



TALLEY & CO.
REAL ESTATE

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

COMMERCIAL LEASE AVAILABLE

816 E. MAIN, Whitesboro



LOCATION: 816 E. Main, Whitesboro, Texas 76273

COUNTY: Grayson

LEASING PRICE: Dependent on amount of yard space needed. Final rental rate will depend on lease terms and improvements by landlord and or tenant. Base rent of \$3500 to \$4000 plus NNN.

WAREHOUSE: 40' X 70'

LOT SIZE: 2.296 Acres

PROPERTY HIGHLIGHTS

- Prime industrial location in Whitesboro, located between Gainesville and Sherman
- Easy access to HWY 56, HWY 82, and HWY 377
- Property ideal for parking or outdoor storage
- Insulated metal building for use as warehouse, industrial, commercial or automotive business
- Building has office area and restroom with the remaining space for open warehouse, shop or custom build out
- Grade level roll up door for easy loading/unloading
- Entire property is fenced with front gate and new gravel driveway

816 E. Main, Whitesboro, TX
40' x 70' METAL BUILDING - 2.296 ACRES

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8914 Hames Road, Pilot Point, TX 76258

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



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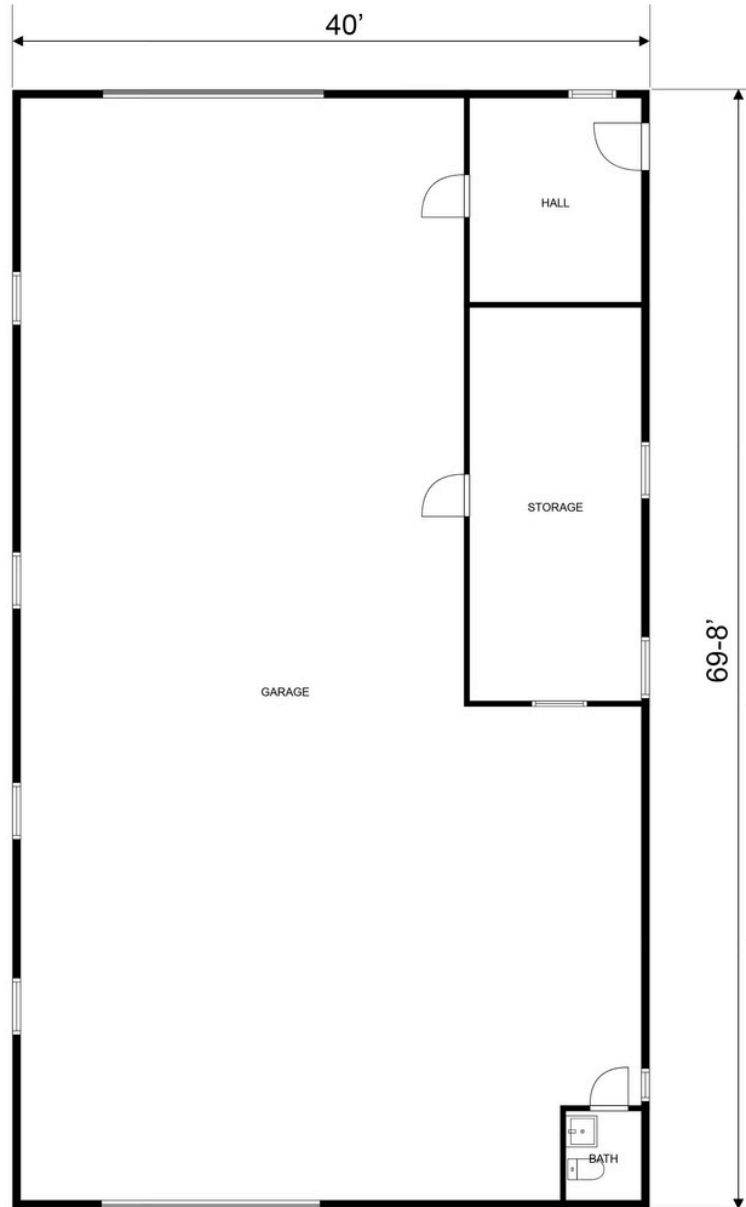


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816 East Main Street
2792 square feet

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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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