

CORNER COMMERCIAL SITE FOR SALE

Highway 276, West Tawakoni, Texas



LOCATION:

SWC of Hwy 276 & Dover Dr
West Tawakoni, Texas

AVAILABLE:

1.74 Acres

SALE PRICE:

Contact Broker

PROPERTY ID:

101798

TRAFFIC COUNTS:

Hwy 276: 9,369 vpd west of site
Hwy 276: 6,243 vpd east of site
(TXDOT 2024)

PROPERTY INFORMATION:

1.74 Acres of Commercial Land

Corner Lot with dual frontage

Positioned on Highway 276 (high-traffic corridor)

Excellent visibility from multiple directions

Minutes from Lake Tawakoni recreational area

Surrounded by growing development

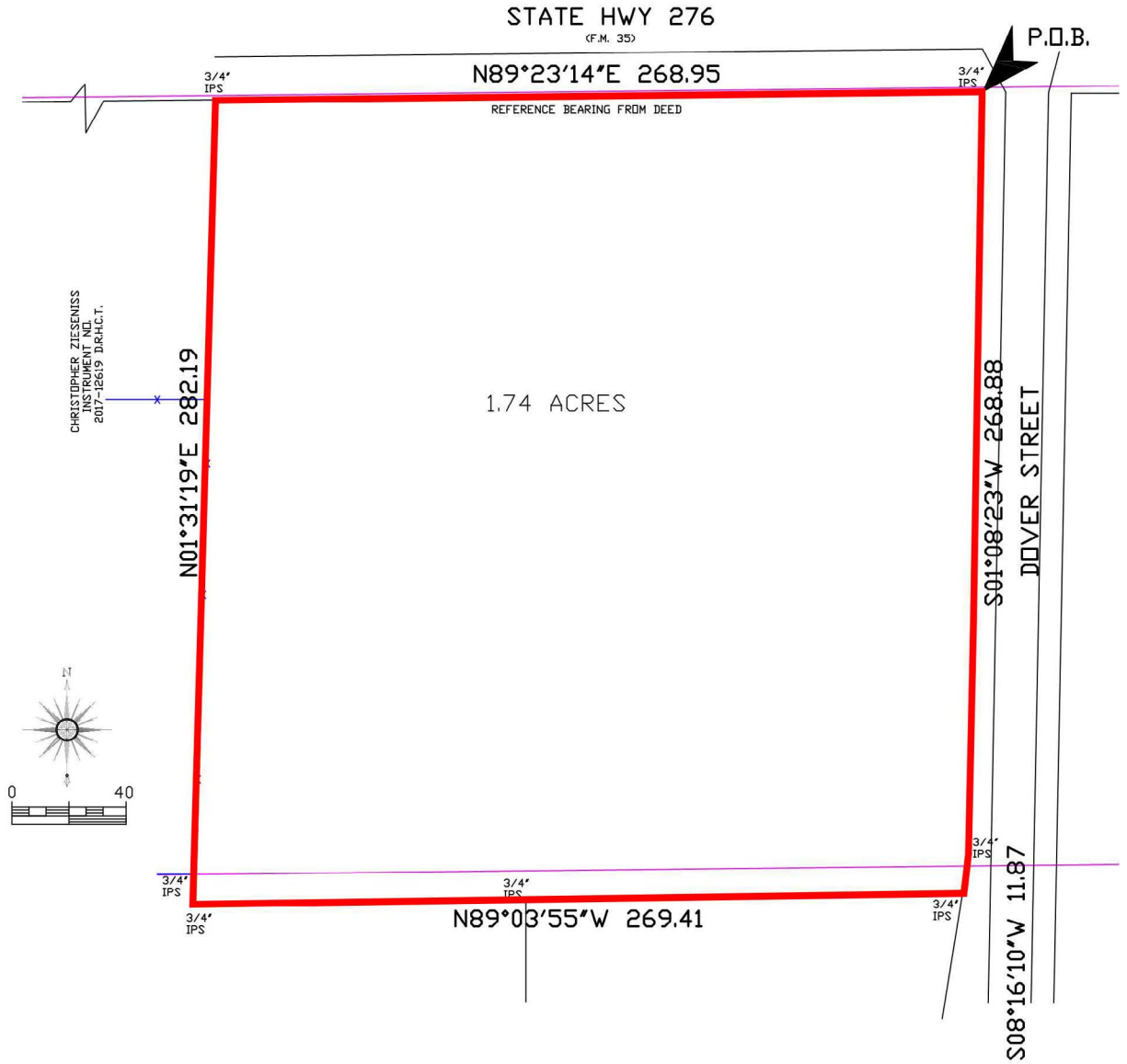
Ideal for retail, QSR, fuel/service, or professional use

DEMOGRAPHICS:

	3 miles	5 miles	7 miles
2025 Population	3,833	10,971	18,371
2030 Proj. Pop.	4,094	11,785	19,764
Daytime Pop.	2,959	8,181	14,358
Avg. HH Income	\$83,520	\$84,778	\$88,094

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FOR SALE

Highway 276, West Tawakoni, Texas



High Exposure. Corner Advantage. Positioned for Growth.

Positioned along Highway 276 in West Tawakoni, this highly visible 1.74-acre corner commercial tract offers an exceptional opportunity for development. The site benefits from strong frontage on a primary thoroughfare, with the added advantage of corner access providing superior ingress and egress along with enhanced exposure from multiple directions. Located within a growing corridor near Lake Tawakoni, the property is well positioned to capture both steady daily commuter traffic and consistent recreational traffic driven by the lake. This dynamic creates a strong environment for a variety of commercial uses.

With its visibility, accessibility, and flexible development potential, the site is well suited for retail, restaurant, convenience store, medical, service-oriented businesses, or long-term investment.

For more information, please contact **Jillian Fifield** or **David English**

903-905-2909 • jfifield@ridgepcr.com | 214-676-6424 • denglish@ridgepcr.com

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Ridge Pointe Commercial Real Estate LTD	9002250	info@ridgepcr.com	972-961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David English	370006	denglish@ridgepcr.com	214-676-6424
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jillian Fifield	840845	jfifield@ridgepcr.com	214-454-7384
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date