

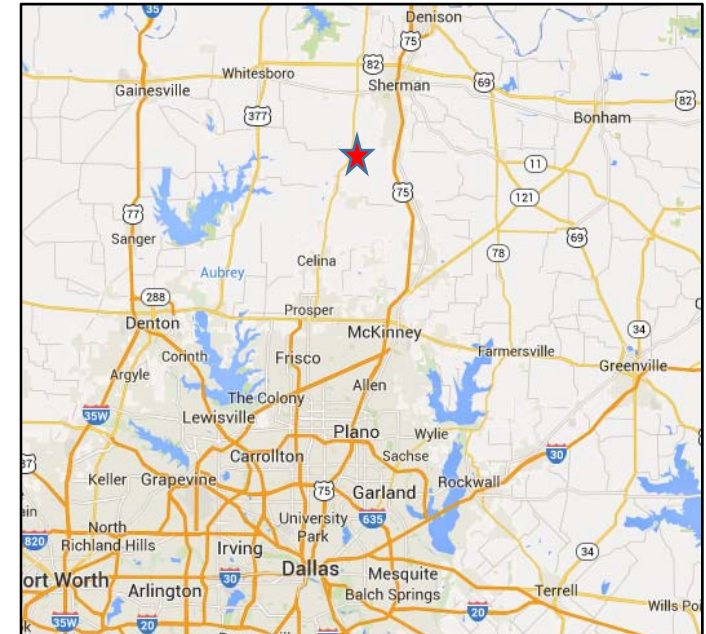
NEQ of SH 289 (Preston Rd) & FM 902

Dorchester, Texas

FOR SALE

Investment Land for Sale

+/- 132 acres



DEMOGRAPHICS (estimated 2009)-

Radius	Population	Average Household Income
3 mile	635	\$84,248
5 mile	2,340	\$82,201
10 mile	39,020	\$61,536

WHITTEN

Commercial Realty LLC
8150 N Central Expy – Suite 1435
Dallas, Texas 75206
(214) WHITTEN / (214) 988-9980

For additional information, please contact:

Jim Whitten
President | Broker
(214) 988-9980
jw@whittencr.com

Chris Whitten
COO | Salesperson
(214) 988-9980
chris.whitten@whittencr.com

NEQ of SH 289 (Preston Rd) & FM 902

Dorchester, Texas

FOR SALE

SIZE: +/- 132 acres

FRONTAGE: +/- 895' SH289; +/- 33,370' FM902

TRAFFIC COUNTS: SH289 +/- 2,900 vpd (TXDOT)

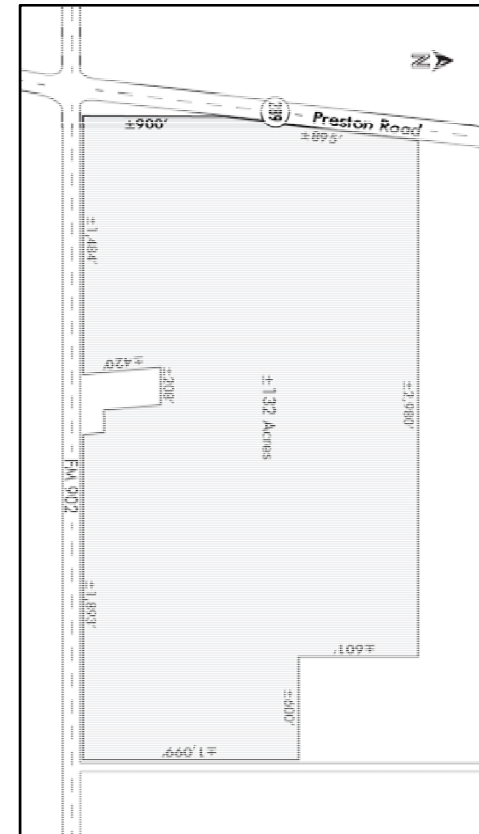
ZONING: AG – un-zoned

UTILITIES: Water to site, sewer to area

PRICE: Available upon request

COMMENTS: This excellent investment land tract is located at the corner of primary thoroughfares Preston Road (SH 289) and FM 903 in Dorchester, Texas. Located within the northward growth path of the Dallas/Fort Worth area, the site has potential for future commercial and/or residential uses. This +/- 132-acre property is located +/- 20 mile north of Prosper, Texas and +/- 9 miles south of Sherman, Texas.

Site Plan



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