



FOR SALE

Whitesboro, TX – 3 Lots Hwy 82 Frontage

PROPERTY DESCRIPTION

This property offers prime visibility and access along the US Hwy 82 access road. It consists of three separate lots available for sale and ideal for Quick Service Restaurant (QSR) development or other business ventures. Each lot is pad-ready with utilities onsite, making them ready for immediate development. Zoned B - Business, the lots are strategically positioned to capitalize on high traffic volumes and the bustling commercial environment of the area.

LOCATION DESCRIPTION

Situated at the intersection of US Hwy 82 and US Hwy 377, this property benefits from excellent exposure and accessibility in Whitesboro, Texas. The area is known for its active commercial presence, with neighboring businesses including Pizza Hut, 7-Eleven, McDonalds, and O'Reilly Auto Parts. Access to major transportation routes enhances connectivity, offering convenient links to nearby communities and beyond.

PROPERTY OVERVIEW

- Each lot just under 1 acre
- Zoning: B - Business
- Neighboring Tenants: Pizza Hut, 7-Eleven, McDonalds, O'Reilly Auto Parts
- Signage Opportunity: Yes
- Pad Ready: Yes

OFFERING SUMMARY

Sale Price:	\$18.00 / SF
Zoning:	B - Business
Lot 3 Size:	.746 acre
Lot 4 Size:	.805 acre
Lot 5 Size:	.957 acre

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A satellite map from Google Maps showing a rural landscape. A red location pin is placed on a road intersection. The map features several road markers: a '377' shield at the top, an '82' shield on the left, and a 'BUS 377' shield at the bottom. The terrain is a mix of green fields, brown patches, and dark forested areas. Some buildings and a parking lot are visible near the intersection. The Google logo is in the bottom left corner, and map data copyright information is at the bottom.

