

## Property Summary

Lot Size: 1.49 Acres  
Price: \$39,000

## Property Overview

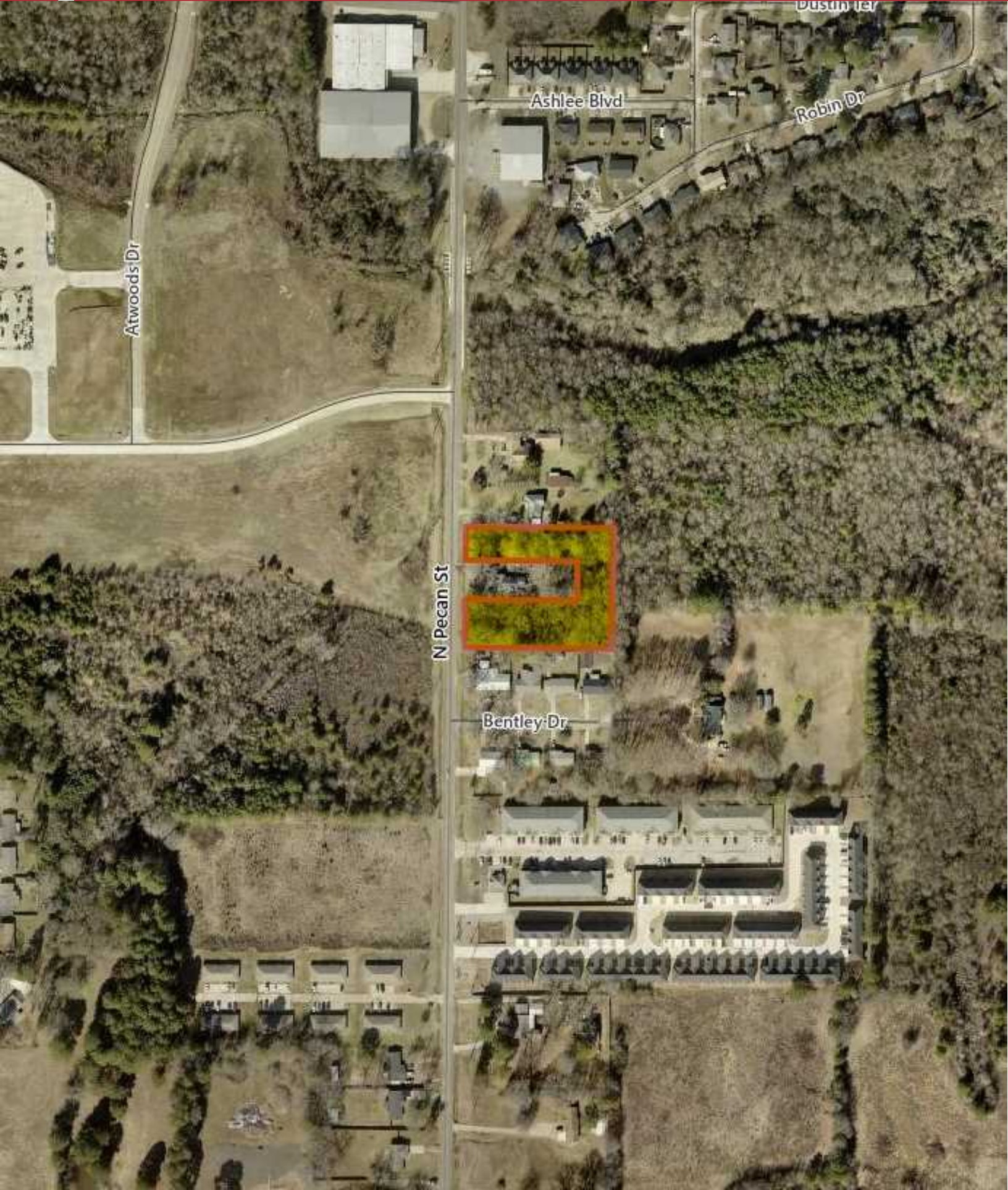
1.49 Acres – Ideal Residential Development Opportunity | Nash, TX

Located on North Pecan Street, this approximately 1.49-acre U-shaped parcel offers a residential development opportunity in the heart of Nash. Surrounded by established single-family homes and offering convenient access to I-30, New Boston Road, and Kings Highway, this property is perfectly positioned for a new housing project. Located near local favorites like Big Jake's BBQ, The Pully Bone, and Sonic, as well as national retailers including Walmart Supercenter and Lowe's, this land combines neighborhood appeal with urban convenience.

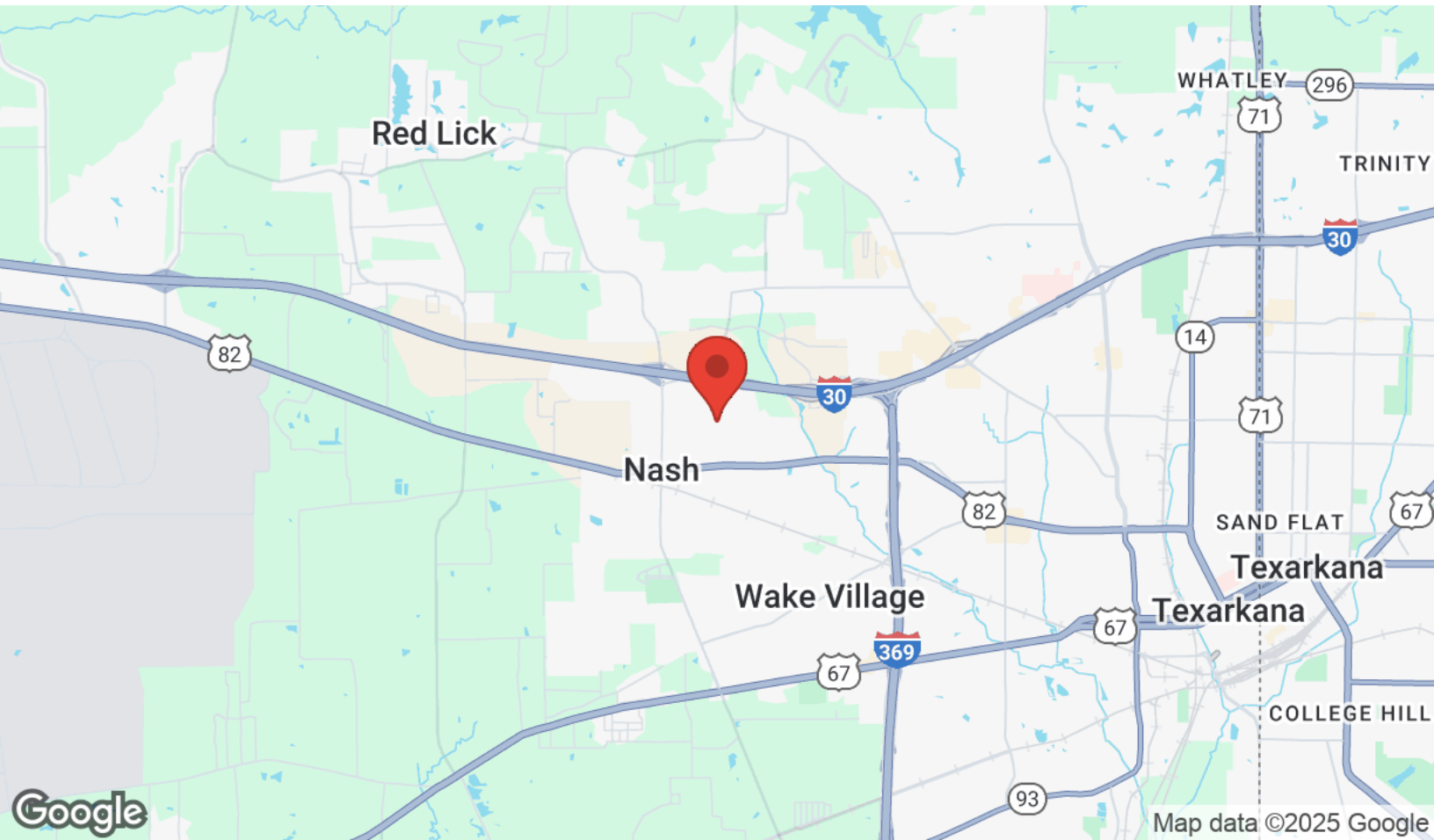
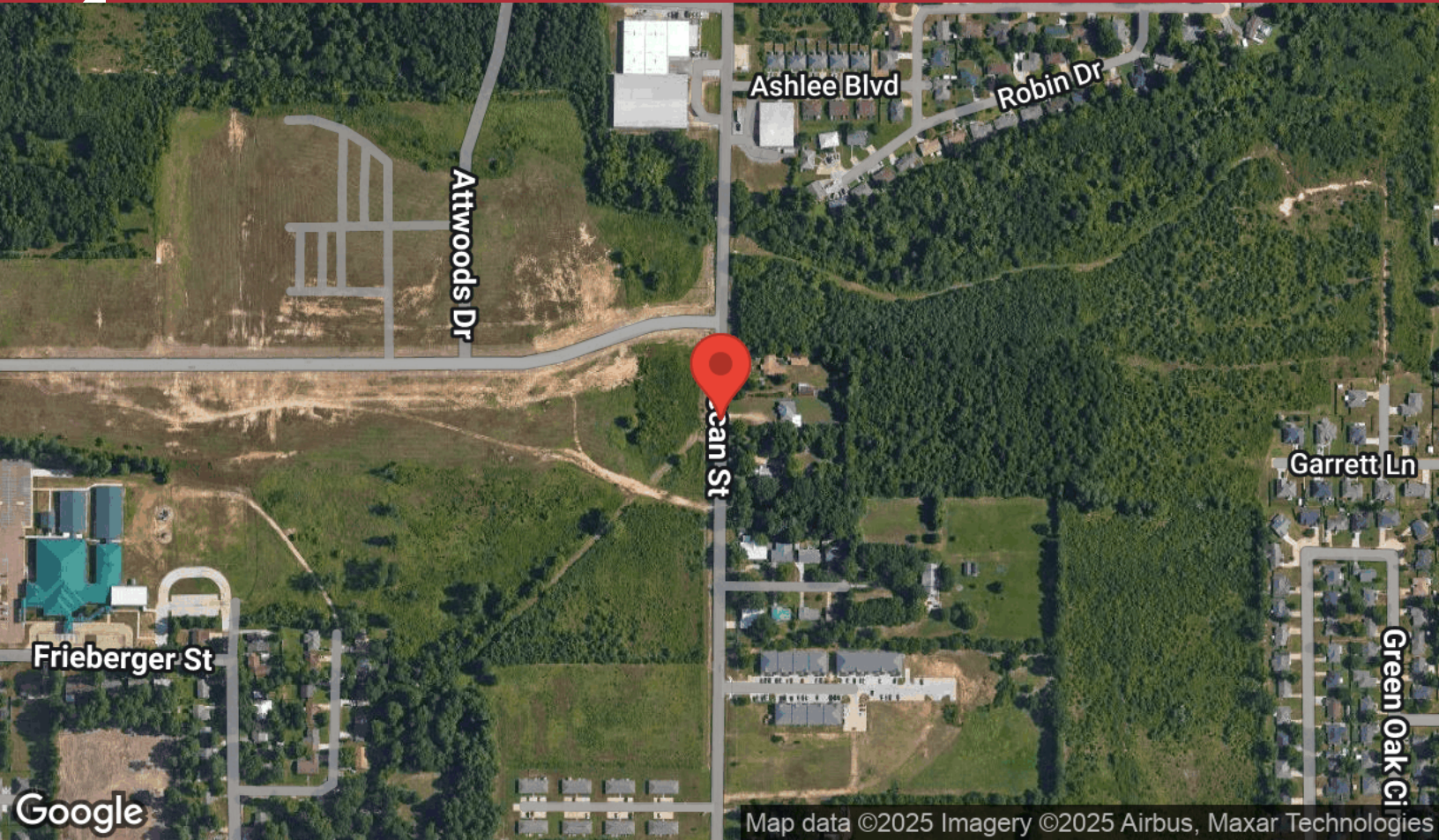
## Location Overview

Located at the intersection of North Pecan Street and Dr. John Parker Drive in Nash, TX.













Waggoner Creek Elementary School

Dixie Diner

Shell

Road Runner

QuikTrip

Shell

Mall Dr

Robbins Toyota

Burger King

Atwoods

Fuzzy's Taco Shop

DUNKIN' Dunkin'

Sonic Drive-In

Dr John Parker Dr

State Bank

Local Habit

Dollar General

The Pully Bone

Shell

Big Jake's BBQ