

MIDWEST LAND GROUP PRESENTS

1.14 ACRES IN

CASS COUNTY TEXAS

232 FM 2791, ATLANTA, TX 75551



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RESIDENTIAL, BUSINESS, AND ENTERTAINMENT OUTSIDE CITY LIMITS

Unique opportunity just outside the city limits! This 1.14 +/- acre property features a new 512 square foot, 1 bedroom, 1 bath tiny home and a 5,000 square foot metal building with a stage and walk-in cooler. The tiny home needs some interior finishing. The metal building is currently being remodeled and can be finished to fit your needs or used as-is.

Located on FM 2791 within the Atlanta ISD, the property has its own private well and septic system. With plenty of building space and road frontage, this property offers tremendous potential for residential, business, entertainment, storage, or other uses.

PROPERTY FEATURES

COUNTY: **CASS** | STATE: **TEXAS** | ACRES: **1.14**

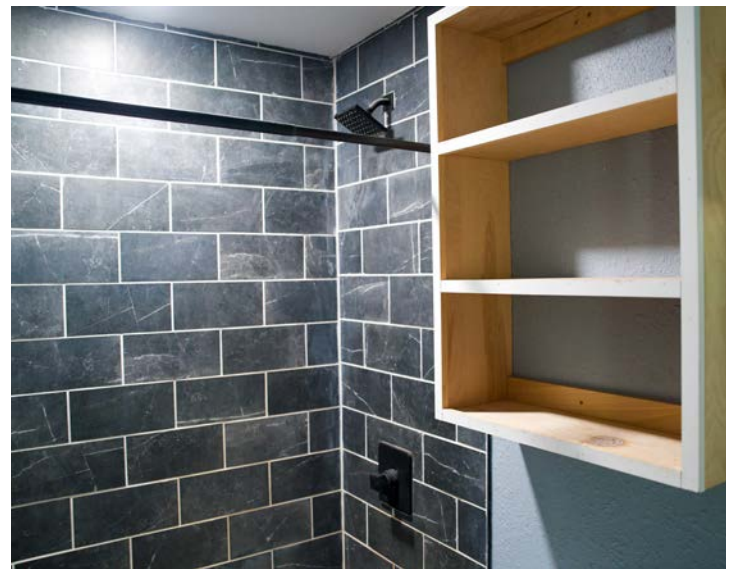
- Just outside city limits
- 5,000 +/- sq. ft. metal building
- Stage & walk-in cooler
- 512 sq. ft. tiny home
- 1 bedroom, 1 bath
- Private well
- Private septic
- Atlanta ISD
- Cass County



5,000 +/- SQ. FT. METAL BUILDING



512 SQ. FT. TINY HOME



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 33° 8' 42.42, -94° 10' 51.53

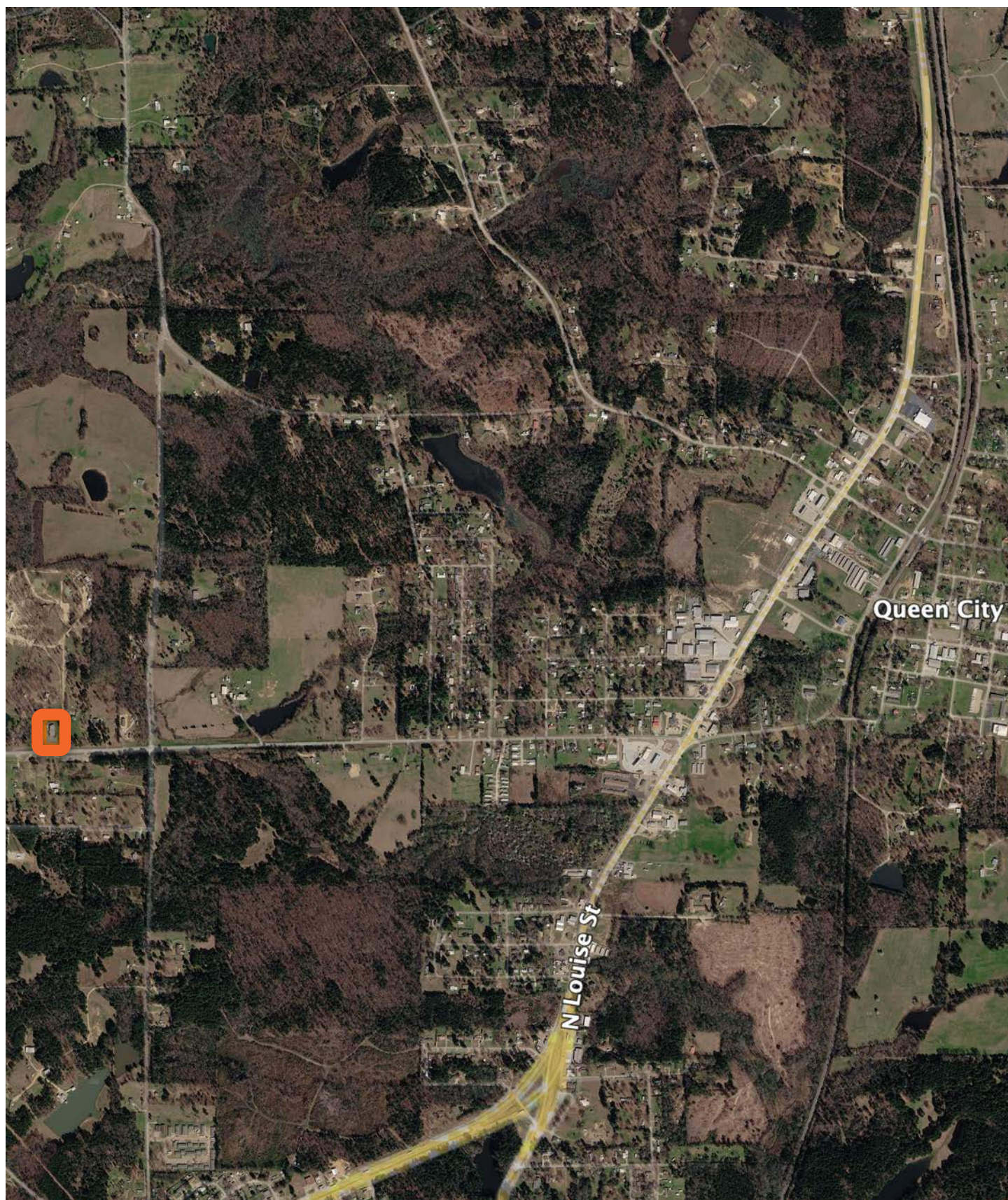
0ft 124ft 248ft



**Cass County
Texas**

9/1/2026

OVERVIEW MAP



AGENT CONTACT

Born and raised in Northeast Texas, Kyle Snow grew up with a deep appreciation for land, wildlife, and the generational value rural properties hold. After graduating from Queen City High School, he studied Kinesiology at the University of Texas at Tyler before spending more than a decade in manufacturing management, leading large teams in fast-paced environments. That experience ingrained in him a strong sense of urgency, clear communication, and the importance of building trust - qualities he now brings to serving landowners.

Although Kyle's professional skills define how he operates, his outdoor experiences shape how he sees the land. From hunting whitetail with his father and brother in the oak bottoms of Texas, to baiting bears in the Ouachita Mountains, to duck hunts in flooded timber and bayou wetlands, he has spent his life exploring and understanding the terrain that makes this region special. Today, he shares those same traditions with his children, and his love for the outdoors fuels his passion for helping others achieve their land goals.

A man grounded in faith, family, and service to others, Kyle is committed to guiding clients honestly and humbly. Whether a small recreational getaway or a multi-generation family farm, Kyle approaches every property as if it were his own.



KYLE SNOW, LAND AGENT
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