



Irmgard Arthur

Allie Beth Allman & Assoc.

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Executive Vice President



MLS#: **13918770**

200 N Murphy Road

Murphy, Texas 75094



\$4,995,000

Active

7.524 Acres

LND-Commercial

New Listing!



Site is immediately North of FM 544, Walmart, Lowe's and adjoined North by the City of Murphy Park, Building, School, City Hall (206 N. Murphy) complex on the East side of N. Murphy. Zoning for 7.5235 acres is a Planned Development District Town Center (Ord. No. 05-07-664 – Office, Retail, Medical, Entertainment). New office construction immediately across street at 205 N. Murphy. Private and Public schools within walking distance from complex. Attaches to Murphy Park Green Belt. All utilities available Zoning Ordinance available now City seems OK with two 40' or better curb cuts on 2551

and possibly one entrance on north side to Park road that circles City Hall. Come take a look at the possibilities!

General Description

Property Type:	Lots & Acreage
SubType:	LND-Commercial
Original List Price:	\$4,995,000
Acres:	7.524
MLS Area:	PLANO AREA (20)
MLS SubArea:	PLANO (5)
Subdv:	Jas W Maxwell Survey
County:	Collin
Parcel Number:	R658200001201
Tax Legal Description:	ABS A0582 JAS W MAXWELL SURVEY, TRACT 12, 7.5
Multi Parcel IDYN:	No
Municipal Utility District YN:	No
Unexempt Taxes:	\$6,258

Lot Info

Road Frontage Distance:	375
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Property Info

Land SqFt:	327,745 /
\$/Lot SqFt:	\$15.24
Acres:	7.524
HOA:	None
AG Exemption:	Yes

School Info

School District:	Plano ISD
Elementary School Name:	Hunt
High School Name:	Williams
Senior High School Name:	Plano East

Features

Lot Features:	Acreage, Adjacent to Greenbelt, Partially Cultivated, Some Trees, Undivided
Restrictions:	None
Lot Size/Acreage:	5 Acres to 9.99 Acres
Easements:	Other
Present Use:	Agriculture
Proposed Use:	Commercial
Zoning:	Mixed Zoning, Office, Retail
Development:	City Limits, Zoned
Utilities:	City Sewer, City Water

Utilities Other: **City Electric**
Topography: **Cleared, Level, Oak**
Road Frontage: **Concrete, Curbs/Gutters, FM Road, Sidewalk**
Proposed Financing: **Cash, Conventional, Owner Carry First**
Soil Type: **Unknown**
Possession: **Closing/Funding**

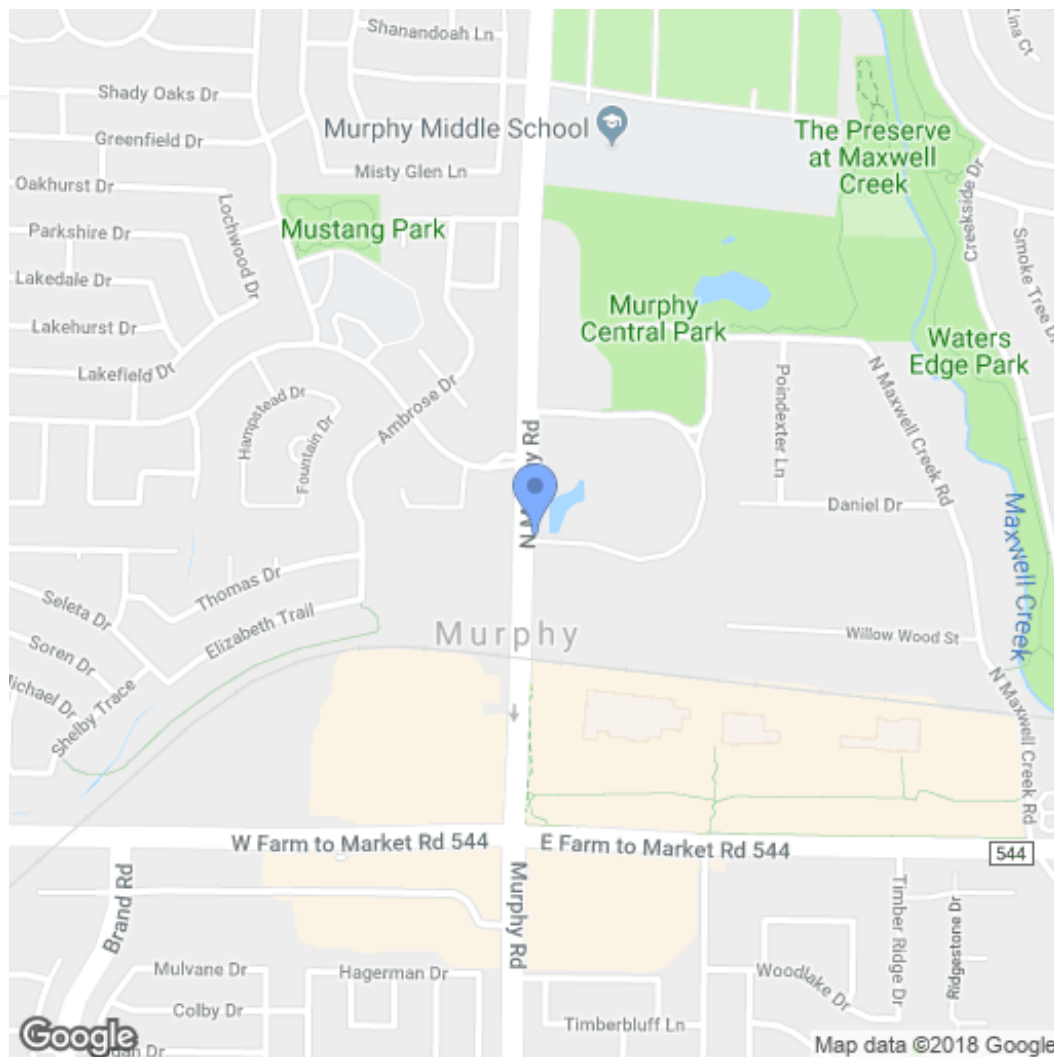
Public Driving Directions

Property fronts 375' FM 2551 at 200 North Murphy Road, a six lane divided boulevard, in the heart of thriving Murphy, TX. Property contiguous with new Murphy High School, fabulous location for development.

Listing Info

List Office Name: **Allie Beth Allman & Assoc.**

List Agent Name: **Irmgard Arthur**



All information courtesy of Irmgard Arthur