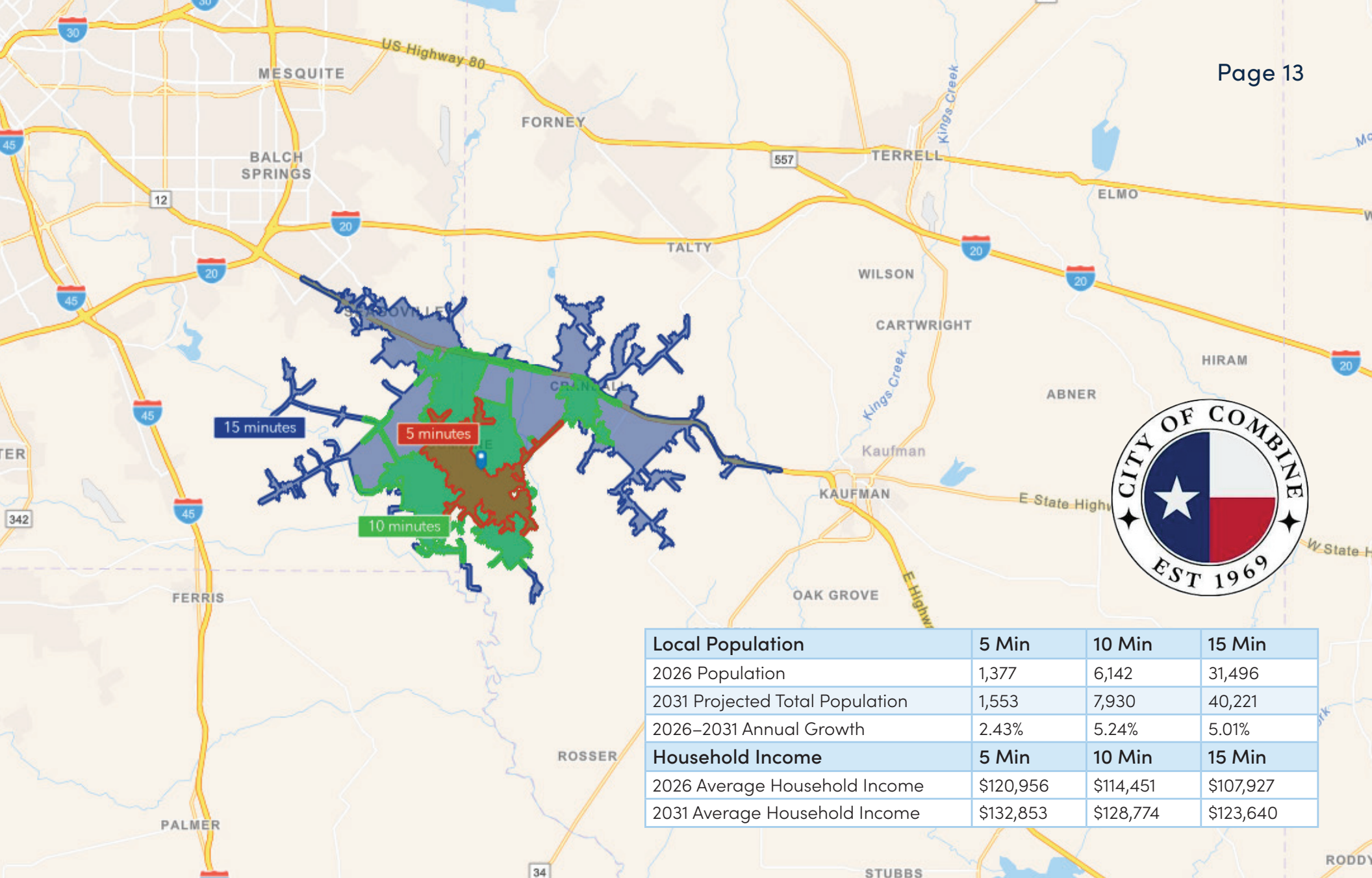


**Existing tree coverage
can become a defining
feature of the future
community, creating
privacy, natural
buffers and distinctive
lot character.**

- **Wooded Homesites**
- **Natural Lot Separation**
- **Perimeter Screening**
- **Residential Privacy**
- **Community Entry Character**
- **Preserved Landscape Corridors**
- **Differentiated Premium Lot Positioning**

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