

## LOCATION OF DEVELOPMENT – Epic Ranches

The Community is located near Farmersville/Josephine, Texas in the Collin County and only 3000 feet (0.5 Mile) from the EPIC CITY (EPIC 2.0).

Conveniently located just a minute from Epic City, Epic Ranches is an exclusive community for a select clientele offering the best of both worlds. Enjoy the tranquility of wide-open spaces and private homes while being close to a community that values purpose, connection, and shared values.

We are offering a unique opportunity to buy

- Large private residential lots (minimum 1 acre) [65 lots available]
- Half acre residential lots (25 available)
- Townhome lots (4 per lot) for investors (20 available)

EPIC Ranches is situated in land that does not come under the limits or extraterritorial Jurisdiction of any City, allowing for more freedoms and leeway in construction and usage.

- Located in Collin County, Texas.
- Near Royse City, Rockwall and Greenville, Texas.
- 35-40 miles northeast of Downtown Dallas, Texas via I-30 OR Hwy 66.
- US 380 to the north accessing McKinney, Prosper, Frisco, Plano and Allen.
- Nearby retail, dining and recreational amenities in Royse City, Rockwall or Greenville.
- Outdoor recreational opportunities around Lake Ray Hubbard and Lake Tawakoni.
- Exciting growth opportunity in this area for new businesses and franchises.

Served by the well-rated and rapidly growing Community ISD (TEA 86/100):

- Roderick Elementary School
- Edge Middle School o Community Highschool
- Will also be served by the private school in the Community.

6 medical facilities available nearby:

- Texas Health Presbyterian Hospital (Rockwall)
- Hunt Regional Medical Center (Greenville)
- Baylor Scott & White Emergency Hospital (Murphy)
- oRoyse City Medical Lodge (Royse City)
- Texas Health Presbyterian Hospital (Allen)
- Baylor Scott & White Medical Center – Lake Pointe (Rowlett)

Epic Ranches: Where space meets grace, and your dreams find a home. Secure your legacy today