

115 W Walnut Street, Nocona, TX
115 W Walnut Street
Nocona, TX 76255

\$1,200,000
0.624± Acres
Montague County



115 W Walnut Street, Nocona, TX
Nocona, TX / Montague County

SUMMARY

Address

115 W Walnut Street

City, State Zip

Nocona, TX 76255

County

Montague County

Type

Commercial

Latitude / Longitude

33.78992 / -97.728866

Acreage

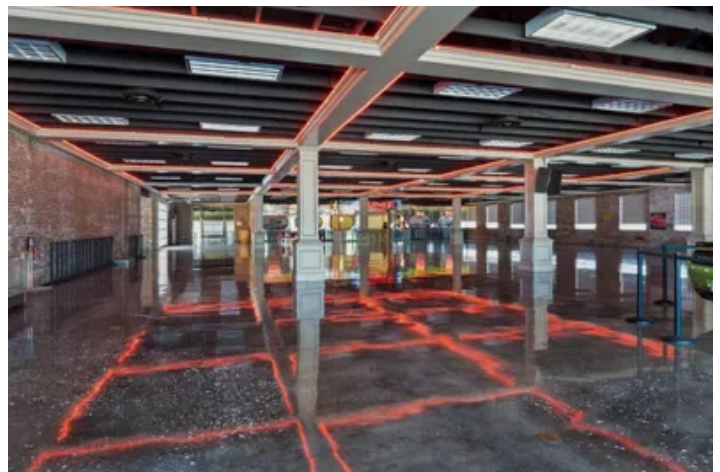
0.624

Price

\$1,200,000

Property Website

<https://northtexasrealestate.com/property/115-w-walnut-street-nocona-tx-montague-texas/66445/>



PROPERTY DESCRIPTION

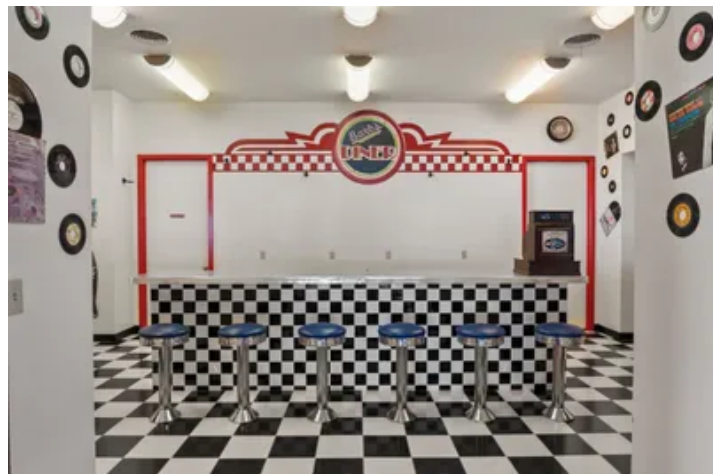
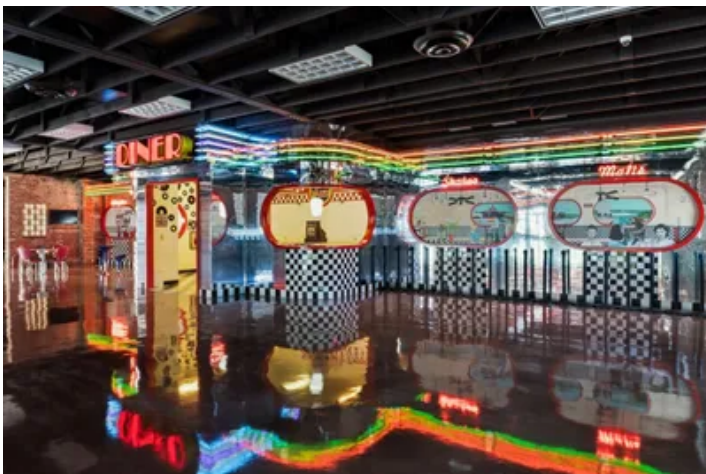
This remarkable investment-grade building has been a valued part of the Nocona community for many years. Spanning over 36,000 square feet, this standalone property sets a new benchmark for mixed-use spaces, offering adaptability and flexibility that fosters creative possibilities throughout. Excellent walkability and accessibility to the historic downtown and easy access to US HWY 82.

Featuring retractable doors on three sides, level floors, handicap-accessible restrooms, abundant natural light, and striking neon lighting, the interior design boasts a captivating wow factor, complemented by a variety of amenities. The property comprises three interconnected buildings that can be separated as needed.

* Exterior signage is not included but can be negotiated in the contract.

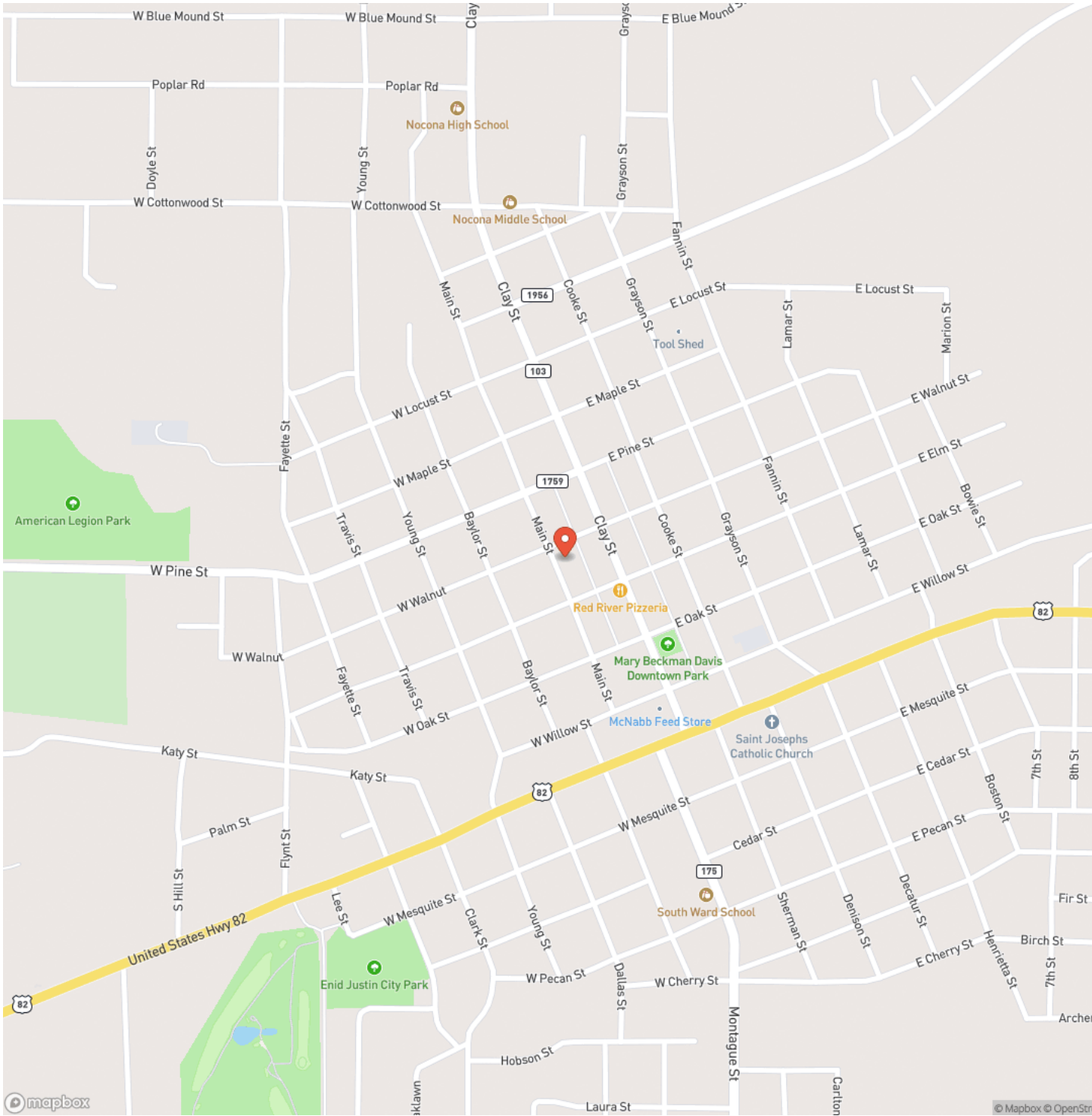
* The original front portion of the building (17,248 sq ft) was built in 1955. The back building (19,110 sq ft) was built in 2014.

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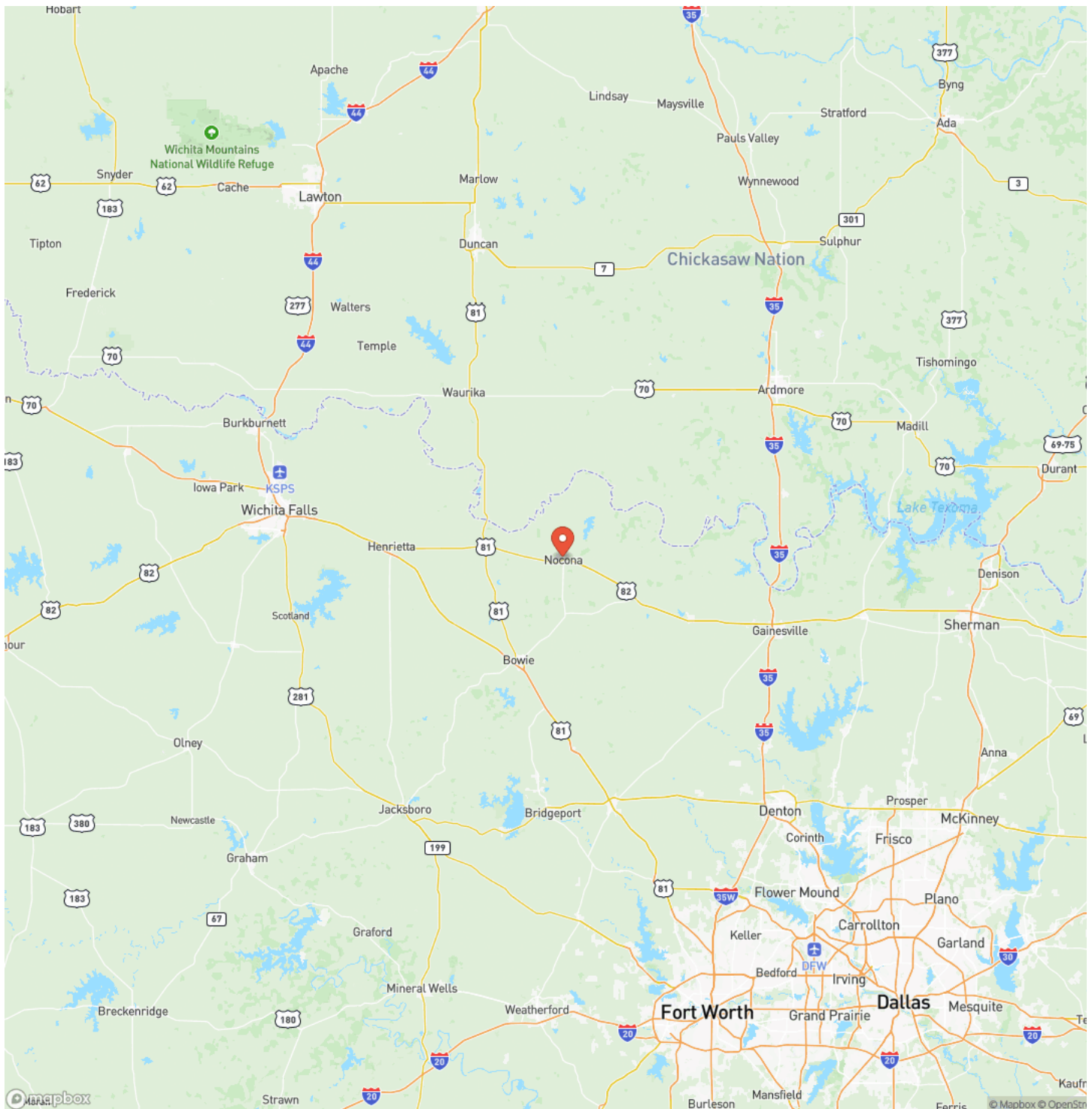
Nocona, TX / Montague County

Locator Map



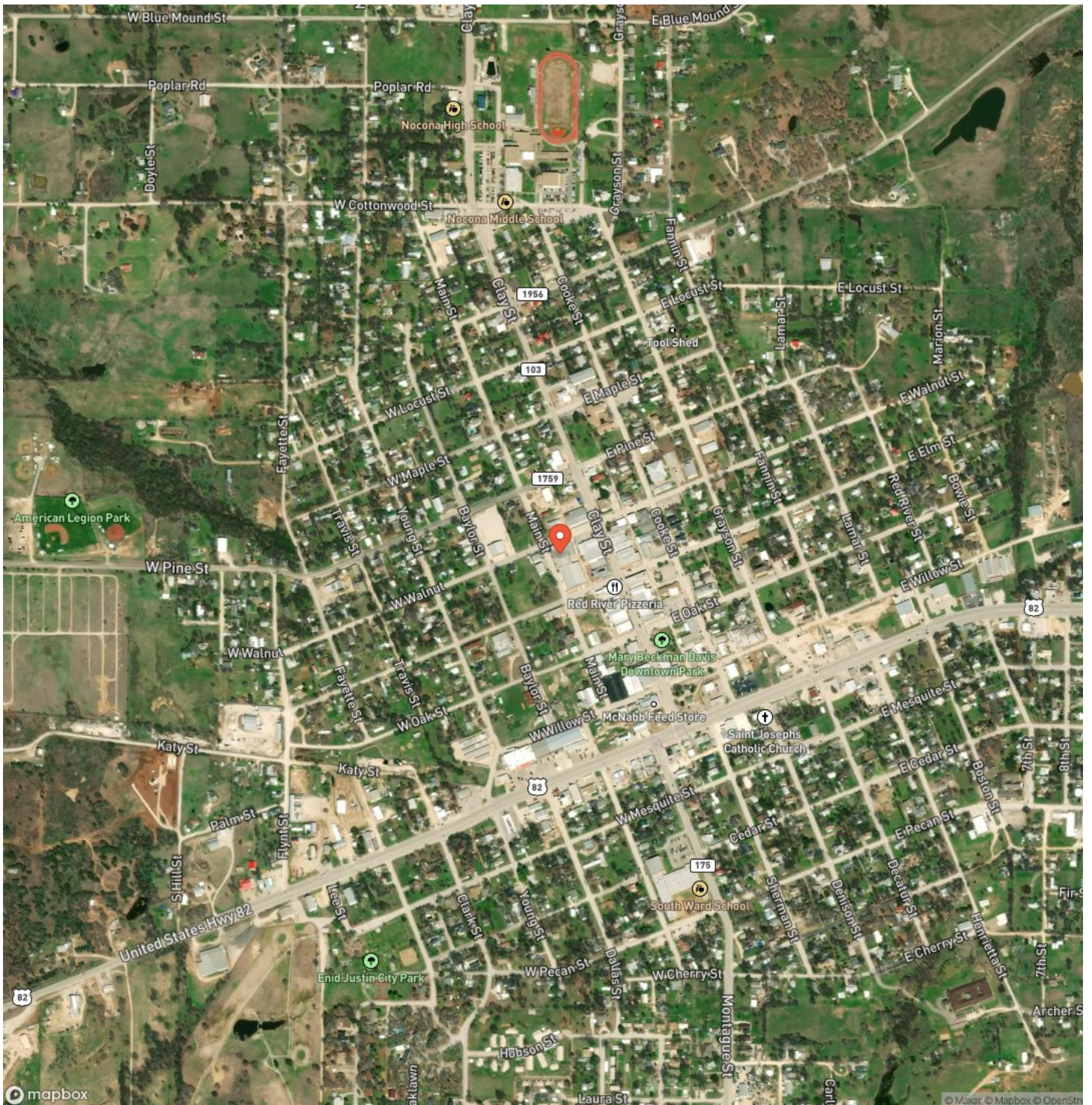
Nocona, TX / Montague County

Locator Map



115 W Walnut Street, Nocona, TX
Nocona, TX / Montague County

Satellite Map



115 W Walnut Street, Nocona, TX
Nocona, TX / Montague County

LISTING REPRESENTATIVE

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3311 | 35

City / State / Zip

Denton, TX 76207

NOTES



MORE INFO ONLINE:

www.northtexasrealestate.com

This image shows a single 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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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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