

# US-281/I-20 Highway Development Opportunity

±5.66 AC POSITIONED FOR FUEL, TRAVEL OR QSR CONCEPTS

±5.66-Acre Commercial Land Site  
Combined Corridor VPD: ±42.1K  
406' US-281 Frontage  
Positioned for Fuel, QSR & Travel-  
Service Concepts

14001 US-281, Santo, TX 76472

## Shane Hendrix

Main Contact | First Vice President

214.460.8926 | shane.hendrix@mdcregroup.com

## Kevin Weable, CCIM

Market Director

972.845.1663 | kevin@mdcregroup.com



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# Property Overview

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An approximately ±5.66-acre highway corridor land opportunity near the US-281 and I-20 interchange, positioned for potential fuel, convenience, QSR, travel-support, automotive, or commercial redevelopment uses.

Listed By:  
Shane Hendrix | 214.460.8926



# Property Overview

## HIGHWAY-FACING COMMERCIAL LAND OPPORTUNITY

M&D CRE is pleased to present 14001 US-281 in Santo, Texas, an approximately ±5.66-acre commercial land opportunity positioned at the US-281 and I-20 interchange. The property sits within a highway-oriented corridor supported by regional pass-through traffic, nearby travel-service activity, and visibility along one of Palo Pinto County's key north-south routes. Primarily offered as a land and redevelopment opportunity, the site may be evaluated for fuel, convenience, QSR, automotive, travel-service, or related highway-support uses. Existing residential/support improvements, fencing, gated access, and open land provide interim functionality while preserving the site's primary value as a visible commercial land parcel near a recognizable highway junction.

Although 14001 US-281 is not positioned directly on the hard corner, the site benefits from strong visibility within the interchange environment. The property's open frontage, proximity to I-20 ramps, and exposure from multiple traffic approaches along US-281 create meaningful line-of-sight opportunities for highway-oriented users. Nearby travel-service activity, including the adjacent Dairy Queen and surrounding fuel/convenience uses, reinforces the site's commercial context while helping draw attention to this side of the corridor. In addition to its US-281 frontage, the property may maintain extended line-of-sight exposure along the Dairy Queen parking lot side. With a broad land area visible beyond the existing corner improvements, 14001 offers a compelling balance of interchange-proximate visibility, frontage, acreage, and redevelopment flexibility for fuel, convenience, QSR, automotive, travel-service, or related highway-support concepts.

For more information, contact **Shane Hendrix** at **214.460.8926** or [shane.hendrix@mdcregroup.com](mailto:shane.hendrix@mdcregroup.com)

Property Size	±5.66 Acres
Frontage	406' Frontage on US-281
Vehicles per Day	I-20: Up to 32,900 VPD
Offering Type	Highway Corridor Land Opportunity
Utilities On-Site	Water, Electric & Sewer
Use Potential	Fuel, Convenience, QSR, Travel-Support or Redevelopment



Listed By:  
Shane Hendrix | 214.460.8926



# 14001 US-281



Listed By:  
Shane Hendrix | 214.460.8926





# 14001 US-281

## Highlights

- ±5.66-Acre Commercial Land Opportunity
- US-281/I-20 Interchange Position
- ±406' Frontage Along US-281
- Highway and Interstate-Oriented Corridor
- Fuel, Convenience, QSR or Travel-Service Potential
- Strong Line-of-Sight Exposure from Multiple Approaches
- Adjacent to Existing Travel-Service Activity
- Gated and Fenced Site Configuration
- Existing Improvements for Interim Use
- Standalone or Assemblage Potential with Contiguous Offering

Listed By:  
Shane Hendrix | 214.460.8926



# Location Overview

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Santo, Texas offers a strategic highway-corridor location at the I-20 and US-281 interchange, positioning these properties to capture regional travelers, local trade-area demand, and traffic moving between Fort Worth, Mineral Wells, Stephenville, and the broader Palo Pinto County market. With frontage, visibility, and a flexible land configuration, 14001 US-281 is well-suited for fuel, convenience, QSR, automotive, travel-service, or related highway-support concepts.

Listed By:  
Shane Hendrix | 214.460.8926



# Santo, TX—Highway Corridor Positioned for Fuel, QSR & Travel-Service Uses

## Santo, TX Overview

Santo’s location at the convergence of I-20 and US-281 positions the site to capture interstate travelers, regional north-south traffic, local consumer demand, and destination travel moving through Palo Pinto County. TxDOT data shows I-20 carrying up to 32,900 VPD in the Santo-area corridor, with US-281 counts reaching upwards of 9,800 VPD, reinforcing the interchange’s relevance for fuel, convenience, QSR, and travel-support concepts. Santo is located in southeast Palo Pinto County, just west of the Fort Worth side of North Texas, where the county highlights a dedicated workforce, approximately 30,000 residents, and regional outdoor-recreation assets such as Possum Kingdom State Park, a major lake destination west of the Dallas-Fort Worth Metroplex with camping, boating, fishing, hiking, and more than 300 miles of shoreline.

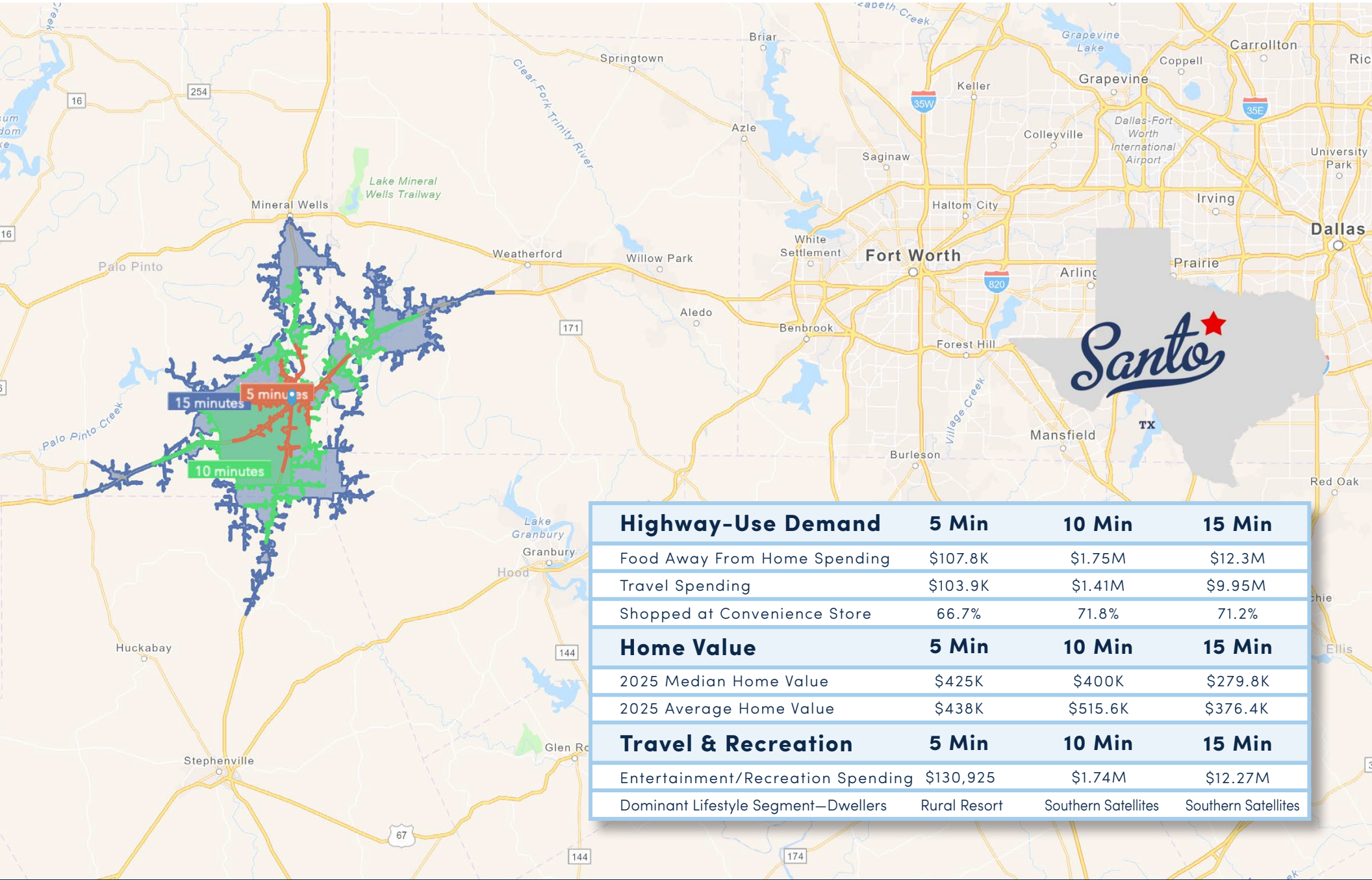
**92%**  
Purchased Gas w/in last 6 mo  
5/10/15 MIN—STBD

**\$12.30M**  
Food Away from Home Spending Totals  
15MIN—STBD

**71%**  
Shopped at Convenience Store w/in 6 mo  
10/15 MIN—STBD

**\$132,516**  
2025 Average Household Income  
5 MIN—STBD





Highway-Use Demand	5 Min	10 Min	15 Min
Food Away From Home Spending	\$107.8K	\$1.75M	\$12.3M
Travel Spending	\$103.9K	\$1.41M	\$9.95M
Shopped at Convenience Store	66.7%	71.8%	71.2%
Home Value	5 Min	10 Min	15 Min
2025 Median Home Value	\$425K	\$400K	\$279.8K
2025 Average Home Value	\$438K	\$515.6K	\$376.4K
Travel & Recreation	5 Min	10 Min	15 Min
Entertainment/Recreation Spending	\$130,925	\$1.74M	\$12.27M
Dominant Lifestyle Segment—Dwellers	Rural Resort	Southern Satellites	Southern Satellites

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**Shane Hendrix**

Senior Vice President

shane.hendrix@mdcregroup.com

214.460.8926

**Kevin Weable, CCIM**

Market Director

kevin@mdcregroup.com

972.845.1663

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**Office Information**

2701 Sunset Ridge Dr, Suite 109, Rockwall, TX 75032

info@mdcregroup.com

469.607.0471

