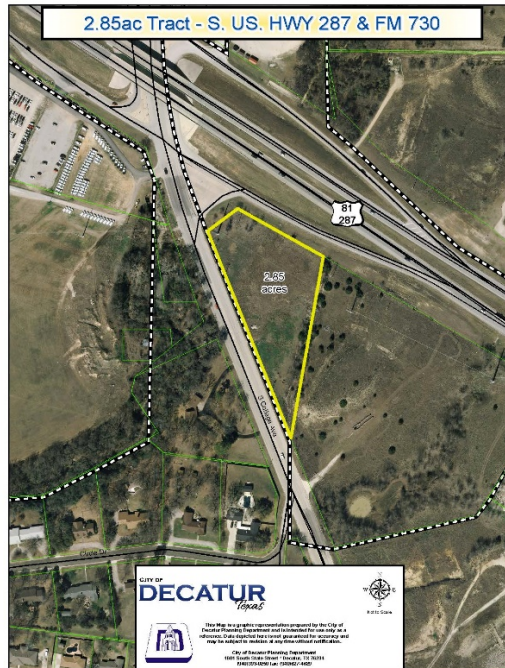


Corner of Highway 287 and FM 730



- 2.82 acres on the southeast corner of Highway 287 and FM 730.
- Site offers high visibility from both a U.S. Highway and a Farm to Market Road.
- Offered at \$489,000. Approximately \$3.98 per square foot.
- Easily accessible to Highway 287 and FM 730. Within close proximity to on and off ramps.
- Property offers over 300 feet of frontage on Highway 287 and nearly 690 feet of frontage on FM 730. 120 feet of additional frontage present on an exit lane.
- Tract has an average daily traffic count of 39,823 based on TxDOT's latest figures.
- Located within the City of Decatur ETJ. Surrounding properties are zoned commercial.
- City of Decatur water and sewer are accessible. Electricity is on site.
- Excellent locations for retail and restaurant that requires high exposure.
- Possible assemblage opportunity with neighboring properties for a total of 24.71 acres with Highway 287 and FM 730 frontage.



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Lisa Caraway
Realtor®



Cell: 940.393.2476
Fax: 940.627.9041

2200 S. FM 51, Suite 300
Decatur, TX 76234



lisagcaraway@yahoo.com
www.parkerpropertiestexas.com



2.85ac Tract - S. US. HWY 287 & FM 730



2.85
acres



S College Ave

Circle Dr

CITY OF
DECATUR
Texas



Not to Scale

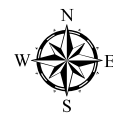
This Map is a graphic representation prepared by the City of Decatur Planning Department and is intended for use only as a reference. Data depicted here is not guaranteed for accuracy and may be subject to revision at any time without notification.

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(940)393-0250 fax: (940)627-4629

3 Tracts - S. US. HWY 287 & FM 730



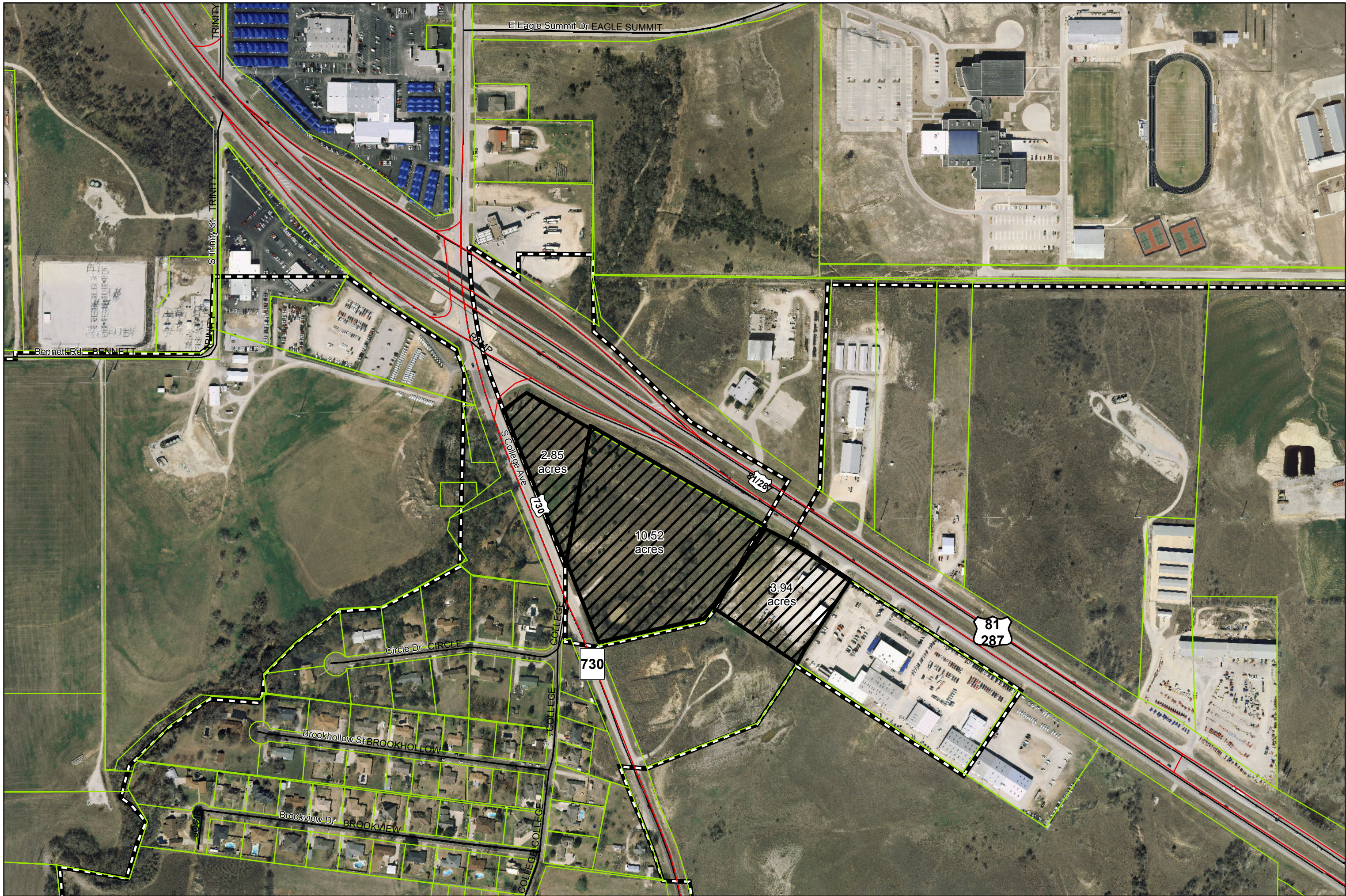
CITY OF
DECATUR
Texas

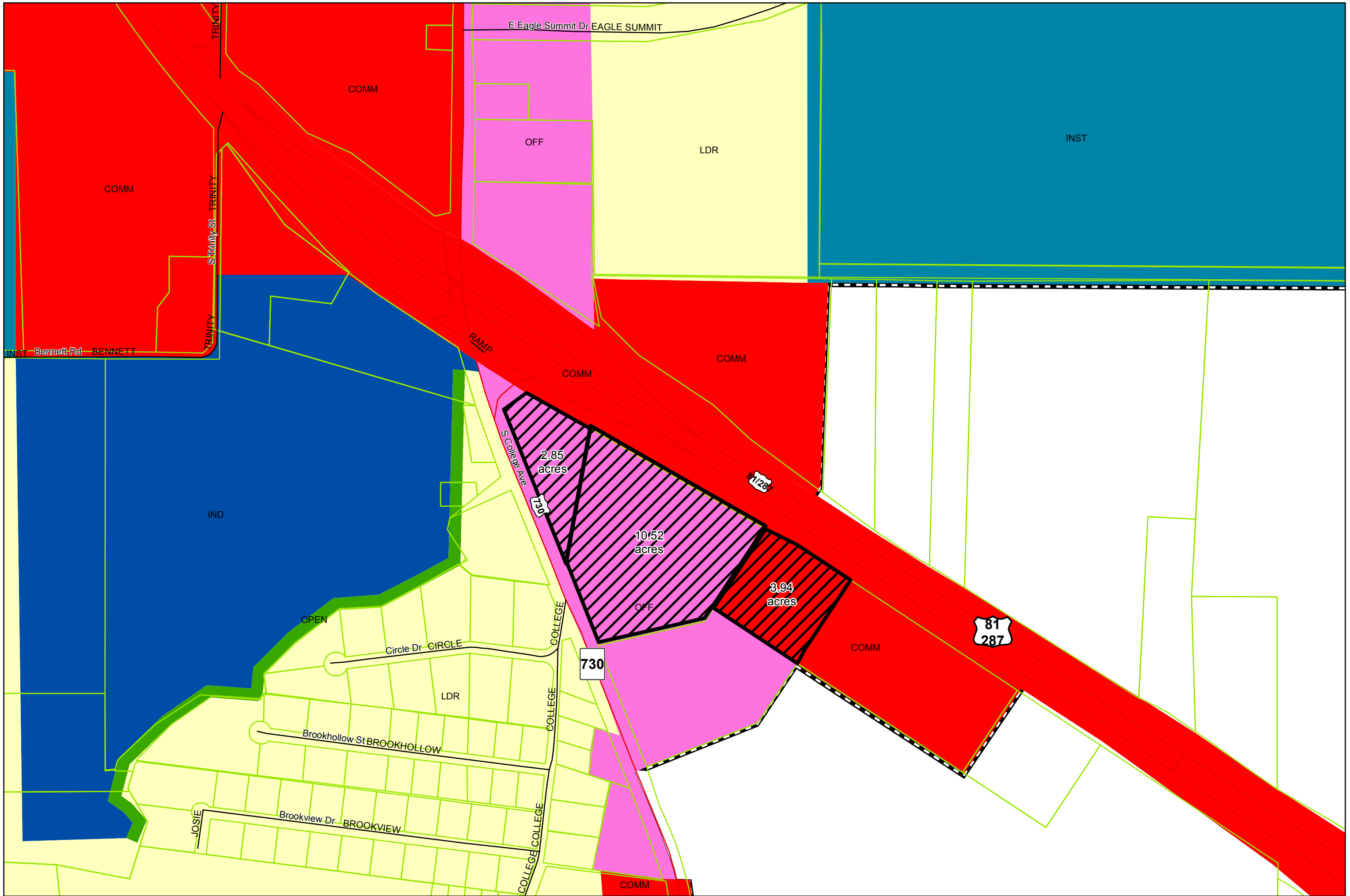


Not to Scale

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E Eagle Summit Dr EAGLE SUMMIT

COMM

OFF

LDR

INST

COMM

S Trinity St TRINITY

INST Bennett Rd BENNETT

RAMP

COMM

COMM

S College Ave COLLEGE

2.85 acres

10.52 acres

3.94 acres

OFF

730

81 287

IND

OPEN

Circle Dr CIRCLE

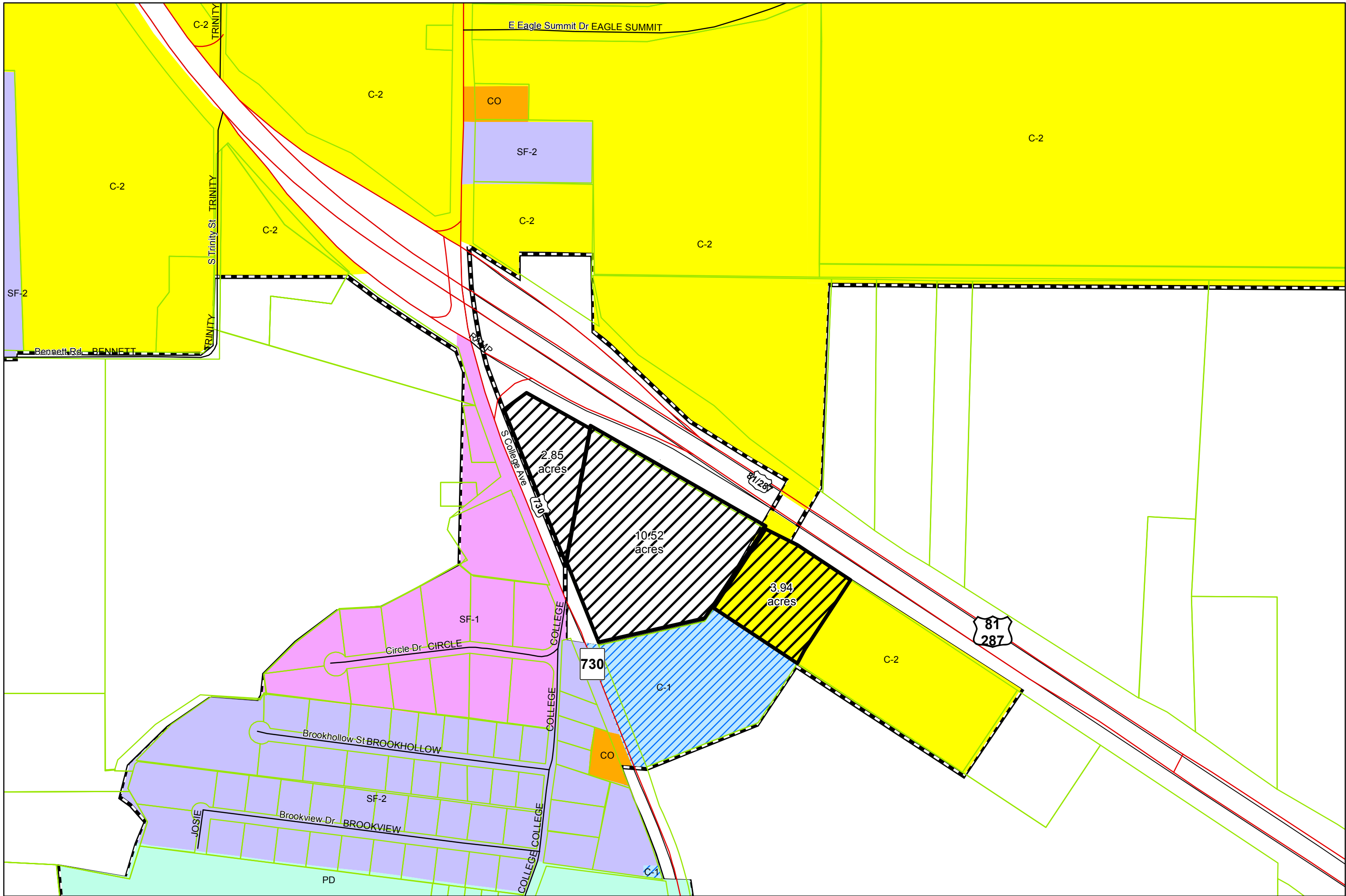
LDR

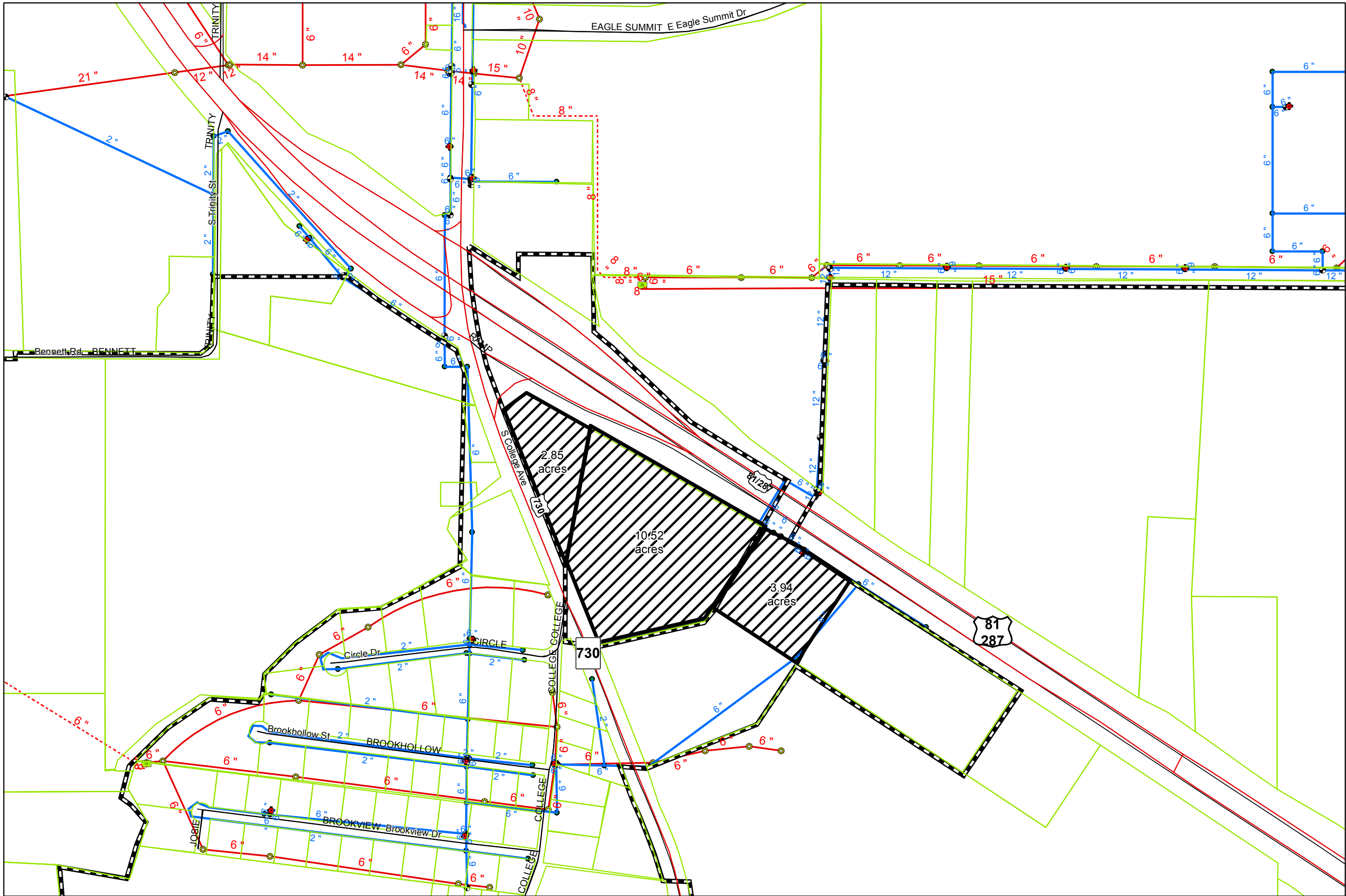
Brookhollow St BROOKHOLLOW

Brookview Dr BROOKVIEW

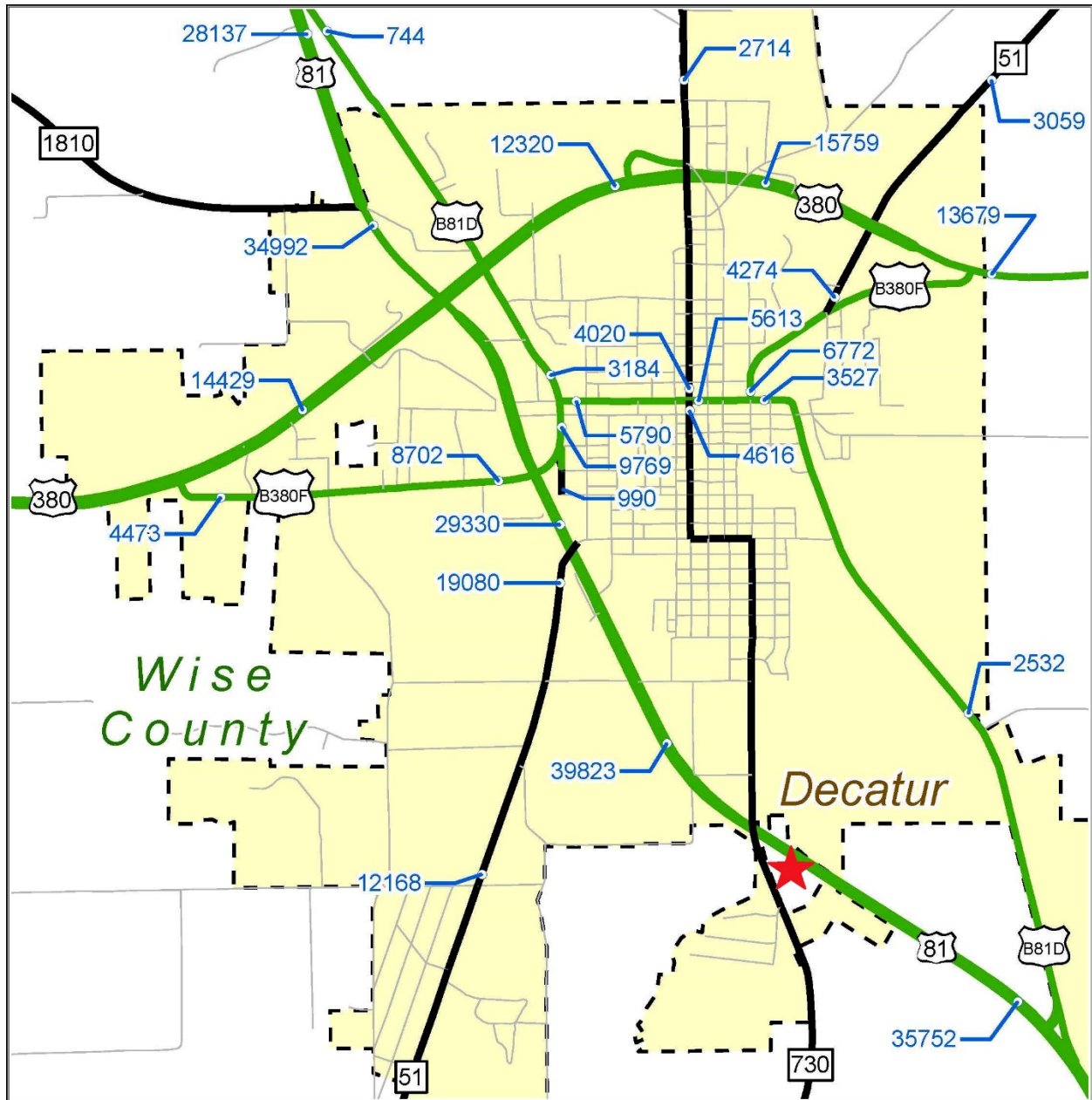
JOSIE

COMM





Annual Average Daily Traffic (AADT) - 2013



District Traffic maps show the Annual Average Daily Traffic (AADT) counts on TxDOT-maintained roads. Twenty-four-hour counts, with truck and seasonal factors, are applied.

This location had 39,823 AADT in 2013.