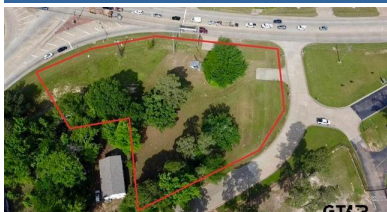
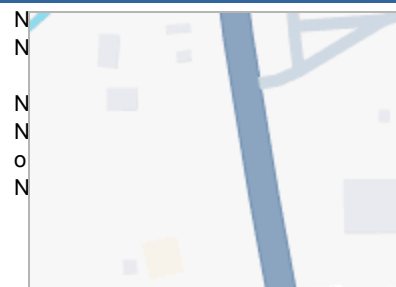


ALL FIELDS DETAIL



MLS # 25006929
Class COMMERCIAL
Property Type BUILDING/LAND
Land
Asking Price \$725,000
Address TBD Highway 271 /300
City Gilmer
State TX
Zip 75644
County Upshur
Status Active
Sale/Rent For Sale
IDX Include Y



GENERAL

Buyer Photos Allowed Y/N	Yes	Listing Agent	Jake Ashley - Cell: 903-738-5338
List Team		Listing Office	Dwell Realty - Office: 903-525-9317
Listing Agent 2		Listing Agent 3	
Owner Name		Owner Phone	
Listing Type	Exclusive Right	Sign on Property Y/N	Yes
Agency	Both	Internet Y/N	Yes
Rent Price		Listing Date	5/7/2025
Expiration Date	11/5/2025	Year of Construction	
Year Built Source	UCAD	Approx Lot Dimension	350'x370' est
Lot Dimension Source		Approx SqFt	
Source of SqFt		Acreage	1 - 2 Acres
Total Number of Acres	1.250	Acres Cleared %	
Gross Leasable Area		Largest Footage Available	
Smallest Footage Avail		# Buildings	
Number of Units		# Grade Level Doors	
# of Ramp High Doors		# Semi Dock High Doors	
# Dock High Doors		Average Occupancy %	
Environment Survey Avail		Potential Cap Rate	
User Restrictions Y/N		On Site Management Y/N	
Exclusions Apply Y/N		Ext. Territorial Jur. Y/N	
Underground Utilities Y/N		Mineral Rights Available	
Minerals Surface		Potential Gross Income	
Gross Expenses		Net Operating Income	
Net Lease Price/SqFt		TI Allowance	
Common Area Factor %		Expense Stop	
Zip Lookup	75644	Paragon 1 Area	
Road Frontage (Feet)		Legal	ABS A3 LUMBERA, ANISETA ,TRACT 125-1, 1.499 ACRES &
Possession		Power Co	
Gas Co		Phone Co	
Water Co		School District	
Apx Shore Line		Shore Line Source	
Leaseback Y/N		Off Market Date	
Search By Map		Tax ID	
Update Date	5/7/2025	Status Date	5/7/2025
HotSheet Date	5/7/2025	Price Date	5/7/2025
Input Date	5/7/2025 11:37 AM	Associated Document Count	0
List Price / Square Foot		Original Price	\$725,000
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	16	Client Hit Count	0
Days On Market	27	Surveillance Devices Present	No
Visitor Recording Consent	Audio and Video	Showing Service	None
Lot Size	1 to 3 Acres	Construction Status	Preowned
Geocode Quality	Manually Placed Pin	Picture Count	24
Price Per SQFT		Sold Price Per SQFT	
Disclaimer		Input Date	5/7/2025 11:37 AM
Update Date	5/7/2025 11:37 AM	Unique Property Identifier	
RESO Universal Property Identifier		Listing Office 2	
Listing Office 3			

FEATURES

AVAILABLE FINANCING

Conventional
Must Qualify
Cash

BUILDING DESCRIPTION

None

CONSTRUCTION

None

CURRENT USE

None

ELECTRIC

Electric On Site

GAS

Natural Gas Available

LOCATION

Inside City Limits

ROAD SURFACE (INTERIOR)

Concrete

ROAD TYPE (ACCESS)

State/US Highway

SALE INCLUDES

Land Only

SEWER

Public Sewer

SHOWING INSTRUCTIONS

Vacant

Show Anytime

Call Listing Agent

SURVEY AVAILABLE

None

TOPOGRAPHY

Level

WATER

Public

ZONING

Commercial

SURVEILLANCE DEVICES

No

VISITOR RECORDING CONSENT

Audio and Video

FINANCIAL

Taxes 4845

Exemptions Y/N

Option Ending Date

Tax Year 2024

Appraisal District Number 3909

SOLD STATUS

How Sold

Closing Date

Sold Price/Square Foot

Buyer Agent

Buyer Agent Office

Amount of Concessions

Back on Market Date

New Interest Rate

Disc Points Paid by Buyer

Distressed Sale

Contract Date

Sold Price

Sale/List Price Ratio %

Buyer Agent Team

Loan Concessions (Y/N)

Title Company

Down Payment

Buyers Costs Paid by Sell

Disc Point Paid by Seller

SHOWING REMARKS

Showing Remarks Vacant, show any time. Call or text listing agent with any questions.

DIRECTIONS (NO OFFICES)

Directions (NO OFFICES) Located on the Northeast corner of State Highway 300 and US Highway 271.

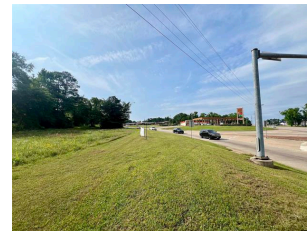
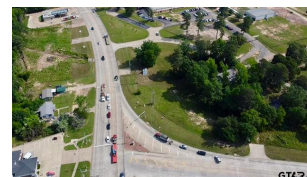
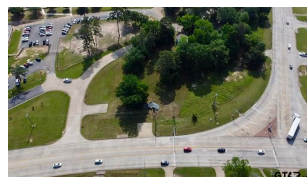
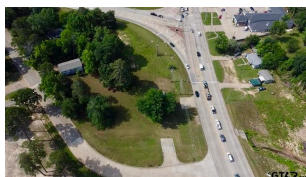
AGENT TO AGENT REMARKS

Agent Remarks-Private Legal: ABS A3 LUMBERA, ANISETA, TRACT 125-1, 1.499 ACRES & S114 BELLVIEW BL A LT6 PT& 7 PT

PUBLIC REMARKS

Public Remarks PRIME commercial land in Gilmer, TX! Almost 1.5 acres of level raw land at the busy intersection of US Highway 271 and State Highway 300. Accessibility is key, with an estimated 350 feet of Highway frontage and 370 feet of city street frontage! Perfect for catching customers attention, with a traffic light stopping people right at your door step. Also, conveniently located next to the Gilmer Jr. High where many school events take place. Utilities are set! One of the last grandfathered billboard locations in Gilmer is on site, giving buyers the opportunity for passive income. The possibilities for this commercial property are endless!

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.