



# ELK HOLLOW

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## LAND DEVELOPMENT

**2200 ELK HOLLOW ROAD | PARIS TEXAS**

**OFFERED AT: \$595,000**

**J.W Ross | Broker & Land Pro**  
**903-491-1719 | [jw.ross@altaterrarealty.com](mailto:jw.ross@altaterrarealty.com)**



**AltaTerra Realty  
and Auction LLC**





The map shows a topographic view of the Clarks Summit area. A red dashed line outlines the proposed site for the Clarks Summit Commercial Bullbarns, which is labeled 'CLARKS SUMMIT COMMERCIAL BULLBARNS'. The site is located near the intersection of Center St and Pipeline. Other features include the Riser, Saddle River, and various contour lines indicating elevation. A red line runs diagonally across the map, likely representing a major road or boundary. The map also shows a 'Trailer Park' and a 'Golf Course' nearby.





“Entirely inside the city limits of Paris, TX, this land has historically been utilized as a 9-hole golf course and now sits as an underutilized development deal.”

# ELK HOLLOW

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## LAND DEVELOPMENT

“Highest and best use for the property is as a Master-Planned Residential Development project with city utilities easily accessible. The land consists of open pastureland and scattered trees. A small lake is located in the middle of the property and creates a country living setting inside the city.”





Possible uses would be investment portfolio housing, income producing properties, senior living and commercial. Home values in the immediate area range from \$150,000.00 to \$500,000.00 allowing for a wide range of builders to create the greatest return desired.



Over 1/2 mile of road frontage on two separate city roads makes for a phased planned development easily implemented. Small commercial building formerly used as the club house allows for commercial development potential. Minutes from most major businesses, schools, medical and all city amenities.





HWY 195

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# Appendix

## Contact Information

### United Country AltaTerra Realty & Auction

J.W. Ross

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Broker/Owner | Land Pro

Email:

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## JUST REDUCED



**AltaTerra Realty  
and Auction LLC**

## Residential & Commercial Land

79.75 Acres

**OFFERED AT:  
\$595,000.00**

Location:

2200 Elk Hollow Road  
Paris, TX 75462

**Broker | J.W. Ross  
903-491-1719**



- Open Pastureland
- Small Lake
- City Utilities Accessible
- Investors Dream!

**903-491-1719 | [AltaTerraRealty.Com](http://AltaTerraRealty.Com)**

*"The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the sellers, broker and auctioneers do not guarantee its accuracy. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers."*



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