



INDUSTRIAL PROPERTY FOR LEASE

30181 US HIGHWAY 82
WHITESBORO, TX 76273

ESTIMATED COMPLETION 2ND QTR 2025



OFFERING SUMMARY

Building SqFt	19,165 SqFt
Lot Size (SF)	176,592.00 SqFt
Parcel ID	127 056000103
Zoning Type	Commercial-County
County	Grayson
Frontage	20,000+ Ft
Coordinates	33.674622,-96.860545
Min. Lease Space	1552
Available Lease spac	19165

PROPERTY OVERVIEW

Whitesboro, TX, is a growing market with a strong commercial presence. The strategic location along U.S. Highway 82 provides excellent exposure to high traffic volumes, making it an ideal spot for businesses seeking visibility and accessibility. The absence of zoning restrictions opens up opportunities for a wide range of commercial uses, from retail and office spaces to light industrial applications.

ESTIMATED COMPLETION 2ND QUARTER 2025

PROPERTY HIGHLIGHTS

- The property consists of 19,165 sq.ft. of gross leasable space on 4.05 acres of land featuring renovated offices and a fenced truck court.
- Perfect for bringing all operations under one roof, this 1 storey flex industrial space packs all your needs in one place. A 1552+ sq.ft. ground floor can fulfill all your NEEDS.



EWRG Commercial Group
Office: 469-715-7392

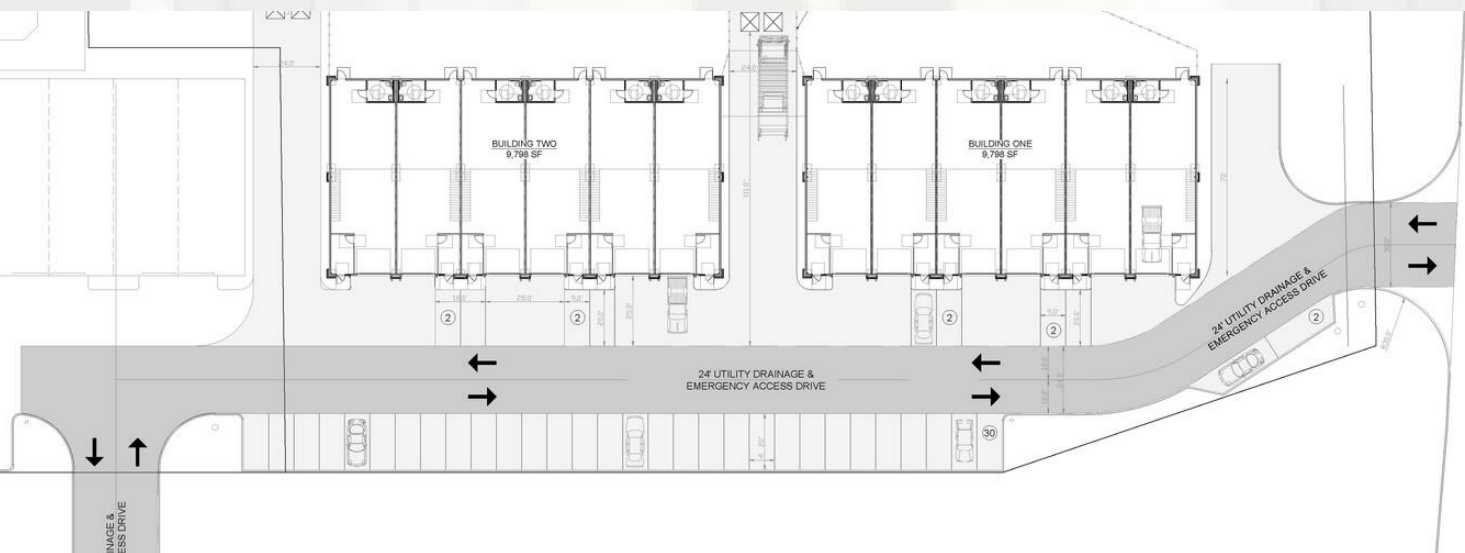
Edie West
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#101	--	\$ 0.00 SF/Yr	NNN	1,585 - 2,400 SF	--
#102	--	\$ 0.00 SF/Yr	NNN	1,552 - 2,400 SF	--
#103	--	\$ 0.00 SF/Yr	NNN	1,552 - 2,400 SF	--
#104	--	\$ 0.00 SF/Yr	NNN	1,552 - 2,400 SF	--
#105	--	\$ 0.00 SF/Yr	NNN	1,552 - 2,400 SF	--
#106	--	\$ 0.00 SF/Yr	NNN	1,584 - 2,400 SF	--



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#201	--	\$ 0.00 SF/Yr	NNN	1,584 - 2,400 SF	--
#202	--	\$ 0.00 SF/Yr	NNN	1,552 - 2,400 SF	--
#203	--	\$ 0.00 SF/Yr	NNN	1,552 - 2,400 SF	--
#204	--	\$ 0.00 SF/Yr	NNN	1,552 - 2,400 SF	--
#205	--	\$ 0.00 SF/Yr	NNN	1,552 - 2,400 SF	--
#206	--	\$ 0.00 SF/Yr	NNN	1,584 - 2,400 SF	--



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	191	3,910	6,517
2010 Population	225	4,176	7,048
2024 Population	233	4,952	8,392
2029 Population	244	5,199	8,781
2024-2029 Growth Rate	0.93 %	0.98 %	0.91 %
2024 Daytime Population	318	4,685	7,306

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	2	97	168
\$15000-24999	1	98	182
\$25000-34999	2	159	249
\$35000-49999	15	189	364
\$50000-74999	18	320	578
\$75000-99999	16	401	643
\$100000-149999	11	227	441
\$150000-199999	12	136	242
\$200000 or greater	3	317	408
Median HH Income	\$ 77,228	\$ 80,114	\$ 77,714
Average HH Income	\$ 97,320	\$ 118,177	\$ 108,615

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	61	1,512	2,512
2010 Total Households	75	1,645	2,761
2024 Total Households	81	1,944	3,274
2029 Total Households	85	2,042	3,429
2024 Average Household Size	2.88	2.53	2.55
2024 Owner Occupied Housing	71	1,410	2,408
2029 Owner Occupied Housing	75	1,545	2,613
2024 Renter Occupied Housing	10	534	866
2029 Renter Occupied Housing	10	498	816
2024 Vacant Housing	23	247	369
2024 Total Housing	104	2,191	3,643



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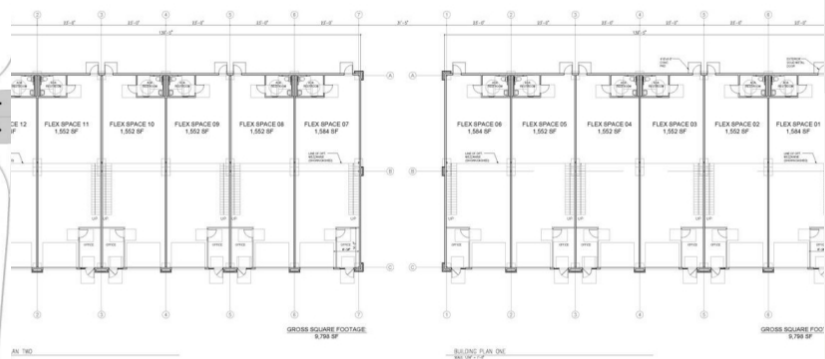
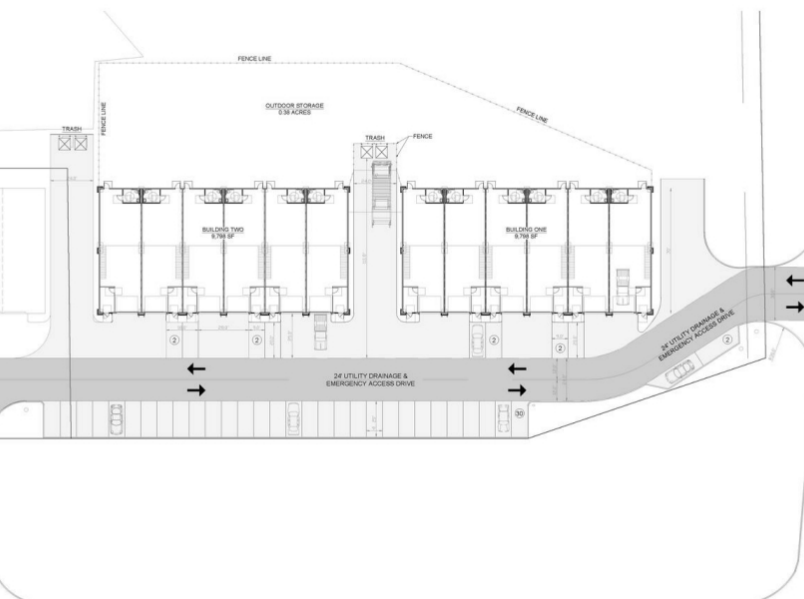


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ARROWHEAD
BUSINESS PARK



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ABOUT WHITESBORO

Whitesboro is a city in Grayson County, Texas, United States. The population was 4,074 at the 2020 census. Whitesboro is named for its founder, Ambrose B. White.



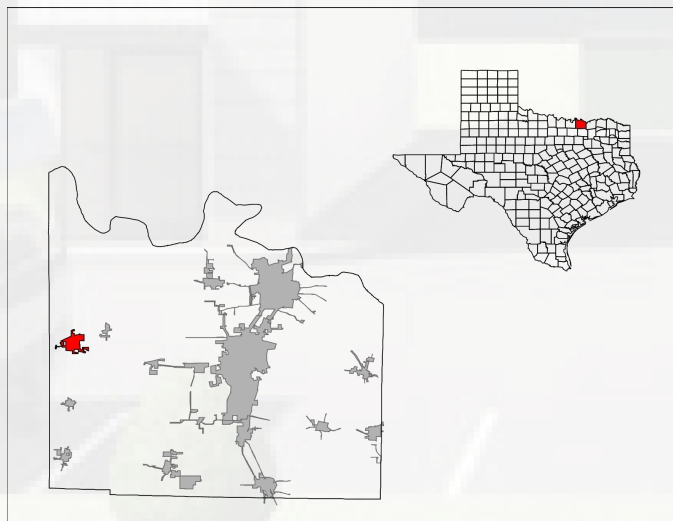
CITY OF WHITESBORO

AREA

City	3.3 sq mi
Land	3.3 sq mi
Elevation	820 ft

POPULATION

Population	4,074
Density	auto sq mi



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