



INDUSTRIAL PROPERTY FOR LEASE

30181 US HIGHWAY 82
WHITESBORO, TX 76273



OFFERING SUMMARY

Zoning Type	Commercial
Year Built	2025,
Building SqFt	19,596 SqFt
County	Grayson
Frontage	325.00 Ft
Min. Lease Space	1552,
Available Lease spac	19165,
Optional mezzanine	800 sf,
Parking spaces	2 per 1000 sf,
Levels	1

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.

PROPERTY HIGHLIGHTS

- The property consists of 19,596 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-story flex industrial space packs all your needs in one place. A 1552 sq.ft. ground floor can fulfill all your NEEDS. The option mezzanine of 800 +/- sq. ft. second floor can act as both storage or office space.



EWRG Commercial Group
Office: 469-715-7392
www.ediewestrealty.com

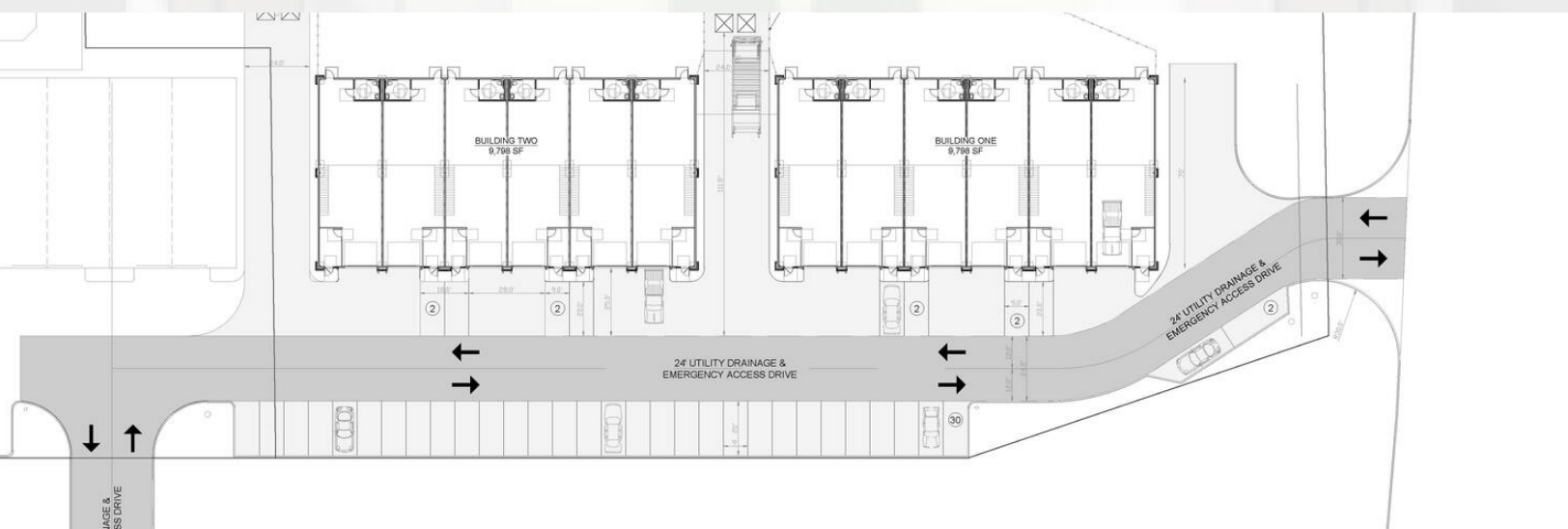
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#101	--	\$ 0.00 SF/Yr	NNN	1,585 - 2,400 SF	--
#102	--	\$ 0.00 SF/Yr	NNN	1,552 - 2,400 SF	--
#103	--	\$ 0.00 SF/Yr	NNN	1,552 - 2,400 SF	--
#104	--	\$ 0.00 SF/Yr	NNN	1,552 - 2,400 SF	--
#105	--	\$ 0.00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



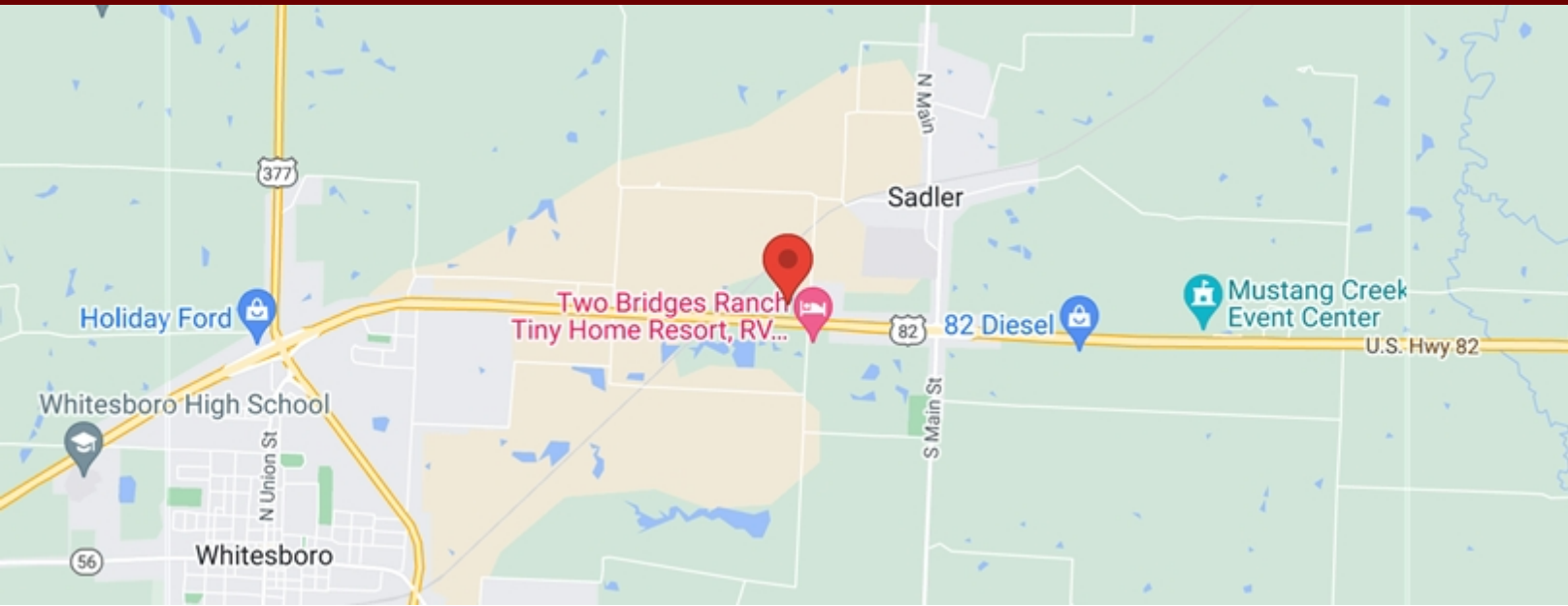
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	191	3,910	6,517
2010 Population	225	4,176	7,048
2024 Population	233	4,952	8,392
2029 Population	244	5,199	8,781
2024-2029 Growth Rate	0.93 %	0.98 %	0.91 %
2024 Daytime Population	318	4,685	7,306

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

SHERMAN DEMOGRAPHICS

HOUSING	CURRENT	Y-O-Y CHANGE
OCCUPIED HOUSING UNITS	16,800	2.5%
OWNER OCCUPIES	8,777	-.01%
RENTER OCCUPIED	8,023	5.4%
AVG HOUSEHOLD INCOME	\$77,152	14.8%
SELF-EMPLOYED	1,568	3.0%
PRIVATE COMPANIES	16,771	4.8%
GOVERNMENTAL WORKERS	2,125	1.5%



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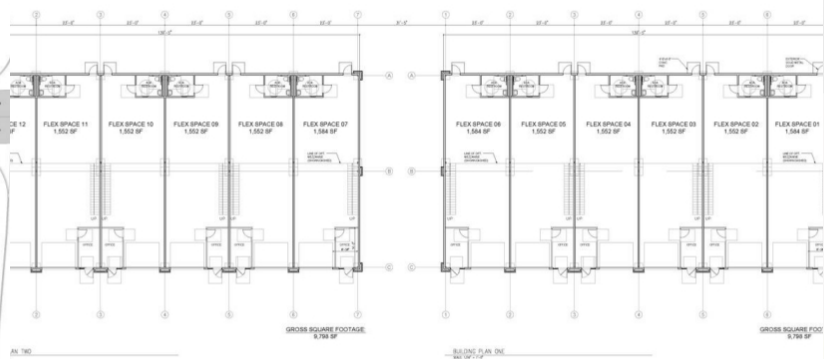
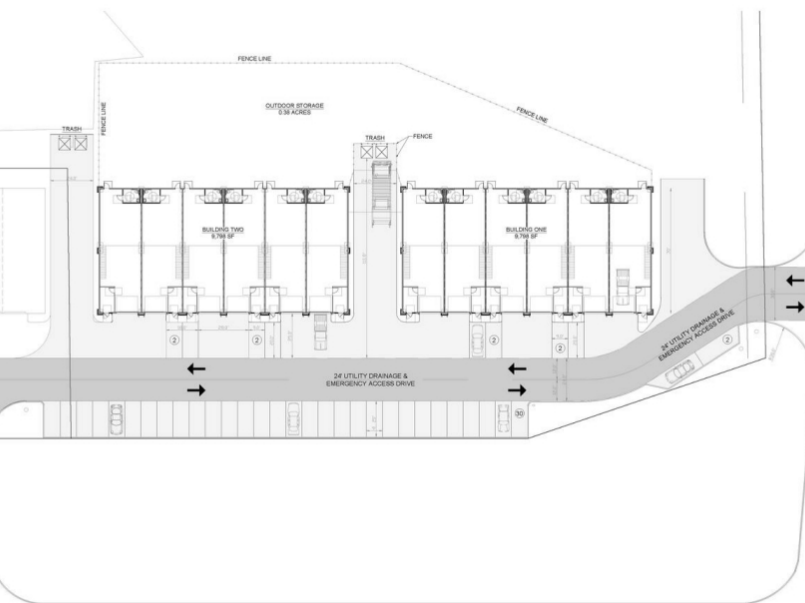


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ARROWHEAD BUSINESS PARK



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ABOUT WHITESBORO

Sherman & Whitesboro are cities in Grayson County, Texas, United States. The population in this area is just under 50,000 at the 2020 census. With both Sherman and Whitesboro located on major thoroughfares this location is optimal to reach OK, Dallas and Gainesville.



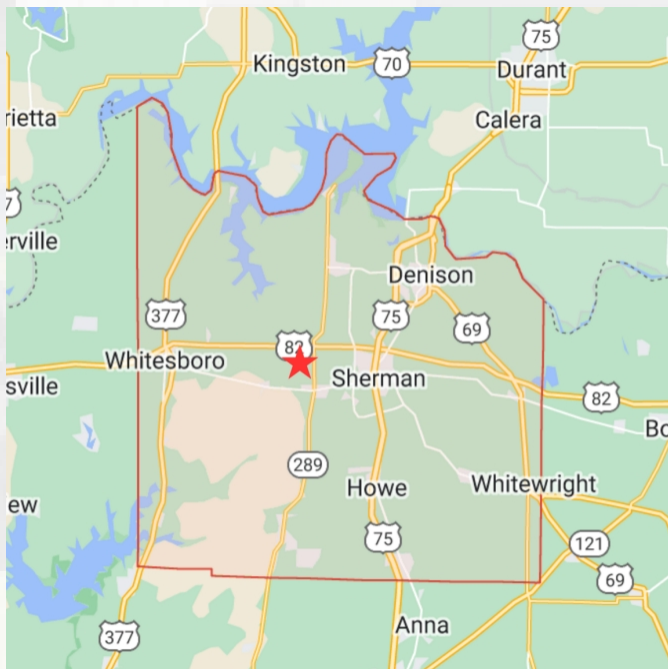
CITY OF SHERMAN & WHITESBORO

AREA

Land 50+ sq miles

POPULATION

Population 48,126



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