

MURIEL CREEK ESTATES 3.30-ACRE RESIDENTIAL LAND OPPORTUNITY

3136 County Road 1076, Celeste, Texas 75423 | Hunt County

Lot 6, Block C | Hunt County Property ID 237227



TRANSACTION TYPE Contractual/equitable interest available by assignment.

Buyer to independently verify all property, title, development, utility, zoning, soil, access, and feasibility matters.

PROPERTY DETAILS

Property Address	3136 County Road 1076, Celeste, TX 75423
County	Hunt County, Texas
Subdivision	Muriel Creek Estates
Lot/Block	Lot 6, Block C
Property ID	237227
Geographic ID	4130-000C-0060-21
Acreage	Approx. 3.30 Acres
Lot Area	Approx. 143,748 SF
Property Type	Vacant / Unimproved Land
Road Frontage	County Road 1076
Survey	Available
Current Improvements	None - Vacant Land

SITE

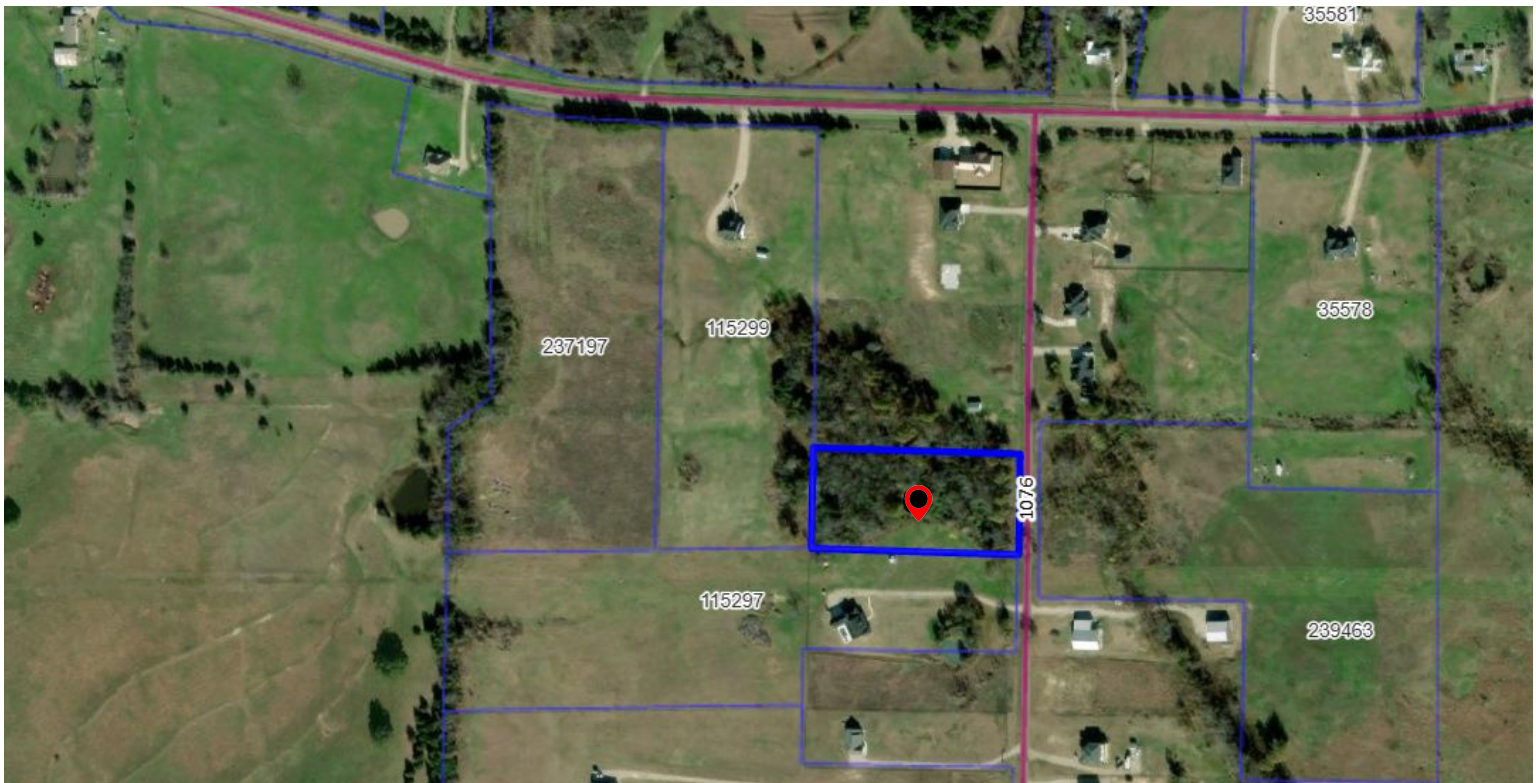
Approx. 3.30 acres
 Wooded / mature tree coverage
 Existing survey available
 Residential surroundings

ACCESS

Frontage along County Road 1076
 Paved roadway
 Buyer to independently verify legal access/frontage

UTILITIES

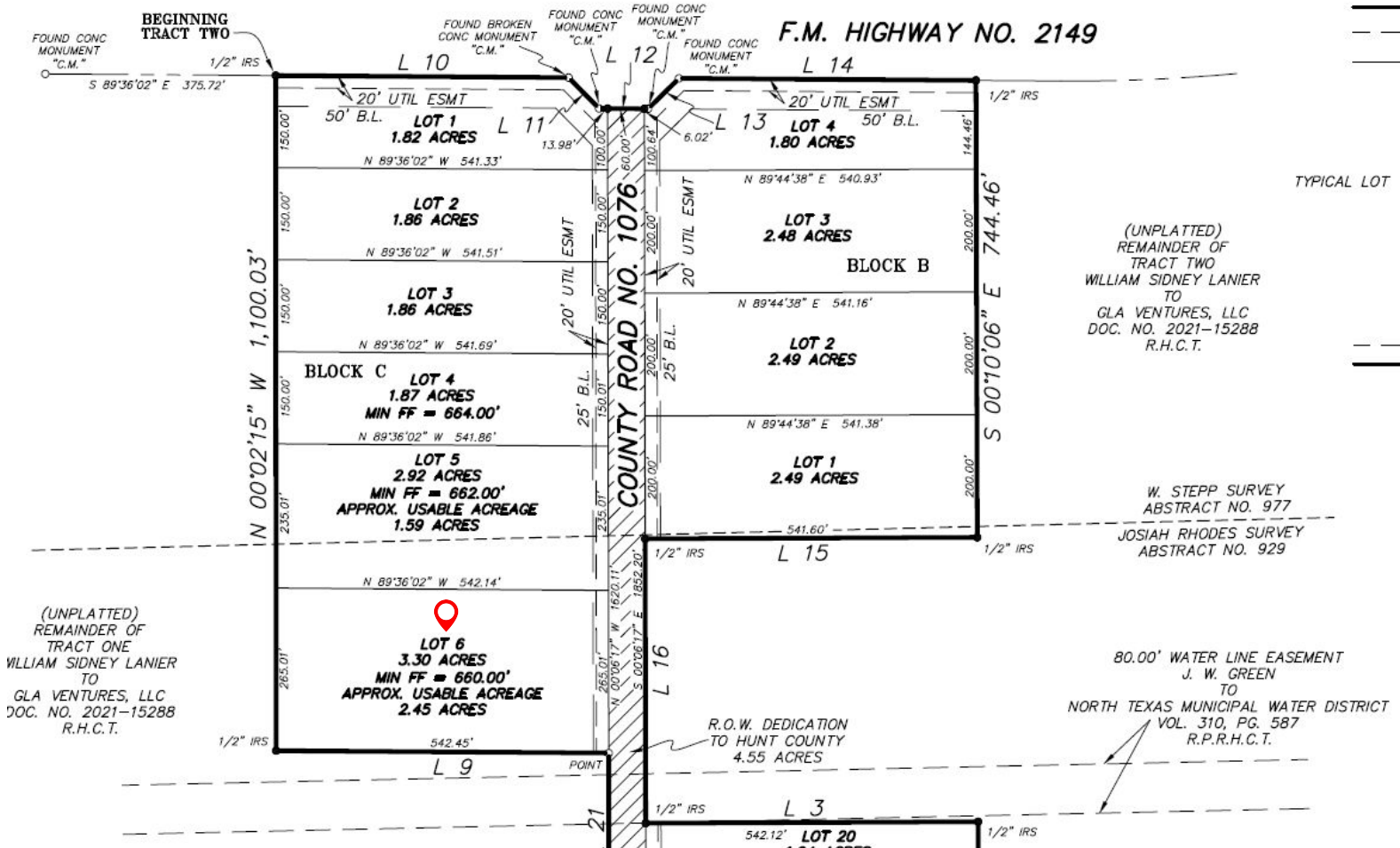
Electric reported along CR 1076 frontage
 Water line easement shown on survey
 Domestic water service/tap availability to be confirmed
 Septic requirements to be confirmed
 Buyer to verify service availability and connection costs



Subject Property - Hunt County Property ID 237227

PROPERTY SURVEY

Lot 6, Block C | Muriel Creek Estates | Approx. 3.30 Acres



ACREAGE

Approx. 3.30 Acres

USABLE ACREAGE

Approx. 2.45 Acres*

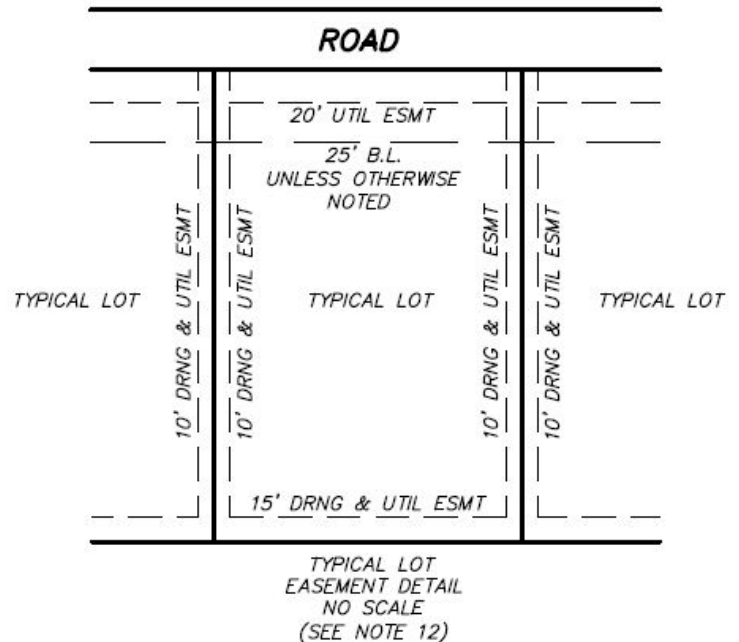
Approximate usable acreage as shown on existing survey; buyer to independently verify setbacks, easements and development feasibility.

WATER INFRASTRUCTURE

Survey depicts an 80' water line easement associated with North Texas Municipal Water District. Buyer to verify domestic service/tap availability.

EXISTING SURVEY AVAILABLE

Survey shown for buyer reference. Buyer should independently review and verify boundary dimensions, easements, setbacks, encumbrances and other survey matters with the title company and appropriate professionals.



MARKET CONTEXT + COMPARABLES

Recent land activity within Muriel Creek Estates and residential construction along County Road 1076 provide relevant context for evaluating the subject property.

LAND COMPARABLES

Property	Acres	Status	Price
5399 CR 1040 E	3.00	Closed 4/9/26	Last asking \$219K
CR 1076 - Lot 4	1.87	Sold 05/09/25	\$105K-\$120K*
CR 1076 - Lot 1, Block D	1.87	Active	\$119,000
Subject - Lot 6, Block C	3.30	Opportunity	\$_____

Sold price shown as publicly reported range where exact consideration is not disclosed.

RESIDENTIAL DEVELOPMENT CONTEXT

Property	Lot	Home	Year/Status	Current
3214 CR 1076	1.86 ac	2,069 Sqft	Built 2023	Existing Residence; Sold May 2025
3065 CR 1076	4.66 ac	-	Improvements Added 2023-2025	Assessed Improvements grew to roughly \$401k by 2025
3089 CR 1076	1.94 ac	2,468 Sqft	Built 2026	New Construction Complete; active \$539K
3186 CR 1076	1.87 ac	2,357 Sqft	Built 2026	New Construction Complete; active \$539K

Recent residential development along County Road 1076 includes acreage-based single-family homes completed between 2023 and 2026.

ACQUISITION TERMS + NEXT STEPS

ACQUISITION TERMS

Property	3136 County Road 1076, Celeste, TX 75423
Buyer Acquisition Price	Submit Offer
Purchase Type	Cash
Assignment Structure	Assignment of Contractual / Equitable Interest
Assignee Deposit	\$2,500
Deposit Due	Within 1 business day of Assignment Effective Date
Deposit Treatment	Credited toward Assignment Fee at closing
Proof of Funds	Required within 1 business day of Assignment Effective Date
Closing	On or before September 28, 2026
Title / Escrow	Mutual Title LLC
Closing Method	In-Person or Remote / Electronic Closing Available

NEXT STEPS

- 1 INTEREST** Contact BLOUIN Properties to discuss the opportunity and request available property documentation.
- 2 REVIEW** Review the Buyer Opportunity Package, existing property survey, and covenants and restrictions.
- 3 EXECUTE** Execute Assignment Agreement and provide proof of funds.
- 4 CLOSE** Submit \$2,500 assignee deposit to title and proceed to closing.

AVAILABLE PROPERTY DOCUMENTATION

Existing Property Survey | Covenants and Restrictions

INTERESTED IN THIS OPPORTUNITY?

Vera Blouin | BLOUIN Properties
(214) 489-7827 | vera@blouinproperties.com
www.blouinproperties.com

Please note: This offering is an assignment of Blouin Properties' contractual/equitable interest in the property, not a direct sale of the property by Blouin Properties. At closing, the deed transfers directly from the seller to you, the buyer. Blouin Properties is not the titleholder and makes no representations on the seller's behalf.

No Representation or Warranty. This package is for preliminary evaluation only, compiled from the purchase agreement, public records, and listing sources. Blouin Properties makes no warranty regarding acreage, boundaries, utilities, zoning, or suitability for any use. Buyer is responsible for independent due diligence and title review.