



25.71± Acres For Sale

WENDY JOHNSON, ALC | BROKER ASSOCIATE | CALL OR TEXT 972.757.9383

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Executive Summary

TBD County Road 643 Nevada, TX 75173

Scalable Northeastern Collin County Development Opportunity

SITE OVERVIEW

ACCESS	GPS 2484 CR 643, Nevada Land is pass the buildings on Right
FINANCING	1031 Exchange Cash Conventional Owner Finance
TOPOGRAPHY	Level
FLOODPLAIN	None
RESTRICTIONS	No Known Restrictions
UTILITIES	Caddo Basin Water - 12" on North side of Subject Co-Electric Fiber Optic

ABOUT THIS SITE

A highly useable 25AC footprint, flood-free acreage in Nevada, outside of ETJ and City Limits, and County Road 643 frontage, Farmersville ISD – Collin County.

MARKET FUNDAMENTALS

- 1-mile radius population 5,246 (2025)
- 5-mile radius population 34.5k (2025)
- Median household income \$107,000 (2025)

The city's population has been increasing steadily over the years as part of Collin County's rapid expansion. Collin county is one of the fastest-growing counties in the U.S. with strong migration and residential growth. The Collin County Outer Loop also makes it appealing for commuters heading into larger job centers, i.e. Dallas, Plano and McKinney.

BUYER PROFILES

- Commercial & Mix-Used Development
- Land Investors

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Property Summary

TBD County Road 643 Nevada, TX 75173

Platinum Land Group is pleased to present 25.71 acres of prime raw land in Collin County, located within Farmersville ISD and outside the ETJ of Nevada. This versatile tract offers a strong opportunity in an area characterized by a blend of residential development and nearby commercial activity, while benefiting from the flexibility of being outside city limits.

Positioned just off FM 547 (recently paved), the property features approximately 658' of road frontage along County Road 643, providing excellent access and connectivity. With no floodplain and no known restrictions, the site is well-suited for commercial, mixed-use, or strategic long-term development. Survey available.



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DISCLAIMER

This marketing brochure has been created to provide a summary of information regarding the property described herein. The information contained in this brochure has been obtained from sources believed to be reliable; however, it has not been independently verified.

Platinum Land Group has not conducted an independent investigation of the property and makes no representations or warranties, express or implied, as to the accuracy or completeness of the information provided. All information, including but not limited to acreage, zoning, utilities, development potential, pricing, and property details, is subject to change without notice.

Prospective buyers are strongly encouraged to conduct their own independent due diligence and consult with their legal, financial, and technical advisors prior to making any investment decision.

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Information About Brokerage Services

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

11-03-2025



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 BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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