

Flexible Land Opportunity Near Whitesboro



82 ±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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Table of Contents

Pages 4-7 | Property Overview

Pages 8-10 | Location Overview

Page 11 | Contacts



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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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	$\pm 435'$ on US Hwy 82
Highway Access	Two Curb Cuts off of US 82
VPD Exposure	$\pm 25,613$ 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

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TV-SCORE

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

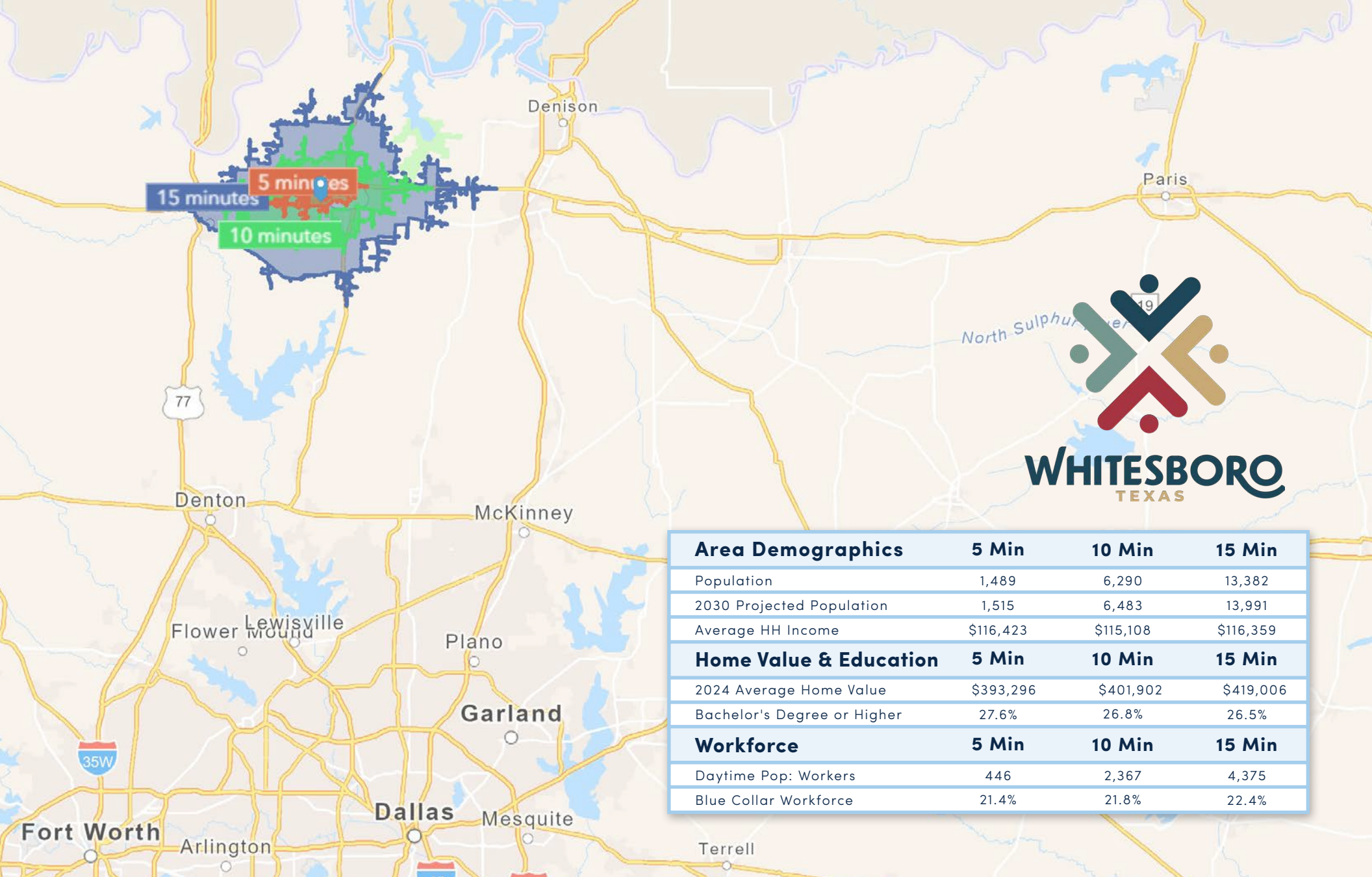
5 Mile—ESRI/STDB

83%

Owner
Occupancy Rate

10 Min—ESRI/STDB

**MD
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