

This 24 acre site is located on the NE corner of the primary intersection of Pottsboro at State Highway 289 and FM 120. The site is zoned B2, but previously was approved by the city for a planned development with zoning to include multi-family, townhome and retail.

This site has all utilities on site, a clean phase I, wetland delineation and additional engineering completed. The site is approximately 1 mile from the Pottsboro High School, 3 miles from North Texas Regional Airport and 4 miles from Tanglewood Resort and 6 miles from US Hwy 75.

- 24 AC
- Sewer, Water and Gas on site
- TIRZ approved on site
- B2 Zoning in Place
- Previously approved for (PD is now expired):
 - 5 ac of Commercial Pad Sites
 - 11.62 ac of MF 35
 - 6 ac of Townhomes
- Clean Phase I
- Wetland Delineation Completed
- 6 million visitors to Lake Texoma annually
- 1 mile from Pottsboro High School
- 5 miles from Preston Harbor
- Next door to Brookshires
- Bordered by State Highway 289 and Spur 316
- Parcel IDs: 110184, 110220, 153386, 153384
- Price: \$3,677,000 or \$3.5sf



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24.121 Acres
Boundary Lines are Approximate

FM 289

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