



**LOT B - 3.06 ACRES**

LOT LINE IS APPROX.

**LOT A - 3.79 ACRES**

**FARM & RANCH**

**TWO BUILD READY  
3+ ACRE TRACTS**

**TBD CR 3679 – Paradise, TX**



**STEPHEN  
REICH GROUP**  
WILLIAMS TREW REAL ESTATE

**Williamstrew**   
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

# PROPERTY SUMMARY

## DESCRIPTION

Welcome to Paradise! Two build ready 3+ acre tracts in Wise County with Coop water and electric ready to go!. Both tracts have sandy loam solid with established Coastal Bermuda grass. Tract A includes a large pole barn and scattered mature oak trees. There is a nice pond that is shared by both tracts. Whether you buy one or both, this is a great place to build the home of your dreams!

## LOCATION

City Paradise  
County Wise  
Schools Paradise ISD

## OFFER SUMMARY

**Lot A: 3.79 acres - \$265,300**  
**Lot B: 3.06 acres - \$214,000**  
Utilities Co-op Water, Electricity Available

Driving Directions From Hwy 199, take Gilliland Rd to Peel Rd. Turn right to stay on Peel. Left on CR 3791. Then left on CR 3679. Contact agent for location drop.

## HIGHLIGHTS

- AG EXEMPT
- SANDY LOAM & ESTABLISHED BERMUDA
- CO-OP WATER
- LOT A INCLUDES A LARGE POLE BARN
- ELECTRICITY AVAILABLE
- GREAT PLACE TO BUILD YOUR DREAM HOME

## LISTING PRESENTED BY:



**STEPHEN REICH**  
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**WilliamsTrew**★  
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.



**LOT A PROPERTY WEBSITE:**  
**[stephenreichgroup.com/20232279](http://stephenreichgroup.com/20232279)**

**LOT B PROPERTY WEBSITE:**  
**[stephenreichgroup.com/20232521](http://stephenreichgroup.com/20232521)**



**PARKER COUNTY OFFICE**  
400 Shops Boulevard, Ste. 200  
Willow Park, TX 76087

**FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND**

# PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884



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AERIAL MAP – LOT A



# AERIAL MAP – LOT B



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# CONTOUR LINES & FLOODPLAIN

