

302 N Main Street, Collinsville, Texas 76233

MLS#: 20803321 **N Active**
Property Type: Commercial Sale

302 N Main Street Collinsville, TX 76233-5108

LP: \$150,000
OLP: \$150,000

SubType: Business

Recent: 01/02/2025 : NEW



Low LP: \$/Gr SqFt: \$13.64
Subdivision: Waldos 1st Add
County: Grayson
Country: United States
Parcel ID: [138815](#)
Lot: 17 **Block:** 3
Legal: WALDOS 1ST ADDN, BLOCK 3, LOT 17 THRU 20, 100
Unexmpt Tx: \$1,259
Spcl Tax Auth: PID:No

Bldg SF: 750/Owner
Yr Built: 1990/Estimated/Preowned
Apprsr:
Lot SqFt: 10,977/Public Records
Lot Dim:
Adult Community: **Will Subdiv:**
Gross SqFt: 10,999
Zoning: Commercial
Mult Zone: No
Units: 1
Acres: 0.252
#Stories: 1

General Information

Gross Income: \$0
Net Income: \$0
Annual Expenses: \$0
Leasable SqFt: 750
Leasable Space:
Lease Expire Date:
Avg Monthly Lease:
Spaces Leased:
Occupancy Rate:

Features

Building Use: Automotive, Building Services, Office, Office/Warehouse
Inclusions: Land & Improvements
Lot Size/Acre: Less Than .5 Acre (not Zero)
Topography:
Soil:
Rd Front Desc:
Tenant Pays: All Utilities, Other
Foundation: Slab
Construction: Metal Siding
Roof: Metal
Walls: Metal
Freight Doors: No Dock
Street/Utilities: City Sewer, City Water
Showing:
Parking/Garage: Additional Parking, Direct Access, Driveway, On Site
Dock Permitted: No
Ceiling Height: 8 to10 Feet
Flooring: Concrete
Heating: None
Cooling: None
Owner Pays:
Tot Ann Exp Inc:
Lease Desc:
Special Notes:
Possession: Closing/Funding
Lake Pump: No

Remarks

Property Description: Prime commercial site situated in a thriving community. This property is conveniently located just off Main Street and within close proximity to the downtown square, providing excellent visibility for any business type. You can either utilize the existing building on the premises or take advantage of the ample space available for expansion. No matter what your requirements are, this property caters to them all.

Public Driving Directions: From US HWY 377 head North towards Collinsville. Turn Right onto FM 902 (Woodland Street) at the stop sign turn Left. Property will be on the Left, just look for the sign. You can also use GPS to locate the property.

Financial Information

Loan Type: Treat As Clear
Pmt Type:
Seller Concessions: Yes
Bal:
Lender:
Payment:
Orig Date:
2nd Mortg: No

Agent/Office Information

CDOM: 0 **DOM:** 0 **LD:** 01/02/2025 **XD:** 06/02/2025

List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land \(TXHL01C\) 214-908-5468](#)
LO Addr: 147 N Ohio St Celina, Texas 75009
List Agt: [Coryann Johnson \(0450333\) 214-908-5468](#)
LA Email: coryann@texashomesandland.com

LO Fax:
LO Email: coryann@texashomesandland.com
LA Cell: 214-908-5468
LA Othr:
LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**
Brk Lic: 0450333
LA Fax:
LA/LA2 Texting: Yes/

LA Website: www.texashomesandland.com

Off Web: <http://www.texashomesandland.com>

Pref Title Co: Fair Texas Title-Amy

Location: 128 E Main St. Whitesboro 2147105082

Showing Information

Call:
Keybox #: 0000
Show Instr:
Show Srvc: BrokerBay
Showing:

Appt: (800) 257-1242
Keybox Type: Combo

Owner Name: Darrin White
Seller Type: Standard/Individual

Prepared By: Coryann Johnson Texas Homes and Land on 01/02/2025 12:13

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