



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Old Sandborn Ranch Development Tract</b>
<b>LOCATION:</b>	TBD Old Sandborn Ranch Rd, Whitesboro, Tx
<b>TYPE:</b>	Development Site
<b>ZONING:</b>	ETJ – Outside city limits, limited use restrictions
<b>POTENTIAL USE:</b>	Single Family   Commercial
<b>AVAILABLE:</b>	Immediately
<b>LAND:</b>	+/- 151.37 acres +/- 6,593,677 SF
<b>TOPOGRAPHY:</b>	Level
<b>FRONTAGE/ACCESS:</b>	SE Corner of SH 56 & Old Sandborn Ranch Rd
<b>VISIBILITY:</b>	High (950' of frontage on Hwy 56)
<b>UTILITIES:</b>	Electricity and Water to Site
<b>TAXES:</b>	Property ID's: 123695, 123719
<b>PRICING:</b>	Call Broker for Pricing
<b>TERMS:</b>	Cash at Closing
<b>LISTED:</b>	LoopNet, Costar, Crexi and many more
<b>COMMENTS:</b>	Positioned at the southeast corner of Old Sandborn Ranch Road and Highway 56 in Whitesboro, this 152-acre tract offers exceptional visibility and accessibility in one of North Texas' rapidly growing corridors. With extensive highway frontage and a strategic location between expanding residential and commercial growth paths, the property presents a strong opportunity for mixed-use, residential, agricultural, or investment-oriented development. The site's scale and frontage provide flexibility for a variety of future uses while maintaining the open character and long-range potential that continue to drive demand in the area. Surrounded by ongoing regional growth and increasing connectivity throughout Grayson County, this property is well positioned for both immediate and long-term value creation.

**CONTACT:** Austin Davis (940) 400-STAG austin@stagcre.com

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