

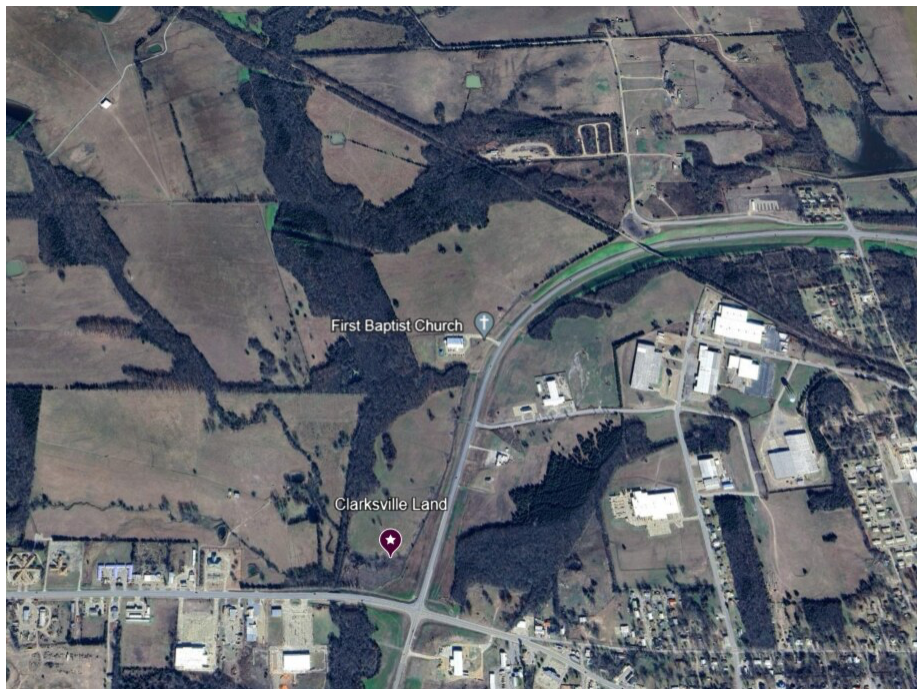


CONFIDENTIAL OFFERING MEMORANDUM

100 ACRES

Prime Corner Location

Highway 82 & Highway 37 • Clarksville, Texas



Parcel location — NW Corner, Highway 82 & Highway 37, Clarksville, TX

Presented by

Liam Denholm | Steven Thornton

INVESTMENT OVERVIEW

Positioned at the northwest corner of the intersection of Highway 82 and Highway 37 in Clarksville, Texas, this exceptional 100-acre tract presents a rare opportunity for both investors and individuals seeking a premier piece of Texas land.

With outstanding visibility, convenient access, and frontage on two major highways, the property is well-positioned as a potential commercial, residential, or mixed-use development opportunity (subject to applicable approvals). Its strategic location at one of Clarksville's primary intersections makes it an attractive investment with long-term growth potential.

For those looking to create a private retreat, family ranch, or country estate, the acreage offers plenty of room to build your dream home while enjoying the peace and privacy of rural Northeast Texas. Whether you envision a working ranch, recreational property, hunting getaway, or multi-generational homestead, this versatile tract provides the space and flexibility to make it your own.

PROPERTY HIGHLIGHTS

- Approximately 100 acres
- Prime northwest corner of Highway 82 & Highway 37
- Excellent highway frontage and accessibility
- Potential development opportunity with exceptional visibility
- Ideal for a private ranch, estate, or recreational retreat
- Strong long-term investment potential
- Minutes from downtown Clarksville and local amenities

PARCEL BOUNDARY OVERVIEW

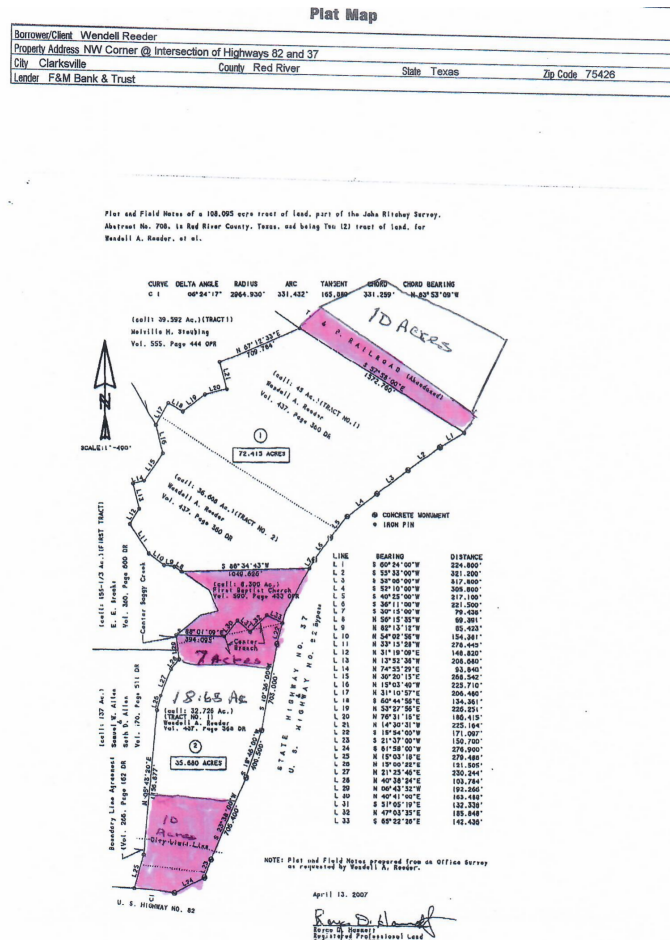


Approximate parcel boundary overlay at the Highway 82 / Highway 37 interchange



SURVEY — AVAILABLE ACREAGE

The plat below reflects the recorded survey of the tract and its subdivided parcels, illustrating the available acreage configurations across the property.



Plat & field notes — 108.095 acre tract, John Ritchey Survey, Abstract No. 708, Red River County, TX

PRICING

If Sold Separately	If Sold Together
\$30,000 / acre	\$25,000 / acre

CONTACT

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