

FOR SALE
COMMERCIAL PROPERTY
ZONED LIGHT INDUSTRIAL



2.994 Acres with Two Structures
981 Witherspoon Way, Bartonville, TX 75022



PROPERTY HIGHLIGHTS

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- A rare and highly sought-after opportunity awaits you to own a 2.994 Acre property zoned Rural Light Industrial (RLI) in Bartonville, Texas.
- Whether you're seeking a live-work environment, business location, investment property, or future development opportunity, this unique offering provides exceptional flexibility in one of Denton County's most sought-after areas.
- 3-bedroom, 2-bath, 2-car garage residence featuring a stand-alone 4-car garage.
- Property Zoned Rural Light Industrial (RLI) District

PROPERTY HIGHLIGHTS	
Address	981 Witherspoon Way Bartonville, TX 75022
Property	2.994 Acres of Special Purpose Property
House and Stand-Alone Garage For Sale	Approximately 2,321 SF well-maintained 3-bedroom, 2-bath, 2-car garage residence featuring a stand-alone 4-car garage.
Zoning	Zoned Rural Light Industrial (RLI) District Light Industrial/versatile property for specialized operations.
Sales Price	\$869,900
Investment Highlights	<ul style="list-style-type: none"> • Ideal for light industrial users responding to rising demand from nearby neighborhoods, with flexible zoning that supports multiple high-growth uses. • Easy Ingress/Egress to Major Roads
Potential Uses	Ideal for a light industrial user, plumbing hardware, HVAC company, veterinarian hospital/clinic, flex industrial user, electrical, plumbing hardware, sales with outside display; Nursery; other Contractor Offices, investment, or 1031 exchange.
Fantastic Location	The location is unbeatable. It's conveniently situated in the heart of Denton County in Bartonville, TX near Texas Motor Speedway (TMS), Alliance Airport, and offers easy access to DFW Airport. Additionally, it's close to several nearby communities, including Flower Mound, Argyle, Roanoke, Westlake, Northlake, Denton, Southlake, Trophy Club, and Keller.





LOCATION
OVERVIEW

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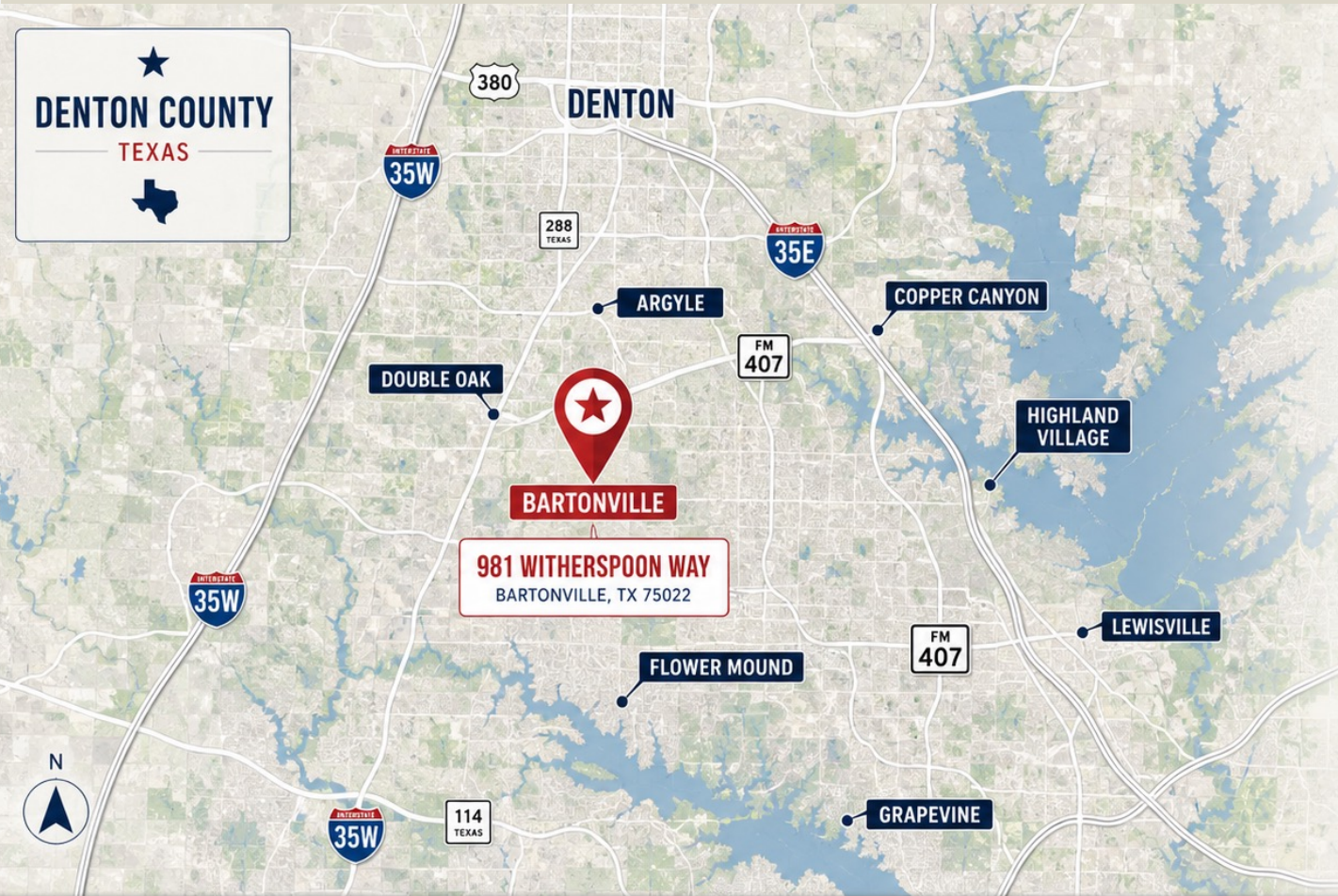


LOCATION
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PROPERTY LOCATION




 **981 WITHERSPOON WAY**
BARTONVILLE, TX 75022



 **PREMIER LOCATION**
Situated in the heart of Denton County

 **EXCELLENT ACCESS**
Close to I-35E, I-35W, FM 407 & major connectors

 **STRONG COMMUNITY**
Surrounded by thriving cities and top amenities

 **GROWING AREA**
One of North Texas' fastest growing corridors



CONTACT INFORMATION

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