

Patriot Tire Land

101 US Hwy 287, Decatur, TX 76234



Presented By:
Schaaf & Clark



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Property Details

17,201sqft prime pad location with frontage on US 287, in a expanding retail/commercial area of Decatur ,Tx. One of a kind property with great visibility and quick access off 287. Commonly known as the former Patriot Tires store. Seller will provide bid and documentation for tanks removed as per Texas code (TCEQ), and removal of any asbestos and building for a clean pad site, and hold money in escrow to fund the removal of building with asbestos. Seller will provide new survey and site plan of maximum building (3,500 sqft approx) for the land. Platted as 2 parcels as same owner, but has replat done, but not filed until sale of property. Lot 101 N Hwy 287 and 103 N US 287

Price: \$925,000

- 142' Frontage On US Hwy 287
- Direct access off 287
- Seller to pay cost of removal of building and asbestos with money in escrow.
- Only available pad site on 287 in Decatur.
- Site can maintain a approximately 3,500 sq ft building...depending on use.

View the full listing here: <https://www.loopnet.com/Listing/101-US-Hwy-287-Decatur-TX/28764274/>

Price:	\$925,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	0.39 AC
No. Lots:	1
Zoning Description:	GC

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Location



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Property Photos



IMG_1387



Screenshot_20230613_201346_Maps

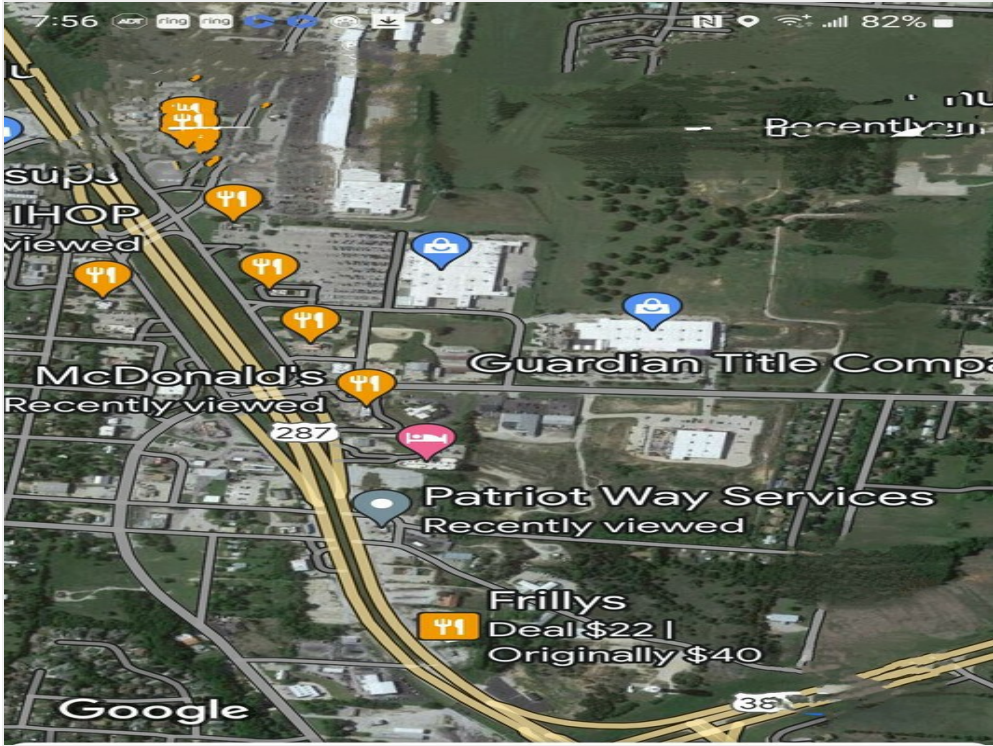
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Property Photos



Screenshot_20230613_195456_Maps-2



Screenshot_20230613_195623_Maps-2

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Rodd Womble

rbwomble@wfdomain.com

(940) 733-2279

Schaaf & Clark

2601 Harrison, Suite 200

Wichita Falls, TX 76308

