

FOR SALE

± 4 ACRES

PRIME DEVELOPMENT OPPORTUNITY
I-30 EXPOSURE & FM 2253 FRONTAGE

400 FM 2253

LEARY, TX

\$550,000



FOR MORE
INFORMATION
PLEASE CONTACT

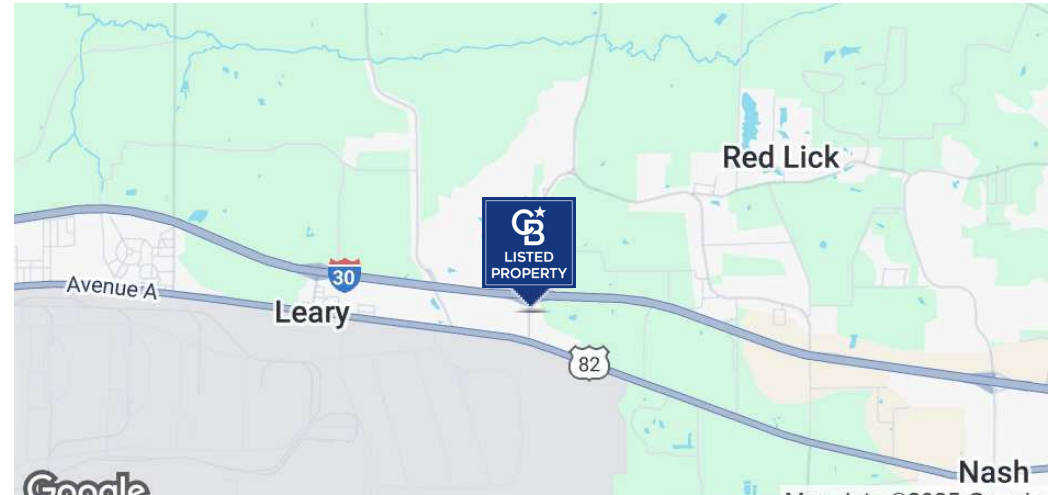
TERENCE MOELLER
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 COLDWELL BANKER
COMMERCIAL | D'ANN HARPER,
REALTORS®

CBCDANNHARPER.COM

FOR SALE OR LEASE

LEARY, TX
400 FM 2253, Leary, TX 75561



Price:	\$550,000
Lot Size:	± 4 Acres
Use:	Commercial or Residential

PRIME 4-ACRE DEVELOPMENT OPPORTUNITY IN LEARY, TX | I-30 EXPOSURE & FM 2253 FRONTAGE

Positioned for growth and visibility, this 4-acre tract in Leary, Texas offers exceptional potential for either residential or commercial development. Located directly across from Love's Travel Center, the property boasts valuable frontage on FM 2253 and high-traffic exposure along I-30—making it ideal for a range of uses, from retail or service businesses to residential or mixed-use development.

Included in the sale is a 1999 model, 1,680 sq ft mobile home, providing immediate functionality or rental potential. Utilities are available nearby; however, buyers are encouraged to verify capacity and exact locations to suit their intended use.

Don't miss this rare opportunity to invest in a high-visibility corridor with convenient access to major transportation routes and local amenities.

Contact Terence Moeller for more details.

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FOR SALE

LEARY, TX

400 FM 2253, Leary, TX 75561

PROPERTY HIGHLIGHTS:

- 4 Acres with FM 2253 Road Frontage & I-30 Exposure
- Across from Love's Travel Center
- 1,680 Sq Ft (1999) Mobile Home Conveys
- Utilities Available (Buyer to Verify)
- Suitable for Residential or Commercial Use



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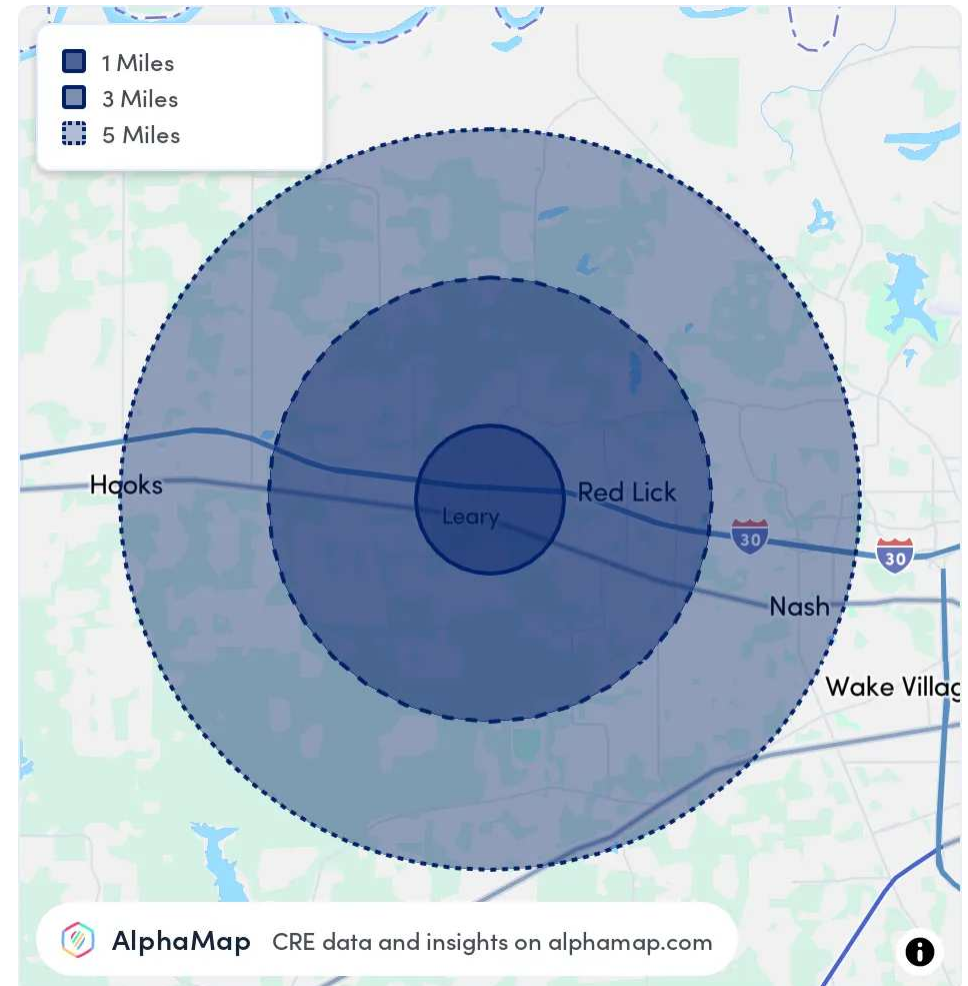
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DEMOGRAPHICS
400 FM 2253, Leary, TX 75561

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	331	3,478	13,969
Average Age	41	41	40
Average Age (Male)	41	40	39
Average Age (Female)	42	42	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	130	1,319	5,331
Persons per HH	2.5	2.6	2.6
Average HH Income	\$92,002	\$118,275	\$110,537
Average House Value	\$269,039	\$340,216	\$303,842
Per Capita Income	\$36,800	\$45,490	\$42,514

Map and demographics data derived from AlphaMap



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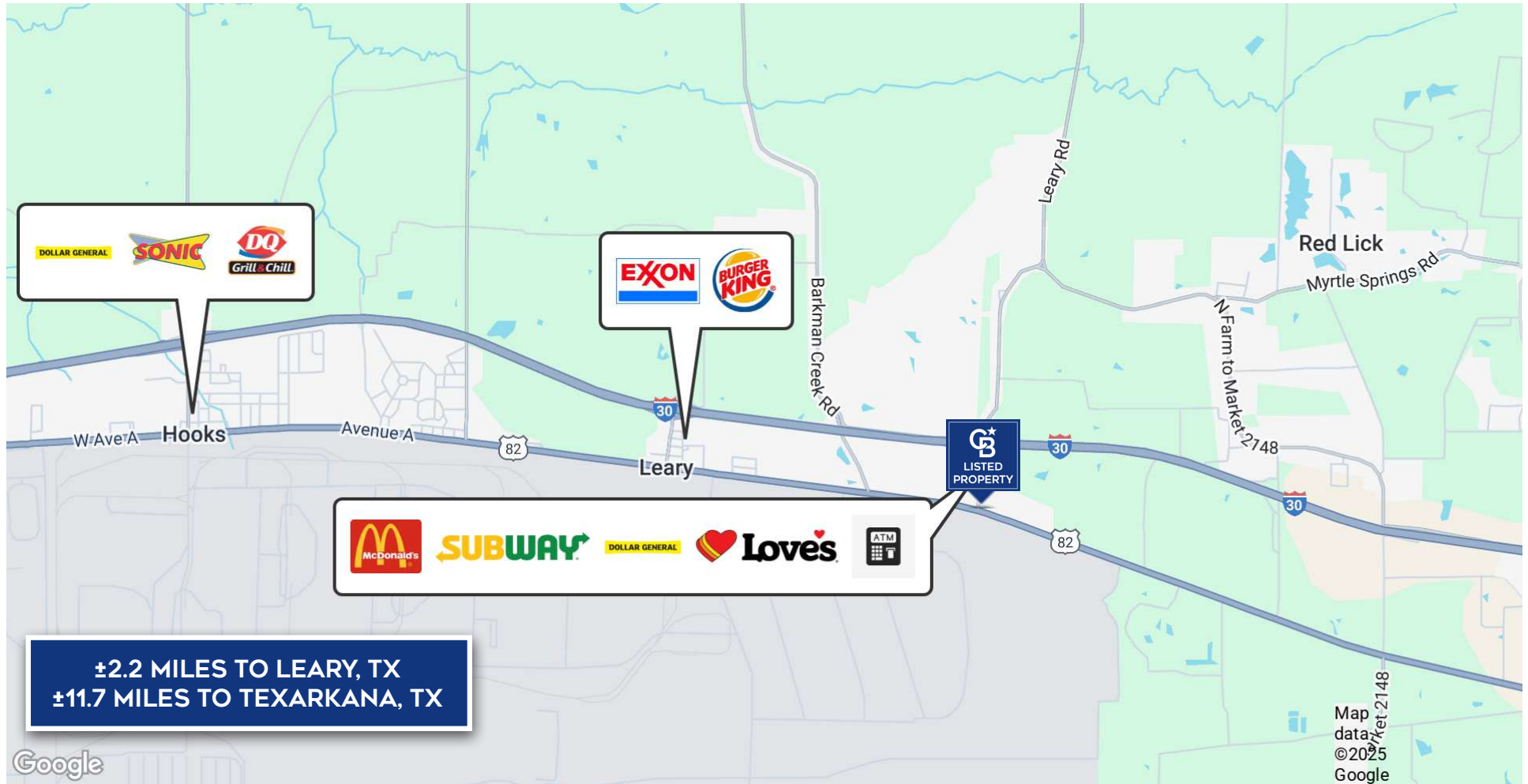
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POINTS OF INTEREST
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