

Flexible Land Opportunity Near Whitesboro



±25,613 VPD

±11.23
ACRES

±11.23 Acres | ±25,613 VPD | US-82
No Zoning Supports Flexible Uses
Open Level Land & Dual Rd Access
In Proximity of Other Commercial
Activity Generators

13167 Highway 82, Whitesboro, TX 76273

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Property Overview

M&D CRE is proud to present a two-parcel US-82 land assemblage offering no zoning, open usable acreage and corridor exposure near Whitesboro.

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Zach Strickland | 682.229.9100



Property Overview

US-82 HIGHWAY FRONTAGE WITH FLEXIBLE POTENTIAL

M&D CRE is pleased to present 13167 US-82 in Whitesboro, Texas, an ±11.23-acre highway frontage opportunity with visibility, access, and flexible land use along a growing North Texas corridor. Positioned on US-82 with ±435 feet of frontage and traffic counts exceeding 25,600 VPD, the property offers exposure along a key east-west route connecting Sherman, Gainesville, and surrounding markets.

Assembled from two parcels and located outside city limits, the unzoned site allows for commercial, industrial, and outdoor storage uses. Dual access from US-82 and County Road 167 supports customer-facing operations, rear yard use, equipment access, and operational circulation. The land is predominantly level, cleared, and grassed, helping reduce site preparation while supporting flexible development or phased use. Existing US-82 curb cuts enhance accessibility and may support future site entry. With co-op water and electricity available, the property offers infrastructure for a variety of applications.

Located just west of Whitesboro's primary commercial area, the site is near local retail, service providers, and a growing residential base while maintaining the space and flexibility often sought outside city limits. Surrounding uses include trailer sales, truck service, RV parks, and offices, reinforcing the corridor's suitability for highway-oriented commercial and industrial users.

For more information, contact **Zach Strickland** at **682.229.9100** or email zach.strickland@mdcregroup.com.

Land Acres	±11.23 AC Total (10.23 AC + 1.0 AC)
Frontage	±435' on US Hwy 82
Highway Access	Two Curb Cuts off of US 82
VPD Exposure	±25,613 Vehicles Per Day
Parcel IDs	99151, 11408
Development Zoning	Unrestricted / No Zoning
Topography	Predominantly Level—Raw Land
Add'l Hwy Access	US 377 I-35



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Highlights

EXCEPTIONAL FRONTAGE

Boasts ±435 feet of high-visibility frontage along the primary US-82 artery

MAXIMUM VERSATILITY

Features "No Zoning" and unrestricted status, offering a blank canvas for industrial, retail, or office development

DEVELOPMENT READY

Level, cleared, and grassed acreage, significantly reducing site engineering and preparation costs

LOGISTICS OPTIMIZED

Dual road frontage for efficient equipment maneuvering and customer ingress/egress

INFRASTRUCTURE SUPPORT

Access to co-op water and electricity to facilitate immediate commercial operations

HIGH-GROWTH EXPOSURE

Ideally positioned to capture visibility from approximately 25,613 vehicles per day

TMSCORE

Location Overview

Whitesboro serves as a vital high-growth corridor for North Texas commerce, strategically positioned along US-82 to capture the region's accelerating northward migration.

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Whitesboro, TX | A Gateway of Economic Expansion

Whitesboro, TX Overview

Strategically located within the Whitesboro city limits, this property sits at the epicenter of a high-growth corridor connecting the vital hubs of Sherman and Gainesville. As the DFW metroplex continues its relentless northward migration, Whitesboro has emerged as a primary destination for commercial and industrial infrastructure, driven by its strategic positioning along US-82. The site benefits from a pro-business environment and serves as a critical logistics link for regional commerce. With increasing residential density in the immediate area and a robust daily traffic count, this location is perfectly positioned to anchor the next wave of commercial expansion in Cooke County. Securing this high-visibility position allows investors to capitalize on the area's sustained growth and long-term commercial viability.

\$411,364

Average Home
Value

5 Mile—ESRI/STDB

13,382

2025 Total
Population

10 Min—STDB

\$116,423

Avg Household
Income

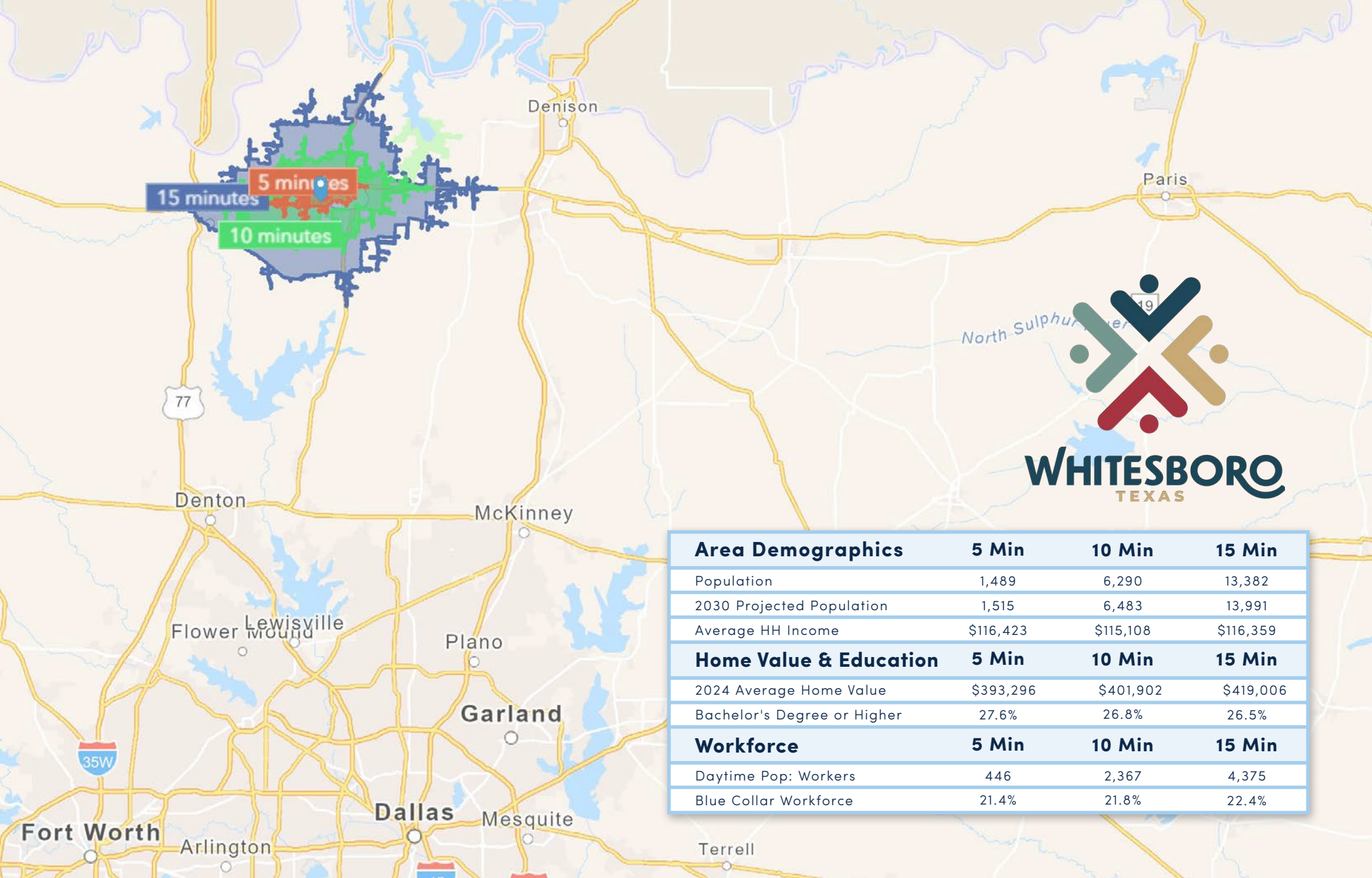
5 Mile—ESRI/STDB

83%

Owner
Occupancy Rate

10 Min—ESRI/STDB

**MD
& CRE**



Area Demographics	5 Min	10 Min	15 Min
Population	1,489	6,290	13,382
2030 Projected Population	1,515	6,483	13,991
Average HH Income	\$116,423	\$115,108	\$116,359
Home Value & Education	5 Min	10 Min	15 Min
2024 Average Home Value	\$393,296	\$401,902	\$419,006
Bachelor's Degree or Higher	27.6%	26.8%	26.5%
Workforce	5 Min	10 Min	15 Min
Daytime Pop: Workers	446	2,367	4,375
Blue Collar Workforce	21.4%	21.8%	22.4%

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Buyer/Tenant/Seller/Landlord Initials			Date