



203 N. ROCKWALL ST  
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~ Est. 1975 ~  
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**TERRELL - Laurel Trail N.** 3/1/1 w/1,231 SF. Well maintained & on a lg. half acre lot! This property features an open LR & dining area, kitchen w/ updated Corian countertops & breakfast area, updated bathroom, oversized utility room w/ built-ins & beautiful original hardwood floors throughout. Exterior features include a lg. workshop w/ electric, covered front and back porches & fenced-in backyard. **\$82,500.** MLS#11433224



**TERRELL - 7452 CR 136.** 3/2 w/1,812 SF on 150 acs. Operating cattle & equine ranch located just 40 mins. E. of Dallas! This 150 acre ranch features many well built improvements for cattle or horses including a 2,000 SF shop w/elect., water, tack room & full bath as well as 7,000 SF of cov'd stalls. Also has many loafing sheds, cattle pens, cross fencing, equipment barn & feed silo. Main house features open LR & DR area, vaulted ceilings, WBFP & a garage converted into a 4th BR or gameroom. Great location just 1 mile south of I-20! **\$630,000.** MLS#11464726



**WILLS POINT - 1910 VZ CR 3816.** 13.22 acres, private and secluded in northwest Van Zandt County only a few minutes from Lake Tawakoni. Heavily wooded and includes a 1,935 SF metal building on a concrete slab w/ 2 lg. overhead doors. Water & electric service and meters are already on site. Great weekend getaway or future home site w/ plenty of space for recreation. Possible owner financing available. **\$89,000.** MLS#11526576



**TERRELL/POETRY - 17900 FM 986.** 2/2/2 w/1,100 SF on a 2 acre lot. Great country home in the Poetry community! Features a lg. LR, kitchen w/ceramic tile, master BR w/ lg. walk-in closet, updated guest bath & a lg. sunroom. Exterior features include a det'd 2 car garage, storage bldg., above-ground pool w/ deck & perimeter fence, sprinkler system, cov'd front porch, vinyl siding for easy maintenance. All on a 2 acre lot w/ great country views! **\$119,900.** MLS#11463474



**WILLS POINT - VZCR 3849.** 3/2 w/2,127 SF on 1.37 acres. Immaculate home on a private fishing lake. Well-maintained & features a WBFP, kitchen w/ breakfast area & island, DR, lg. master BR w/ sitting area, master bath w/ garden tub & walk-in closet. Exterior features include a front & back screened-in porch, 2 car CP, lawn sprinkler system & 2 storage bldgs. Beautiful tree lot w/ great lake view. **\$119,900.** MLS#11456471/10002897



**TERRELL - W. College St.** 3/1/1 with 1,382 SF, 2 living areas, dining room, oversized utility room w/ shelving for tons of storage, original hardwood floors throughout, CH/A, 1 car garage & a tree-shaded, fenced-in backyard. Great investment opportunity w/ long term tenants currently in place. **\$67,750.** MLS#11474054



**COMMERCIAL - 6457 FM 2068.** 3/2/2 built in 1997 w/ 2,280 SF on 178.94 AG exempt acres! Located approx. 1 hour from Dallas this property features several outbuildings, workshop, 2 ponds, fenced area for horses, river frontage and mixture of cultivated and pasture land. Easy access to Texas A&M Commerce and Cooper Lake State Park. **\$489,900.** MLS#11432887



**TERRELL - FM 429 S.** Brick 4/3 w/2,096 SF on 1.526! Features a lg. LR w/ vaulted ceilings & WBFP, kitchen w/ breakfast bar & breakfast area w/ ceramic tile floors, master bedroom w/ recessed ceilings & a garage converted into a 4th BR w/ full bath. Exterior features include a 2.5 car carport w/ storage room, circle drive, fenced-in backyard, roof is less than 3 years old. Great location close to I-20. Add'l acreage available. **\$139,000.** MLS#11501504



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**SCURRY - Thomas In.** 74.32 acre ranch with a 4/3.5 brick home! Interior features include a lg. LR w/ ceramic tile & built-ins, 2nd living area, DR & CH/A. Exterior features include a 10-15 acre lake, loafing shed, fenced & cross fenced for cattle, cattle pen & tons of road frontage. Great location for planned development or continued agricultural use. **\$449,000.**



**VAN - 1302 VZCR 1516.** 1,657 SF brick 3/2/2 country home on 16.582 acres. Easy access to Tyler & Dallas via I-20. Fully fenced w/ road frontage on 2 sides & has a large stock tank. Perfect for livestock, crops or additional homesites. **\$169,900.** MLS#11537336. Home with only 2.08 acres available for **\$110,000.**



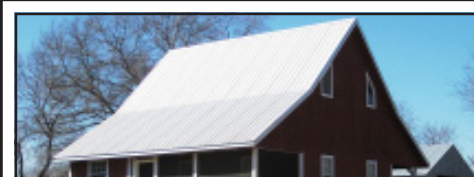
**TERRELL - Pacific Ave.** 2/2 w/2,215 SF. Unique Spanish style 2-story home on a nice corner lot. Property includes a detached 2-car garage, lg. courtyard & mature trees. Home was built in 1920 and needs some work, but has tons of potential. **\$99,900.** MLS#11540461



**TERRELL - Fox St.** Charming 2-story 4/3 1800's historic Victorian home w/ 2,836 SF! Built in 1896 this beautifully updated, immaculate home features a majestic stairway, original hardwood floors, original windows, inviting floor plan w/ lg. LR, parlor, formal DR & eat-in kitchen. Other features include high ceilings & most of the original woodwork that retain the elegance of older homes. **\$154,900.** MLS#11387697



**WILLS POINT - 2920 FM 47.** 3/3/2 w/2,390 SF on 40 acres. Custom built single owner home features a screened porch, lg. open kitchen & LR, WBFP, master suite & a lg. utility room. Land includes a gated entry, lg. mature oak trees, sandy soil, rolling terrain, 2 ponds, equipment barn, storage buildings & over 1,200 ft. of road frontage on FM 47. Located less than 1 mile from Lake Tawakoni. **\$339,900.** MLS#11438052/10001878



**EDGEWOOD - VZ CR 3216.** 1,276 SF, very well maintained 2/2 built in 2007 overlooking a beautiful pond on 1.203 acres. Interior features include a loft master BR, high vaulted ceilings in LR, ceramic tile throughout, knotty-pine ceilings, screened-in front porch. Also features city utilities & a detached barn. **\$87,500.**



**TERRELL - Henderson St.** 2 story brick 3/2/2 w/1,768 SF. Features many builder upgrades! Lg. LR w/ recessed ceilings, WBFP & wet bar, kitchen w/ dry bar & breakfast area w/ ceramic tile floors & tile countertops, lg. master BR w/ recessed ceilings, master BA w/ jetted tub & sep. shower w/ lg. walk-in closet. Exterior features a fenced-in backyard & covered patio. **\$99,900.** MLS#11456768



**EDGEWOOD - 210 Main St.** 1894 restored 4BR, 4BA, 2,628 SF Victorian home in historic Edgewood, TX. This property has been operating as a bed & breakfast since 2000 & was recorded as a Texas Historic Landmark in 1976. Just minutes from First Monday Trade Days in Canton w/ easy access to US 80 & I-20. Only 60 miles from downtown Dallas. Don't miss this opportunity to own a piece of history. **\$150,000.** MLS#11025829/9991424



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— COMMERCIAL and MULTI-FAMILY LISTINGS —



**TERRELL - 307 E. I-20.** 3,560 SF commercial building on 1.01 acres. Turn key opportunity for restaurant ownership located on busy main thoroughfare in Terrell. Currently operating as Double TT Steak & Grill Restaurant. Located around many franchise restaurants & shopping w/ great visibility & high traffic counts. Exterior features include a metal roof, metal siding, stone front exterior & open back lot for add'l parking. **\$325,000.** MLS#11455363



**KAUFMAN - Hwy. 34.** 2 lg. buildings on 6 acres north of Kaufman. Main building is 7,800 SF w/ 2 OH doors, 2 loading docks & 1,200 SF of office space. The 2nd building is 5,822 SF w/ 2 lg. OH doors. Both have 3-phase electrical service for industrial machinery. Ideal location for light MFG or warehousing business w/ Hwy. access & plenty of room for future growth. **\$399,900.** MLS#11530061



**WILLS POINT - 21749 Hwy. 80.** 1,500 SF, 5 acres w/ 30'x50' metal building. Ideal for commercial or small farm operation. Metal building is insulated with slab foundation. Has a 10'x12' overhead door, 48 inch exhaust fan, 220 wiring & security system. Includes an 8x12 office w/ 2 phone lines and window AC. Building is roughed-in for a bathroom. Also has a 30x25 awning. Acreage is currently used for hay production. **\$125,000.**



**TERRELL - 315 W. Moore Ave. (Hwy. 80).** 0.57 acres in a prime location with heavy traffic for great business potential. Property features 137 ft. of road frontage on Hwy. 80 and 180 ft. of frontage on N. Rockwall St. Great development opportunity! **\$199,900.**



**ROYSE CITY - 5424 W. Hwy. 276.** 3,200 SF metal building on 3.27 acres. Great location w/ frontage on Hwy. 276 & easy access to I-30. Flexible space w/ approx. 800 SF finished out w/ 3 offices, 2BA & reception area. Remaining shop space is insulated w/ 3-phase electric service, two 16' OH doors & room for a variety of applications. Ideal for light MFG, automotive or warehousing w/ plenty of land for expansion. **\$250,000.** MLS#11534514



**WILLS POINT - WS Commerce (Hwy. 80).** Prime commercial property on Hwy. 80 in Wills Point! Great for retail development opportunity or restaurant pad sites. This commercial acreage consists of 4.397 acres & features road frontage on 2 sides for great visibility & high traffic counts. Adjacent tracts available for expansion. **\$825,000.** MLS#11406138



**REDUCED TERRELL - N Virginia & E College.** 0.43 acre. Great commercial opportunity or continued multi-family income producing property! Currently has 2 duplexes & 2 single-family homes in downtown Terrell on a corner lot. Zoned commercial, but is currently being used as a multi-family income producing property. Great location on Hwy. 34 & close to Hwy. 80 for high traffic counts & great visibility. **\$169,000.** MLS#11400540/11400547



**REDUCED TERRELL - CR 2326.** 1,800 SF. Great investment opportunity or country home! This duplex features 2 units w/ 900 SF in each unit. Could easily be converted into a single family residence. Each unit features 2BR, 1BA w/ utility connections, Lg. open living room & kitchen area & walk-in closet. Exterior features include metal siding for easy maintenance, covered front & back patio, well & great country views! **\$62,500.** MLS#11373569/11373620

Offered by  
**HOTTINGER**  
REAL ESTATE INC.  
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**(972) 524.5683** www.hretx.com

Ranches . Farms . Acreage  
Rural Residential . Waterfront

— FARM and RANCHES —



**FORNEY - Union Hill Rd.** 3,036 SF horse lover's dream! Beautiful 3/2.5/2 ranch style home on 10 acres! Spacious, open floor plan w/ lg. LR w/ vaulted ceilings, beautiful WBFP & wet bar. Also features an open kitchen w/ breakfast area & built-in desk, sunken MBR, MBA w/ jetted tub & FP & zoned CH/A. Exterior features include a 60x80 workshop w/ water & electricity that has 7 concrete stalls w/ wash bay & stocks, circle drive, gated entry, fenced, 2 run-in sheds. Too many extras to list! 20 miles from Dallas off I-20! **\$349,900.** MLS#11282836



**KAUFMAN - S FM 148.** 41.6 acre ranch w/ 5/3, 3,600 SF home w/ well-built horse improvements! This equestrian ranch features a lg. 2-story home w/ 360 porch, LR w/ brick WBFP, kitchen w/ breakfast area, MBR downstairs, new paint inside & out, sep. bunkhouse. Great barn w/ 5 stalls, wash bay, half bath, elec. & tack room, 2 loafing sheds & storm shelter. All on a beautiful rolling landscape w/ great country views. **\$399,900.** MLS#11389430/999289



**CANTON - VZCR 2307.** Brick 4/2 w/ 2,448 SF on 44.62 acres. WBFP, fully fenced & cross fenced, this property has a nice mixture of pasture and woods and includes large barns, a creek, sandy soil and lots of wildlife. Great location for livestock, recreation & residence. **\$259,900.** MLS#11455427/10002846



**CANTON - VZCR 2602.** 2,016 SF 3/2 country home on 64.49 AG exempt acres on sandy soil! Property is fully fenced and cross fenced and ready for livestock. Interior features include a lg. LR, kitchen w/ dry bar & dining area & full-size utility room. Located near several upscale ranch properties. **\$269,900.**

— LAND and LOTS —

- S. FRANCES ST** 27 acre residential lot-70x170. **\$7,500**
  - 16990 CR 4075 - KEMP** 5.25 acre home-site, utilities, trees. **\$24,900**
  - 1910 VZCR 3816** 13.2 acres with 1,935 SF metal building, utilities on site. **\$89,000**
  - CR 312** 5.25± acres. Fenced. Close to I-20 & Hwy. 80. **\$29,000**
  - 1209 ROSEWOOD DR** 1.87 acre home-site. Close to I-20. **\$17,500**
  - HWY 34 - OAK RIDGE** 5.8 acre home-site. Close to I-20. **\$55,000**
  - HWY 34 - OAK RIDGE** 12.55 acres. Home site or AG use. **\$67,500**
  - 1146 VZCR 2627** 10.24 AG exempt acres. Water meter & elec on site. **\$49,900**
  - HWY 34 - S OF I-20** 35± acres, will divide. **\$175,000**
  - HWY 34 - S OF I-20** 14.38± acres, add'l 20 acres available. **\$75,000**
  - HWY 34 - S OF I-20** 20± acres, add'l 14.38 acres available. **\$99,900**
  - HWY 34 SOUTH** 2.09 acres adjacent to the new Post Office in Terrell. **\$199,000**
  - FM 1392** 100± acres west of Terrell, fenced. **\$499,900**
  - HWY 34 NORTH** 109± acres south of Greenville. Priced to Sell. **\$299,900**
  - FM 1395 - EDGEWOOD** 5.9 acres. Great country homesite. **\$39,900**
  - N. 2ND ST. - SCURRY** 4 wooded acres, owner financing avail. **\$34,000**
  - FM 2068 - COMMERCE** 179 acres, pond, AG exempt. **\$499,900**
  - MARSHALL ST - Kaufman** Vacant residential lot close to US 175. **\$9,000**
  - HIRAM RD** 38.5 acres. I-20 frontage, great homesite/development. **\$199,900**
  - VZCR 1516 - VAN** 14.5 acres w/ utilities available, fenced. **REDUCED TO \$72,500**
  - BUENA VISTA RD - Royse City** 40 acres with 4 bedroom cabin. Great location! **\$425,000**
  - CR 4110** 20.99 acres. Lots of privacy & seclusion. Great for weekend getaway w/ opportunities for hunting, recreation, livestock or a future home site. **\$74,900**
  - SUNSET DR - KAUFMAN** 2 to 34.08 acre tracts available from **\$25,000 - \$189,900**
  - CR 346** 3.175 acre country home site, well-maintained road, no mobile. **REDUCED TO \$37,500**
  - CR 1033 - GREENVILLE** 40.636 acres w/ pond, metal building, frontage on 2 sides, fenced. **\$158,480**
  - SHADOW LAKES DR** 1.34 acre home site, many great amenities. **\$59,900**
  - CR 2705 - MABANK** 35.44 AG exempt acres. All utilities present. Storage building. **REDUCED! \$134,500**
  - HWY 34 - OAK RIDGE** 18.35 acres. AG exempt, 3 miles from I-20. **REDUCED TO \$125,000.**
  - ROSEHILL ESTATES** Lots 3, 4, 5, 47 available. (Lot 46 SOLD). **\$27,500/ea.**
  - CR 126** Off Hiram Rd. 10± restricted lot, close to I-20. Owner financing available. **\$69,000**
  - CR 136** 100 acres, 1 mile south of I-20. Will divide. **\$390,000**
  - SHADY OAKS SUBDIVISION** 3 lots avail., mobile OK. Owner financing available. **CALL FOR INFO.**
  - CR 126** 10.206 acres, wooded, sandy soil, water meter. Ideal home site. **\$89,900**
- COMMERCIAL —
- COMMERCE ST (HWY 80)** 4.4 acre. Commercial development opportunity. **REDUCED TO \$825,000**
  - 315 W. MOORE AVE - TERRELL** Great vacant commercial corner lot in center of Terrell. Prime location w/ heavy traffic for great business potential. 137'x180'. **\$199,000.** MLS#10953259