

130 E Main Street, Whitesboro, Texas 76273

MLS#: 21285091 **N Active**
Property Type: Commercial Sale

130 E Main Street Whitesboro, TX 76273-1705

LP: \$375,000
OLP: \$375,000

SubType: Office

Recent: 06/01/2026 : NEW



Low LP: \$/Gr SqFt: \$81.52
Subdivision: Ritchey William
County: Grayson
Country: United States
Parcel ID: [169998](#)
Lot: **Block:**
Legal: G-1042 RITCHEY WILLIAM A-G1042, ACRES .1056
Unexmpt Tx: \$5,179
Spcl Tax Auth: No **PID:**No

Bldg SF: 4,600/Owner
Yr Built: 1900/Estimated/Preowned
Apprsr:
Lot SqFt: 4,617/Owner
Lot Dim:
Adult Community: **Will Subdiv:** No
Gross SqFt: 4,600
Zoning: Commercial
Mult Zone: No
Units: 1
Acres: 0.106
#Stories: 1

General Information

Gross Income: \$0
Net Income: \$0
Annual Expenses: \$0
Leasable SqFt: 2,700
Leasable Space:
Lease Expire Date:
Avg Monthly Lease:
Spaces Leased:
Occupancy Rate:

Features

Building Use: Office
Inclusions: Building Only
Lot Size/Acre: Less Than .5 Acre (not Zero)
Topography:
Soil:
Rd Front Desc: City Street
Tenant Pays: All Utilities
Foundation: Slab
Construction: Brick
Roof: Other
Walls:
Freight Doors:
Street/Utilities: City Sewer, City Water, Electricity Available, Electricity Connected
Showing: Appointment Only
Parking/Garage: Alley Access, Common, On Street
Ceiling Height: 8 to10 Feet
Flooring: Carpet, Concrete
Heating: Central
Cooling: Central Air, Electric
Owner Pays: All Utilities
Tot Ann Exp Inc:
Lease Desc:
Special Notes: Aerial Photo
Possession: Closing/Funding

Remarks

Property Description: Prime commercial opportunity in the heart of downtown Whitesboro! This highly visible property offers approximately 2700 square feet of office or commercial space on Main Street, placing your business in one of the area's most recognizable and accessible locations. Surrounded by established businesses, local shopping, dining, and daily traffic, this property provides outstanding exposure and convenience for customers and clients alike. Plenty of parking in the back and street parking in the front. The flexible layout lends itself to a variety of uses including professional offices, retail, service-based businesses, showroom space, or investment potential. City utilities are in place, and the location offers easy access to major highways connecting Sherman, Gainesville, and the rapidly growing North Texas market. Whether you're expanding your business, relocating to a thriving downtown setting, or seeking a solid commercial investment, this Main Street property offers the visibility, accessibility, and location needed for long-term success. Highlights: Downtown Whitesboro Main Street location Approx. 2,700 SF commercial or office building High visibility and strong traffic exposure Surrounded by established businesses Flexible commercial use potential Easy access to Hwy 82 and surrounding communities Growing North Texas market area Bring your vision and take advantage of this exceptional downtown commercial location.

Public Driving Directions: GPS address

Financial Information

Loan Type: Treat As Clear
Pmt Type:
Seller Concessions: Yes
Bal:
Lender:
Payment:
Orig Date:
2nd Mortg: No

Agent/Office Information

CDOM: 2 **DOM:** 2 **LD:** 06/01/2026 **XD:** 12/01/2026

List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land \(TXHL01C\) 214-908-5468](#) **LO Fax:** **Brk Lic:** 9012589

LO Addr: 147 N Ohio St Celina, Texas 75009
List Agt: [Coryann Johnson \(0450333\) 214-908-5468](#)
LA Email: coryann@texashomesandland.com

LA Website: www.texashomesandland.com

Off Web: <http://www.texashomesandland.com>

Pref Title Co: Secured Title of Texas

LO Email: coryann@texashomesandland.com

LA Cell: 214-908-5468 **LA Fax:**

LA Othr: **LA/LA2 Texting:** Yes/

LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

Location: 109 Gene Autry Drive, Tioga 469-310-0533

Showing Information

Call: Showing Service, Agent

Appt: (800) 257-1242

Owner Name: Lewter

Keybox #: 000

Keybox Type: None

Seller Type: Standard/Individual

Show Instr:

Show Allowed: Yes

Show Srvc: BrokerBay

Showing: Appointment Only

Prepared By: Coryann Johnson Texas Homes and Land on 06/03/2026 08:49

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