



**10.2
ACRES**

**1300 S
Trenchard**

**LIST PRICE
\$1,200,000**

- UNDEVELOPED COMMERCIAL LAND
- HIGHLY VISIBLE FROM HWY 287 IN DECATUR
- WESTERN PORTION ZONED C-2
- EASTERN PORTION ZONED MULTI-FAMILY



JUSTIN NEWLAND

940-594-8326

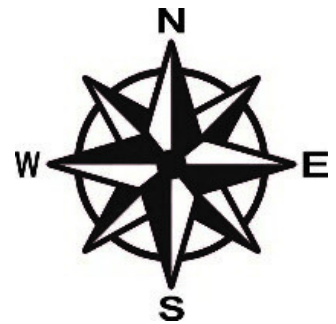
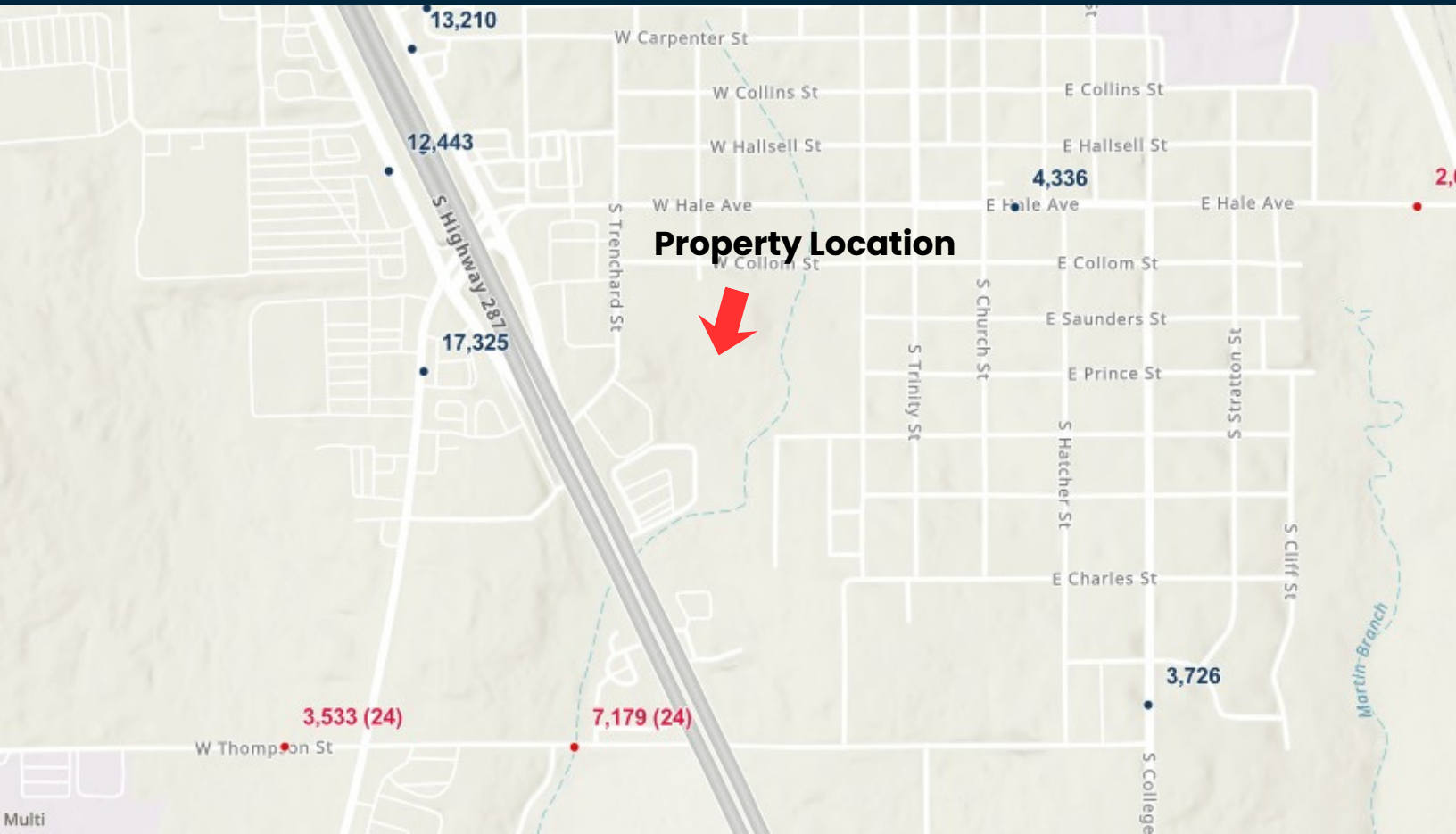
JNEWLAND@NORTHTEXASREALESTATE.COM



INFORMATION NOT GUARANTEED

WWW.NORTHTEXASREALESTATE.COM

TRAFFIC COUNT



STREET

TRAFFIC

YEAR

US Hwy 81

27,928

2024

**FM 730
(Hale Ave)**

4,336

2024

**US Hwy 81
(Frontage)**

13,210

2024