



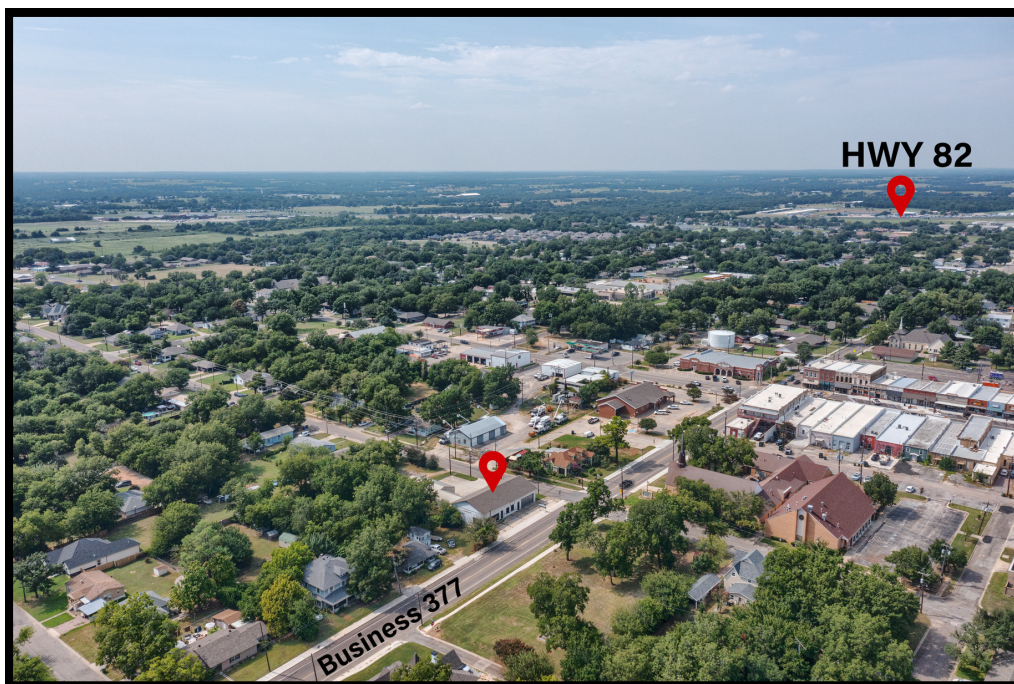
TALLEY & CO.
REAL ESTATE

REALTOR
254.718.6791 | kelsey@talleyandco.com

KELSEY WHITESELL

COMMERCIAL LEASE AVAILABLE

201 S UNION ST, Whitesboro



LOCATION: 201 S. Union St., Whitesboro, Texas 76273

COUNTY: Grayson

MLS#: 20697621, 20697908, 20697837

LEASING PRICE: Starting at \$11 per foot

Final rental rate will depend on lease terms and improvements by landlord and/or tenant.

Lease terms are negotiable and will be structured as a NNN lease.

SQUARE FOOTAGE: 1,250 - 3,220 SF

PROPERTY HIGHLIGHTS

- Commercial frontage opportunity near the heart of thriving downtown Whitesboro.
- Conveniently located on the corner of Union and Water Streets, just South of Main Street and West of Highway 377.
- Property ideal for retail, gift boutique, restaurant/bar, salon, office, etc.
- Front of building has large windows, two entry doors and roll up door facing Union Street.
- Building has office & restroom with endless options for custom build out in remaining space.
- Space can be leased as a whole, or separated ranging in size from 1,250 SF up to 3,220 SF.
- Parking is on site and on street.

201 S. Union St., Whitesboro, TX
1,250 - 3,220 SF

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8914 Hames Road, Pilot Point, TX 76258

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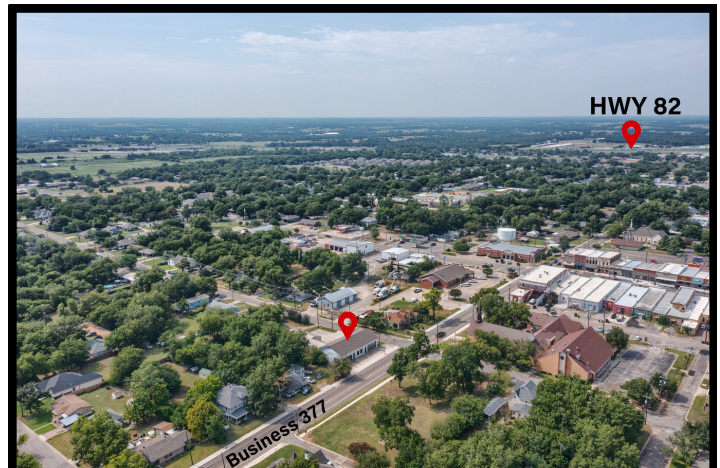
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Proximity to Downtown Whitesboro, and Highways 377, 82 and 56



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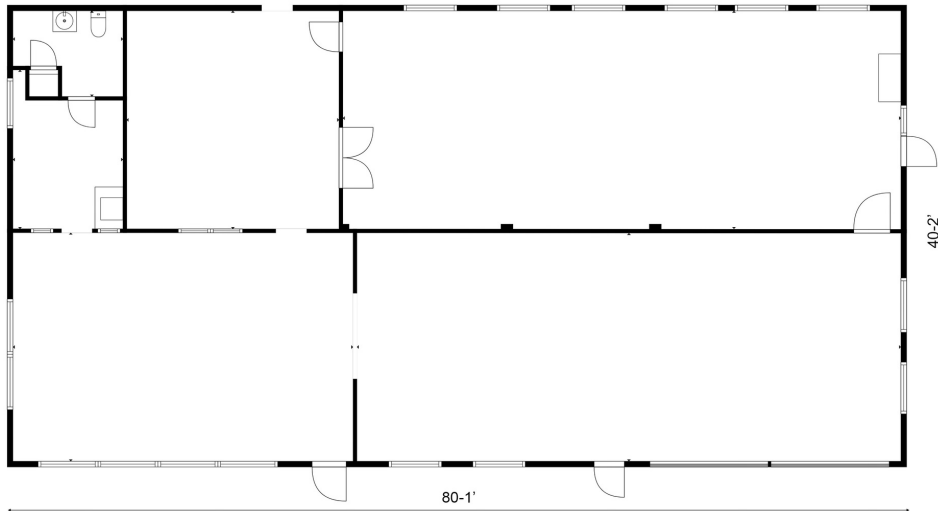
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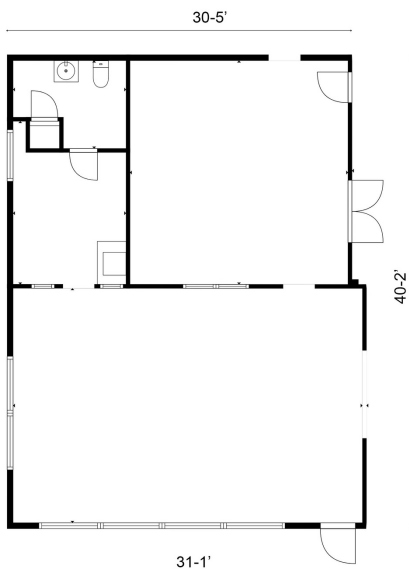
Available Space

Entire Building



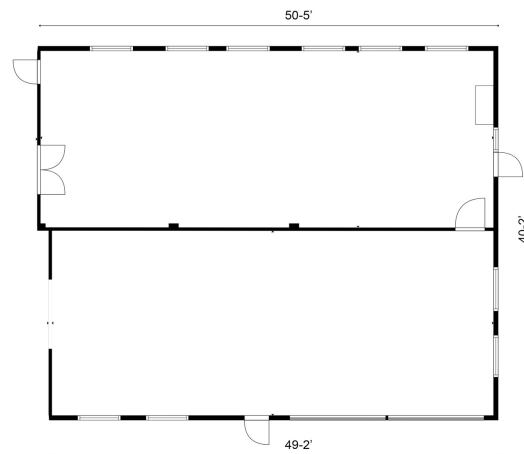
3,220 SF

South End



1,250 SF

North End



2,010 SF

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Whitesboro, TX



The city of Whitesboro was founded by Captain Ambrose White in 1848, when he and his family traveled to the area and decided it would be a great place to settle. The city has a rich history from its beginnings as the “wild and wooly west” to its current development. Located in Grayson County, the population of Whitesboro was 4,291 people in 2022.

The city offers a warm, small town charm reflective of its founding. Whitesboro’s active Main Street offers gift boutiques, antiques, coffee and dining. Some annual events in the city include the Annual Peanut Festival and the Whitesboro Downtown Christmas celebration. The Parks and Recreation Department provide park amenities in 5 different locations throughout town.

Highway 82 passes through the northern side of the city and Highway 377 passes through the eastern side. The city is just 17 miles from Sherman, TX, the county seat; 13 miles from Gainesville, TX; and 15 miles from the Oklahoma border. Lake Texoma is just 15 minutes north of Whitesboro, and the Hagerman Nation Wildlife Refuge is 16 miles northeast.

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