



# PROPERTY SUMMARY

PROPERTY:	<b>WINONA DEVELOPMENT SITE</b>
LOCATION:	20292 FM 1252, Winona, TX 75792
TYPE:	Development Site
ZONING:	County
POTENTIAL USE:	Industrial   Fast-Food Chain   Hotel   Mobile Home Park   General Commercial
AVAILABLE:	Immediately
LAND:	+/- 20.25 Acres   882,090 SF
TOPOGRAPHY:	Flat
FRONTAGE:	FM 1252   Barber Rd (CR-3101)
VISIBILITY:	Moderate
UTILITIES:	Electric & Septic on site
TAXES:	Tax Parcel ID: 100000028300002070 & 100000028300002001
PRICING:	\$750,000.00   +/- \$37,000/AC
TERMS:	Cash at Closing
LISTED:	LoopNet, Costar, Crexi and many more
COMMENTS:	This 20.25-acre property with frontage to FM 1252, is in a highly sought-after area in the corridor of I20, Barber Rd (CR 3101), and FM 1252. With its prime location, the property offers exceptional development potential, positioning it for strong demand and future growth. It's a prime opportunity for savvy investors looking to capitalize on a growing market.

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