

\$750,000

2117 SW STALLINGS DRIVE
NACOGDOCHES, TX 75964

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PRIME LAND DEVELOPMENT & INVESTMENT OPPORTUNITY | **20 ACRES**



GENERAL BUSINESS
ZONING



1,225 FT ON-RAMP
FRONTAGE



31,182 VPD
TRAFFIC COUNT



HIGHLY VISIBLE
LOCATION

LOBLOLLY PROPERTIES, LLC

1326 N UNIVERSITY DR. #101
Nacogdoches, Texas 75961
936-305-5500



PROPERTY OVERVIEW

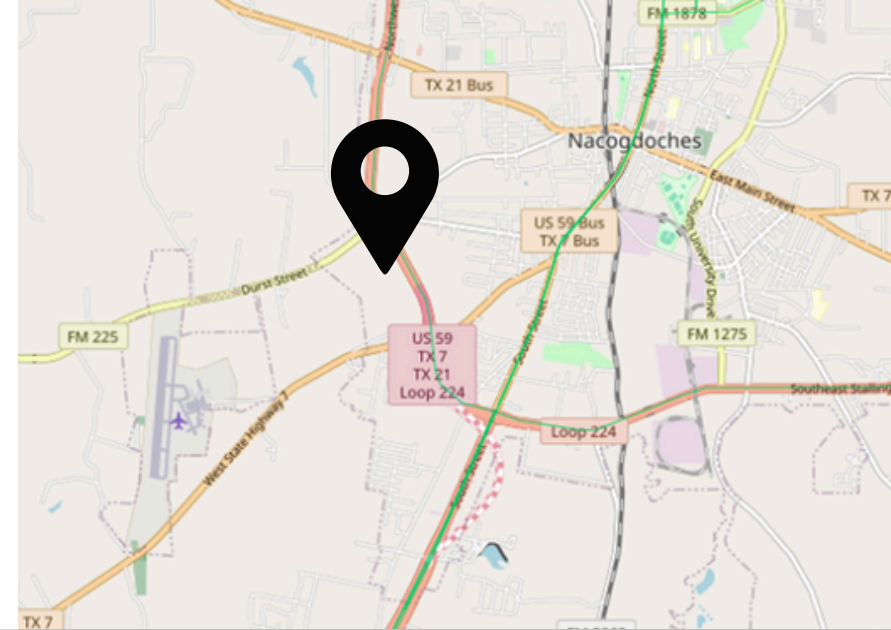
This 20-acre prime commercial development site is strategically positioned along SW Stallings Loop 224 (Future I-69 Corridor) in Nacogdoches, TX—a rapidly emerging commercial hub. With 1,225 feet of direct highway frontage, high daily traffic counts, and General Business zoning, this property offers unparalleled visibility and accessibility.

Unlike overdeveloped commercial districts where space is limited and competition is high, this expansive site provides unmatched flexibility for intentional, high-impact development. Investors and developers can design projects without the constraints of congestion or restrictive zoning, ensuring scalability, adaptability, and long-term value appreciation in a high-growth corridor.

- Gently rolling terrain with a natural retention site
- Two existing billboards with ground lease rental income
- 1,225 ft of prime on-ramp frontage along the future I-69 Corridor
- 31,182 VPD in a major growth area



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AREA OVERVIEW

Nacogdoches, the oldest town in Texas, is located in East Texas, approximately 140 miles north of Houston, 160 miles southeast of Dallas, and 90 miles southwest of Shreveport, LA. The city serves as a regional commercial hub, benefiting from its proximity to major highways, including U.S. Highway 59 (Future I-69 Corridor), State Hwy 21, and State Hwy 7.

- Population: ~34,000 in the city, ~65,000 in Nacogdoches County.
- Student Population: 10,000+ students at Stephen F. Austin State University (SFA), fueling demand for retail, dining, housing, and entertainment.
- Workforce: Skilled labor pool supported by SFA, Angelina College, and local vocational training programs.

With a growing economy, strategic highway access, and a rising demand for commercial and mixed-use developments, Nacogdoches is an emerging hotspot for long-term real estate investment.