

0 FM 156, Dish, TX



7.02 Acres for Sale
Ideal for Industrial Development
Cleared, Level Raw Land
Current Ag Exemption
Located on FM 156

Main Contact

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Property Overview

This 7.02-acre tract in Dish, TX presents an exceptional opportunity for light industrial development. Currently zoned agricultural, the property offers flexibility for a range of commercial or light industrial uses.

Listed By:
Zach Strickland | 682.229.9100



Property Summary

M&D CRE is pleased to offer this 7.02-acre parcel situated in Dish, Texas, presenting a prime opportunity for commercial or light industrial development. The property features level topography, providing an ideal and cost-effective foundation for future construction projects.

Utilities are present on-site, and the property lies outside of any floodplain—creating a streamlined path toward infrastructure development. The site also benefits from existing easements and ample road frontage along FM 156, enhancing both accessibility and visibility.

Positioned within the expanding North Texas market, and with access to major highways including I-35W, US-380, and SH-114, the property offers excellent regional connectivity. Its location near workforce-rich communities such as Denton, Justin, and Northlake makes it well-suited for distribution, service-based, or light manufacturing uses.

With strong market fundamentals, low barriers to entry, and increasing commercial activity throughout the region, this site presents an exceptional opportunity for developers and investors targeting scalable growth in one of DFW's most active submarkets. For more information, please contact Zach Strickland.

Size	7.02 Acres
Zoning	Agricultural
Utilities	Electric
Topography	Level
Grading	Raw Land
Flood Plain	None
Restrictions	No Known Restrictions
Location	Along FM 156



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Highlights

7.02 Acres

Zoned Agricultural

Utilities On-Site

Current Ag Exemption

Free of Flood Zones

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Location Overview

Dish, TX is strategically located in Denton County within the fast growing North Texas corridor, offering excellent access to major highways—ideal for light industrial and commercial development.

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Dish, TX - Gateway to Growth in North Texas

Dish, TX Overview

Strategically positioned in Denton County, Dish, TX offers a unique opportunity for commercial and light industrial investment in a fast-growing region of North Texas. Situated just 40 miles northwest of downtown Dallas and 25 miles from Fort Worth, Dish provides convenient access to major transportation corridors including I-35W, US-380, and SH-114—making it ideal for distribution, logistics, and service oriented operations. With its strategic location, available land, and infrastructure accessibility, Dish represents an excellent opportunity for developers and investors seeking value and scalability in a rapidly developing corridor.

65,283

2024 Total
Population
(15 Min)

89,188

2029 Projected
Population
(15 Min)

\$115,336

2024 Median
HH Income
(15 Min)

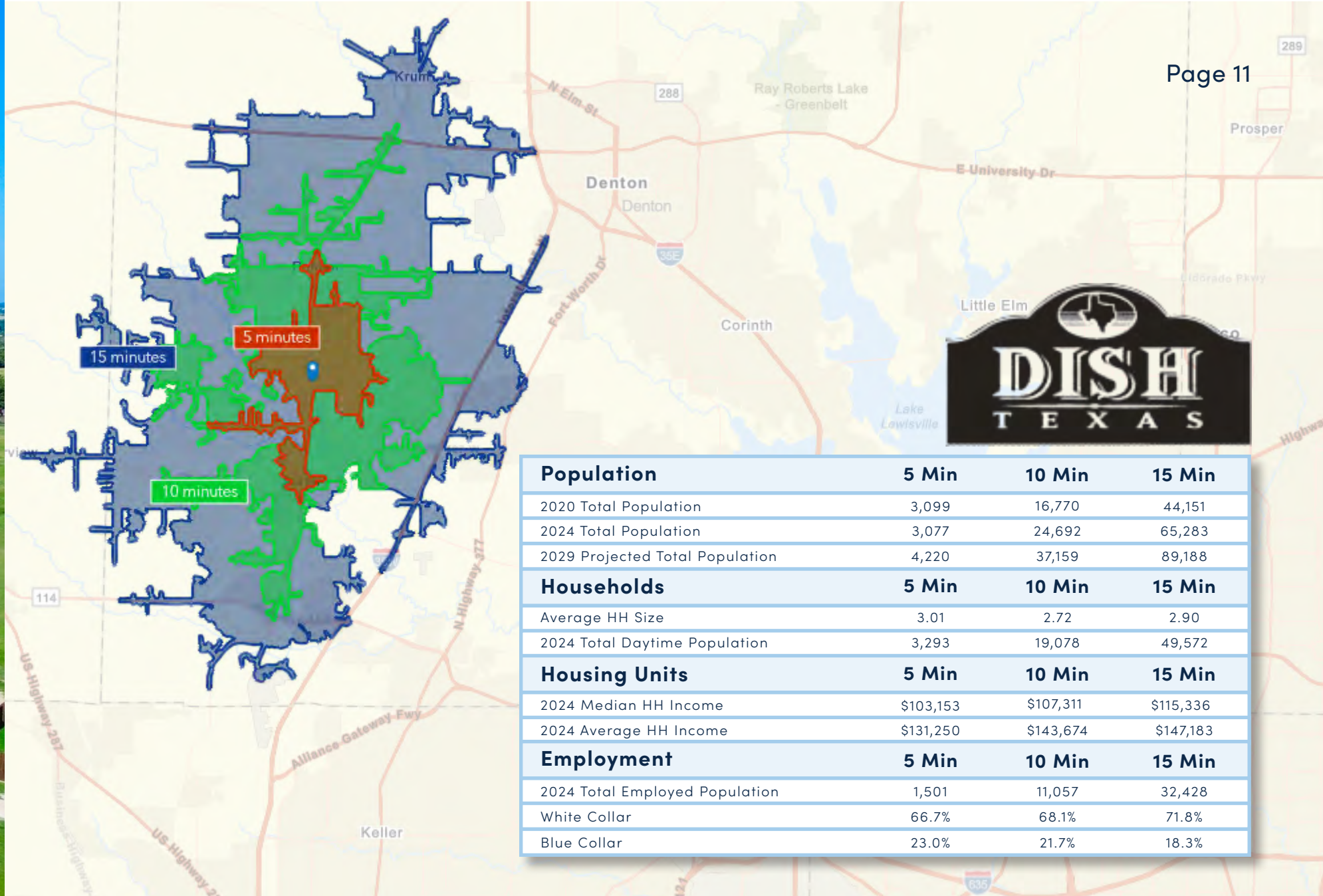
\$147,183

2024 Average
HH Income
(15 Min)



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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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