



TALLEY & CO.  
REAL ESTATE

REALTOR **KELSEY WHITESELL**  
254.718.6791 | kelsey@talleyandco.com

**COMMERCIAL LEASE AVAILABLE**

100 COLLINSVILLE ST, Whitesboro



**LOCATION:** 100 Collinsville St., Whitesboro, Texas 76273

**COUNTY:** Grayson

**MLS#:** 20706965, 20706794, 20705272

**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:** 4,561 - 10,225 SF

### PROPERTY HIGHLIGHTS

- Commercial lease opportunity just one block from Main Street and minutes from Hwy 377 and Hwy 82.
- Building could easily be built out for retail, wholesale, church, office, restaurant, etc.
- North end entry has accessible ramp, entry door, and large windows.
- South end has two entry doors and two windows.
- Interior includes 2 large, open main spaces, 2 multi-stall bathrooms, an accessible bathroom, kitchenette, covered patio & loading area.
- Space can be leased as a whole, or separated ranging in size from 4,561SF up to 10,225 SF.
- Parking is on site and on street.

**100 Collinsville St., Whitesboro, TX**

4,561 - 10,225 SF

Talley And Company | TalleyAndCo.com | 254.718.6791 |

8914 Hames Road, Pilot Point, TX 76258

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Talley And Company shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. The advertisements herein are merely indications to bid and are not offers to sell which may be accepted. All properties are subject to prior sale or withdrawal. All rights are reserved by copyright.



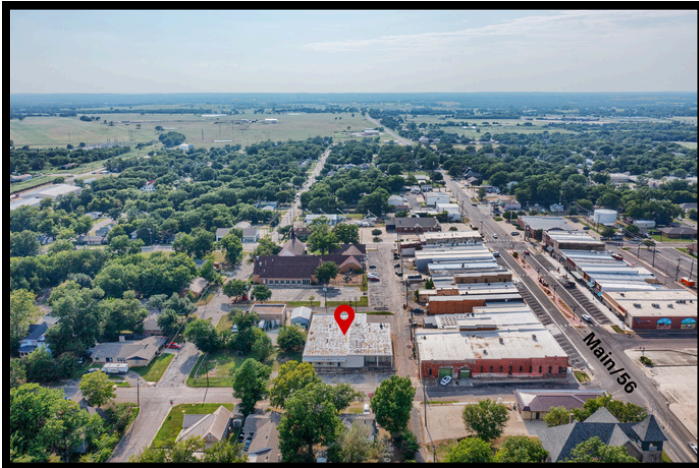
TALLEY & CO.  
REAL ESTATE

REALTOR **KELSEY WHITESELL**  
254.718.6791 | kelsey@talleyandco.com

**COMMERCIAL LEASE AVAILABLE**

100 COLLINSVILLE ST, Whitesboro

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



**100 Collinsville St., Whitesboro, TX**  
4,561 - 10,225 SF

Talley And Company | TalleyAndCo.com | 254.718.6791 |

8914 Hames Road, Pilot Point, TX 76258

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Talley And Company shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. The advertisements herein are merely indications to bid and are not offers to sell which may be accepted. All properties are subject to prior sale or withdrawal. All rights are reserved by copyright.



TALLEY & CO.  
REAL ESTATE

REALTOR **KELSEY WHITESELL**  
254.718.6791 | kelsey@talleyandco.com

**COMMERCIAL LEASE AVAILABLE**

100 COLLINSVILLE ST, Whitesboro



**100 Collinsville St., Whitesboro, TX**  
4,561 - 10,225 SF

Talley And Company | TalleyAndCo.com | 254.718.6791 |

8914 Hames Road, Pilot Point, TX 76258

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Talley And Company shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. The advertisements herein are merely indications to bid and are not offers to sell which may be accepted. All properties are subject to prior sale or withdrawal. All rights are reserved by copyright.



TALLEY & CO.  
REAL ESTATE

REALTOR **KELSEY WHITESELL**  
254.718.6791 | kelsey@talleyandco.com

**COMMERCIAL LEASE AVAILABLE**

100 COLLINSVILLE ST, Whitesboro



**100 Collinsville St., Whitesboro, TX**  
4,561 - 10,225 SF

Talley And Company | TalleyAndCo.com | 254.718.6791 |

8914 Hames Road, Pilot Point, TX 76258

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Talley And Company shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. The advertisements herein are merely indications to bid and are not offers to sell which may be accepted. All properties are subject to prior sale or withdrawal. All rights are reserved by copyright.



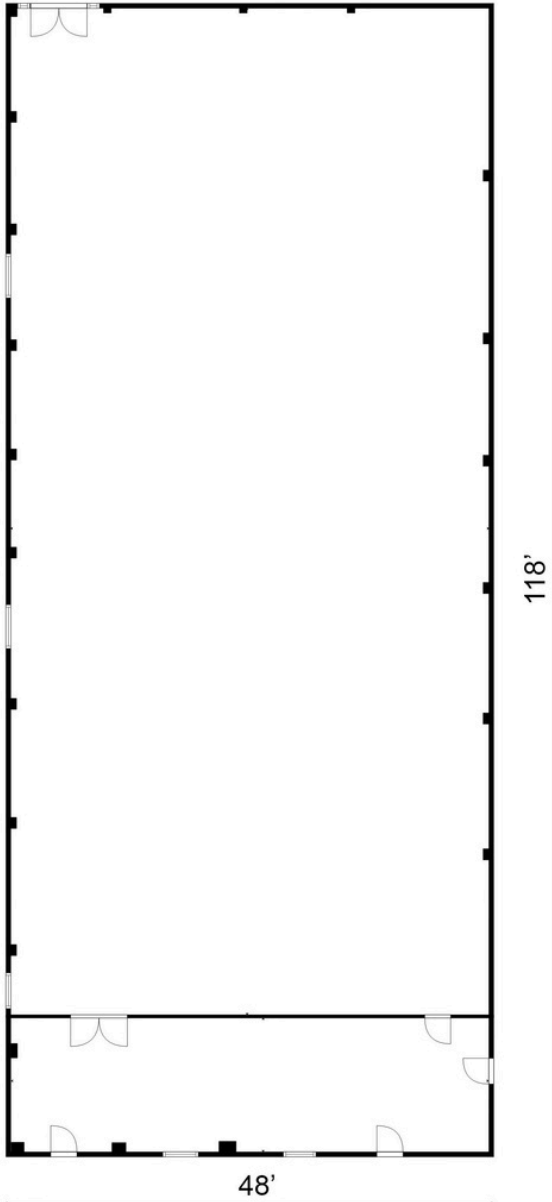
TALLEY & CO.  
REAL ESTATE

REALTOR **KELSEY WHITESELL**  
254.718.6791 | kelsey@talleyandco.com

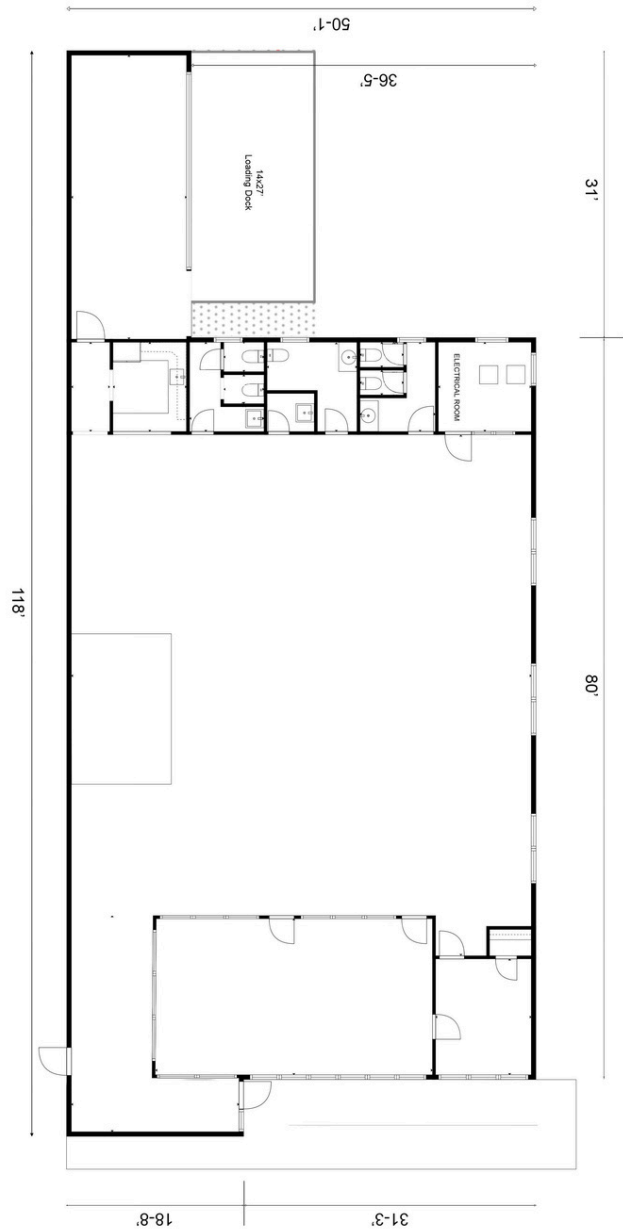
**COMMERCIAL LEASE AVAILABLE**

100 COLLINSVILLE ST, Whitesboro

# Available Space



South  
5,664 SF



North  
4,561 SF

**100 Collinsville St., Whitesboro, TX**  
4,561 - 10,225 SF



TALLEY & CO.  
REAL ESTATE

REALTOR **KELSEY WHITESELL**  
254.718.6791 | kelsey@talleyandco.com

**COMMERCIAL LEASE AVAILABLE**

100 COLLINSVILLE ST, Whitesboro

# 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.

**100 Collinsville St., Whitesboro, TX**  
4,561 - 10,225 SF

Talley And Company | TalleyAndCo.com | 254.718.6791 |

8914 Hames Road, Pilot Point, TX 76258

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Talley And Company shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. The advertisements herein are merely indications to bid and are not offers to sell which may be accepted. All properties are subject to prior sale or withdrawal. All rights are reserved by copyright.