



MetroCom Properties, Inc.

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NORMANDY FARMS

30 acre, Income Producing, Equestrian Center

Excellent Residential Development Opportunity

Keller Market

PROPERTY OVERVIEW: Income-producing equestrian training facility in Keller ISD. 30 acres, two plats, Ag exempt, 2 deep water wells, Fort Worth ETJ. Housing includes a 7167 sf stone French farmhouse with standing seam metal roof & vine covered pergola, 1 modular home, 1 mobile home & 2 apartments. Gated entry, pipe fencing, 2 aquifer-fed ponds, 10-acre cross country field. Main barn has 36 stalls, 3 tack rooms, air exchange & fly spray systems, Equine TheraPlate & treadmill. Attached are two covered arenas and a euro-walker. Two more barns contain 18 stalls, a lab, living quarters & hay storage.

PRICE: \$3,300,000

LOCATION: 4039 Keller Haslet Road, Fort Worth ETJ, Keller Market

SIZE: 30 Acres Gross, has some floodplain

Schools: Keller ISD, Caprock Elementary School

Trinity Springs Middle School

Timber Creek High School

UTILITIES: All utilities available to the site plus two deep water wells and aerobic system

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