

917 E Highway 82, Nocona, TX
917 E Highway 82
Nocona, TX 76255

\$995,000
3.140± Acres
Montague County



917 E Highway 82, Nocona, TX
Nocona, TX / Montague County

SUMMARY

Address

917 E Highway 82

City, State Zip

Nocona, TX 76255

County

Montague County

Type

Commercial

Latitude / Longitude

33.78938 / -97.713255

Acreage

3.140

Price

\$995,000

Property Website

<https://northtexasrealestate.com/property/917-e-highway-82-nocona-tx-montague-texas/66517/>



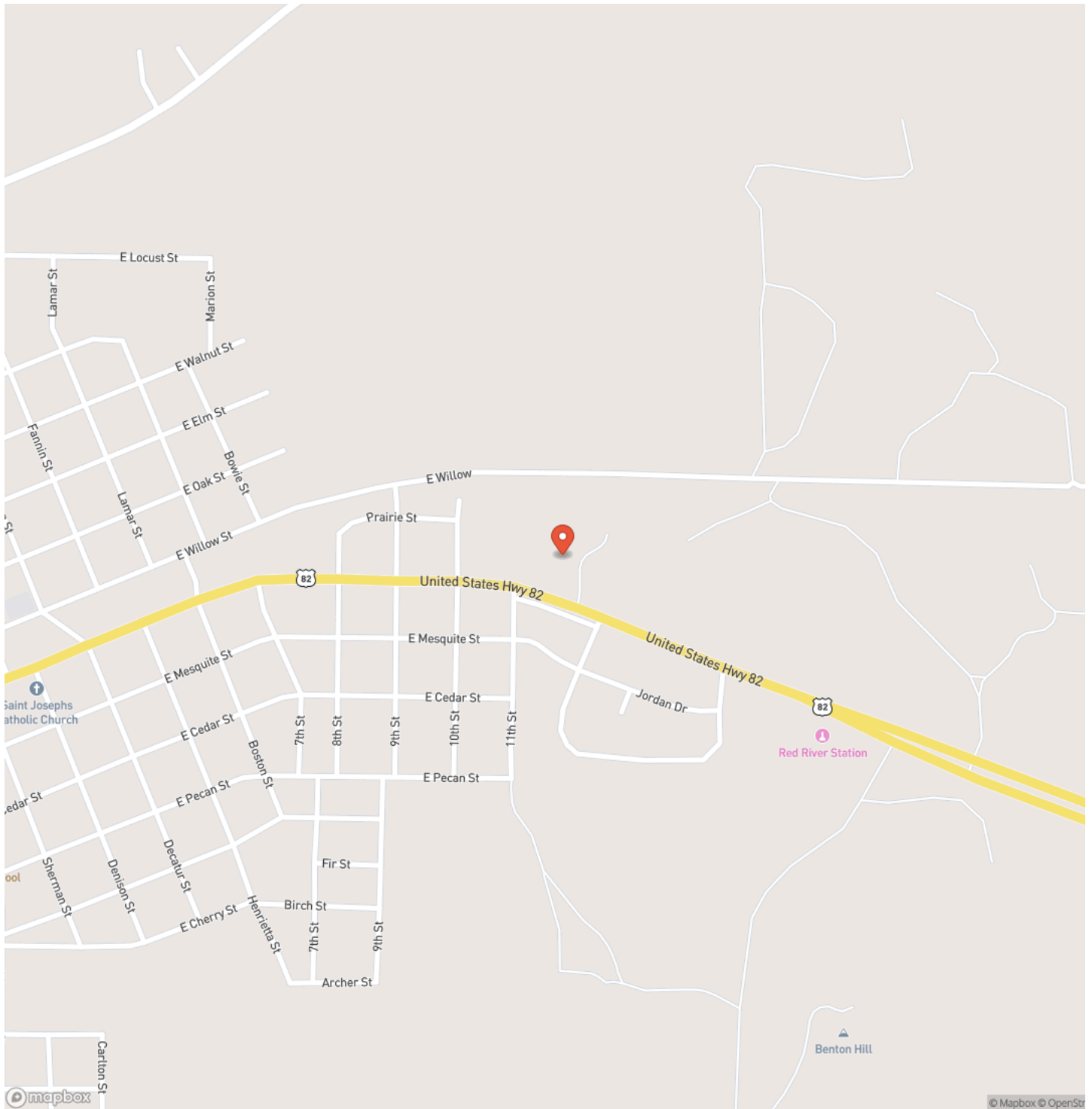
PROPERTY DESCRIPTION

Well-established building with easy access, directly located on US Hwy 82, offers excellent visibility in a high-traffic area. The property features approximately 40,000 sq ft of versatile open space, allowing you to design the ideal operation for your needs. It includes four exterior doors, four loading and unloading docks with retractable doors, and existing heating and air units (operational status unknown). Ample parking is available, along with a covered carport and two restrooms. Conveniently situated about 30 miles from I-35 for quick access to the Metroplex or Oklahoma, 20 miles from US 287, and 45 miles from Wichita Falls. This location is perfect for a sports complex, distribution agency, manufacturing, importing-exporting, wholesaling, or transportation operations. The building sits on over 3 acres along US Hwy 82.

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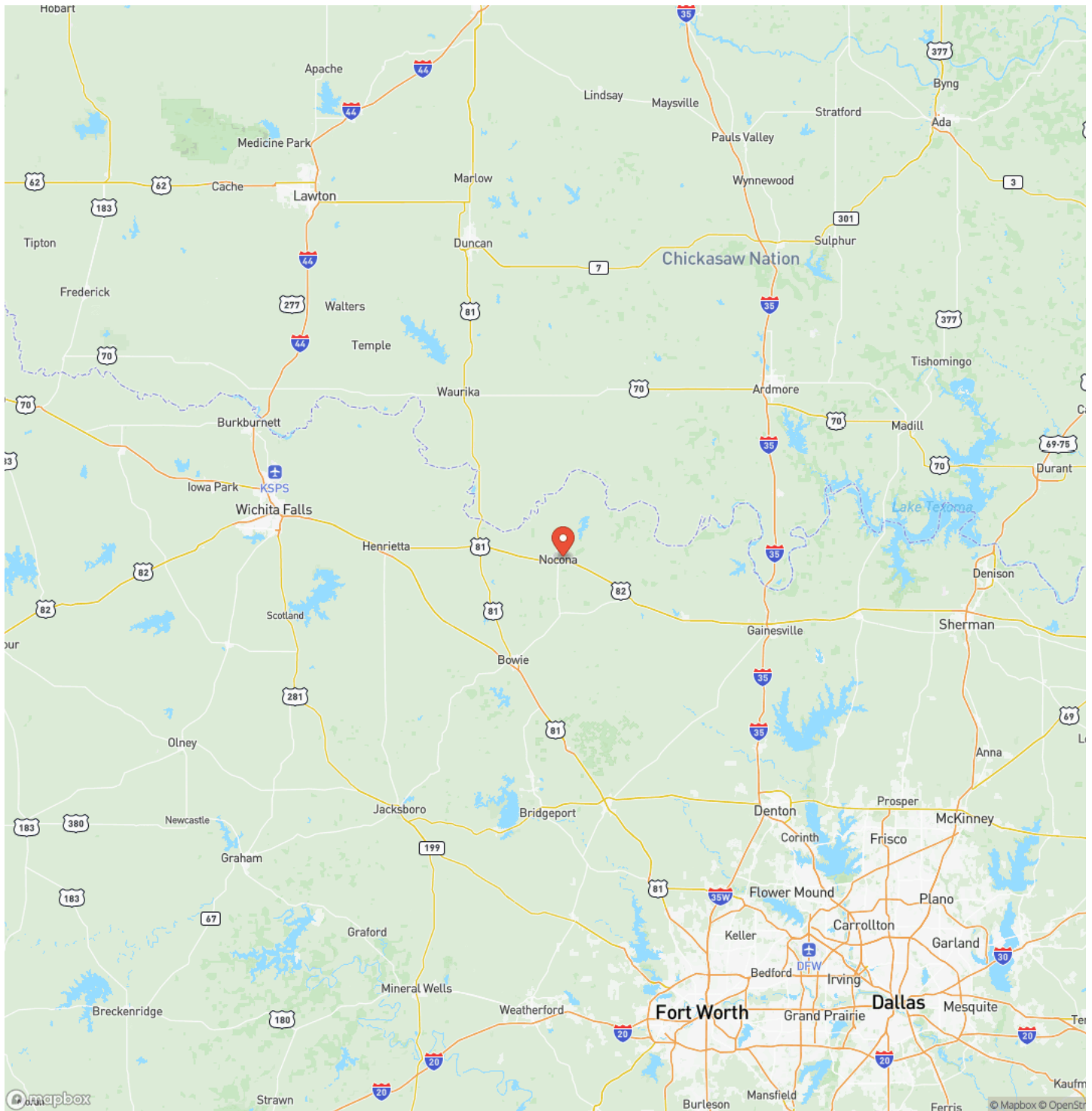


Locator Map



917 E Highway 82, Nocona, TX
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Locator Map



Satellite Map



917 E Highway 82, Nocona, TX
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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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