

AltaTerra Premier Properties

# For Sale

PRIME DEVELOPMENT PROPERTY | 37± ACRE



PARIS, TEXAS



AltaTerra Realty  
and Auction LLC



COMMERCIAL  
PROPERTIES



Property Location: 000 TX-286-LOOP SW, Paris, Texas 75460 | **Contact For Pricing**

AltaTerraPremier.com



Serving Texas, Oklahoma, and Arkansas

James Ross, REALTOR® • 903-272-4859 • TX Lic #074194

Premier@AltaTerraPremier.com



SCAN FOR  
MAP & PHOTOS





PARIS, TEXAS

This 37±-acre commercial development property offers a rare opportunity for developers and businesses to capitalize in one of Northeast Texas' most promising areas. The Paris, Texas community is experiencing rapid growth due to its strategic location and supportive economic development environment.



AltaTerraPremier.com



James Ross, REALTOR®  
903-272-4859 • TX Lic #074194  
Premier@AltaTerraPremier.com

United  
Country  
Real Estate  
AltaTerra Realty  
and Auction LLC

COMMERCIAL  
PROPERTIES



# 37<sup>±</sup> ACRES



## Investment Highlights

**Zoning** — The property is currently zoned for agricultural use but can be easily rezoned for commercial purposes, such as mixed-use developments, retail centers, or office parks.

**Opportunity Zone** — The property is located within an Opportunity Zone, which offers significant tax incentives to investors. This unique designation allows developers to take advantage of federal tax breaks, including tax deferrals and potential tax exclusions on capital gains from new investments.

**Paris Economic Development Corporation (PEDC)** — is committed to supporting new businesses and developers through incentives and resources.

**Strategic Location** — The property's proximity to the Dallas-Fort Worth Metroplex offers outstanding connectivity to major highways and transportation routes, making it a prime location for commercial enterprises, distribution centers, and retail developments.

**Infrastructure** — With existing 8-inch water and sewer main lines already in place, this opportunity ensures a reliable supply of essential services for future development.





PARIS, TEXAS



SCAN FOR  
MAP & PHOTOS



AltaTerra Realty  
and Auction LLC



COMMERCIAL  
PROPERTIES

**AltaTerraPremier.com**

Premier@AltaTerraPremier.com

# For Sale

PRIME DEVELOPMENT PROPERTY  
37 ± ACRES



### Property Location:

000 TX-286-LOOP SW, Paris, Texas 75460

Contact For Pricing

