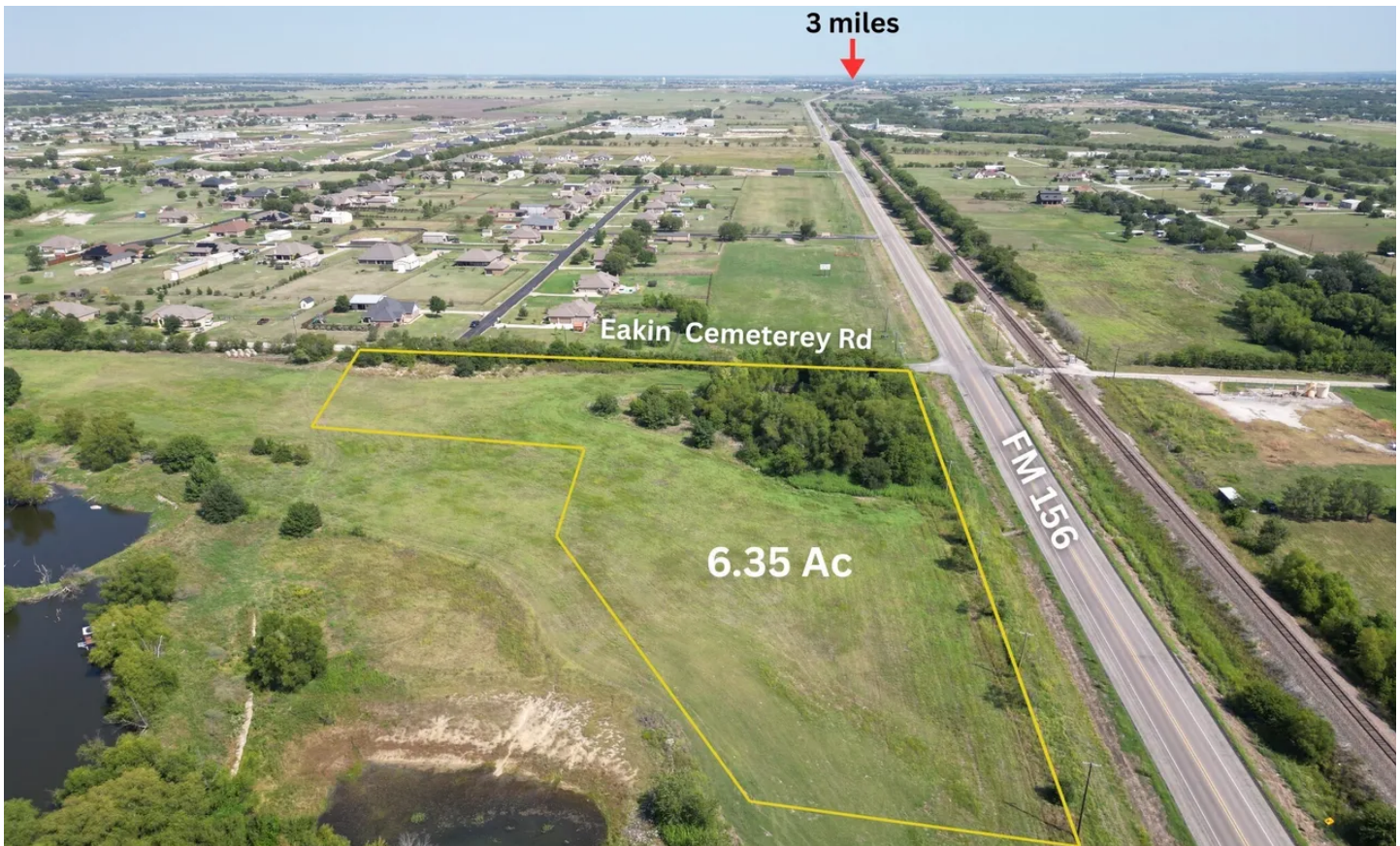


TBD 6.35 Acres S Fm 156 Dish, TX 76247
TBD 6.35 Acres S Fm 156
DISH, TX 76247

\$1,550,000
6.350± Acres
Denton County



TBD 6.35 Acres S Fm 156 Dish, TX 76247
DISH, TX / Denton County

SUMMARY

Address

TBD 6.35 Acres S Fm 156

City, State Zip

DISH, TX 76247

County

Denton County

Type

Undeveloped Land, Commercial, Business Opportunity

Latitude / Longitude

33.13577023 / -97.29034718

Acreage

6.350

Price

\$1,550,000

Property Website

<https://northtexasrealestate.com/property/tbd-6-35-acres-s-fm-156-dish-tx-76247-denton-texas/89622/>



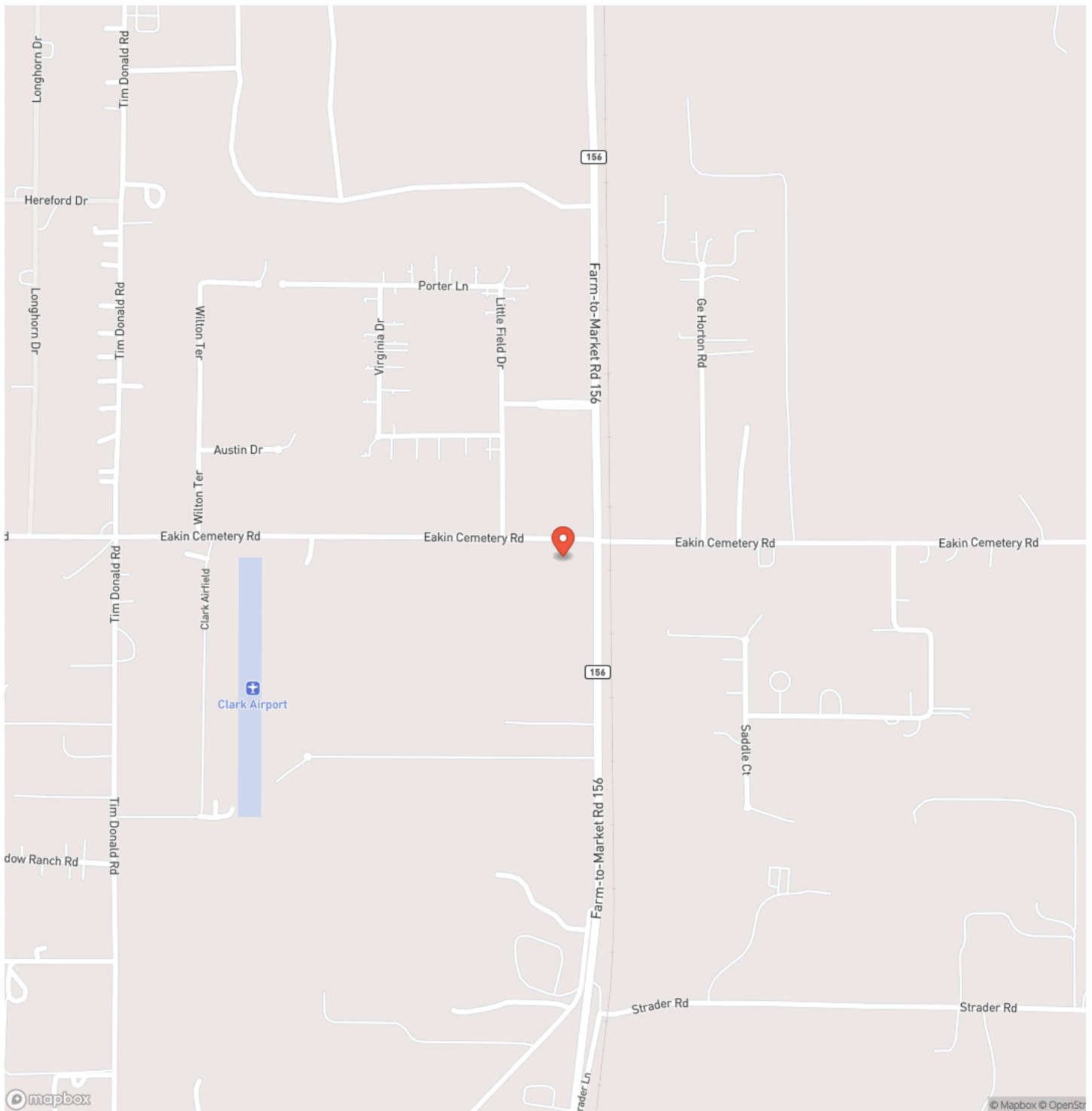
PROPERTY DESCRIPTION

Hard Corner Opportunity!!! Located at the intersection of FM 156 and Eakin Cemetery Road, this prime commercial tract offers exceptional visibility in a rapidly growing corridor. Just 3 miles from both Ponder and Justin featuring 705 feet of frontage on FM 156 and 646 feet of frontage on Eakin Cemetery Rd, per survey. Town of Dish city limits, Zoned commercial, Currently Ag exempt. Electric and water available, Ponder water line running North and South on FM 156 side of property, one water tap currently on property. Current zoning allows for Retail, Health Services, Automotive, Offices, and many more. All information deemed reliable, but it is the responsibility of the buyer and buyer's agent to verify with the Town of Dish Planning and Zoning Department that the proposed use aligns with applicable zoning, municipal guidelines, and infrastructure capacity.

TBD 6.35 Acres S Fm 156 Dish, TX 76247
DISH, TX / Denton County

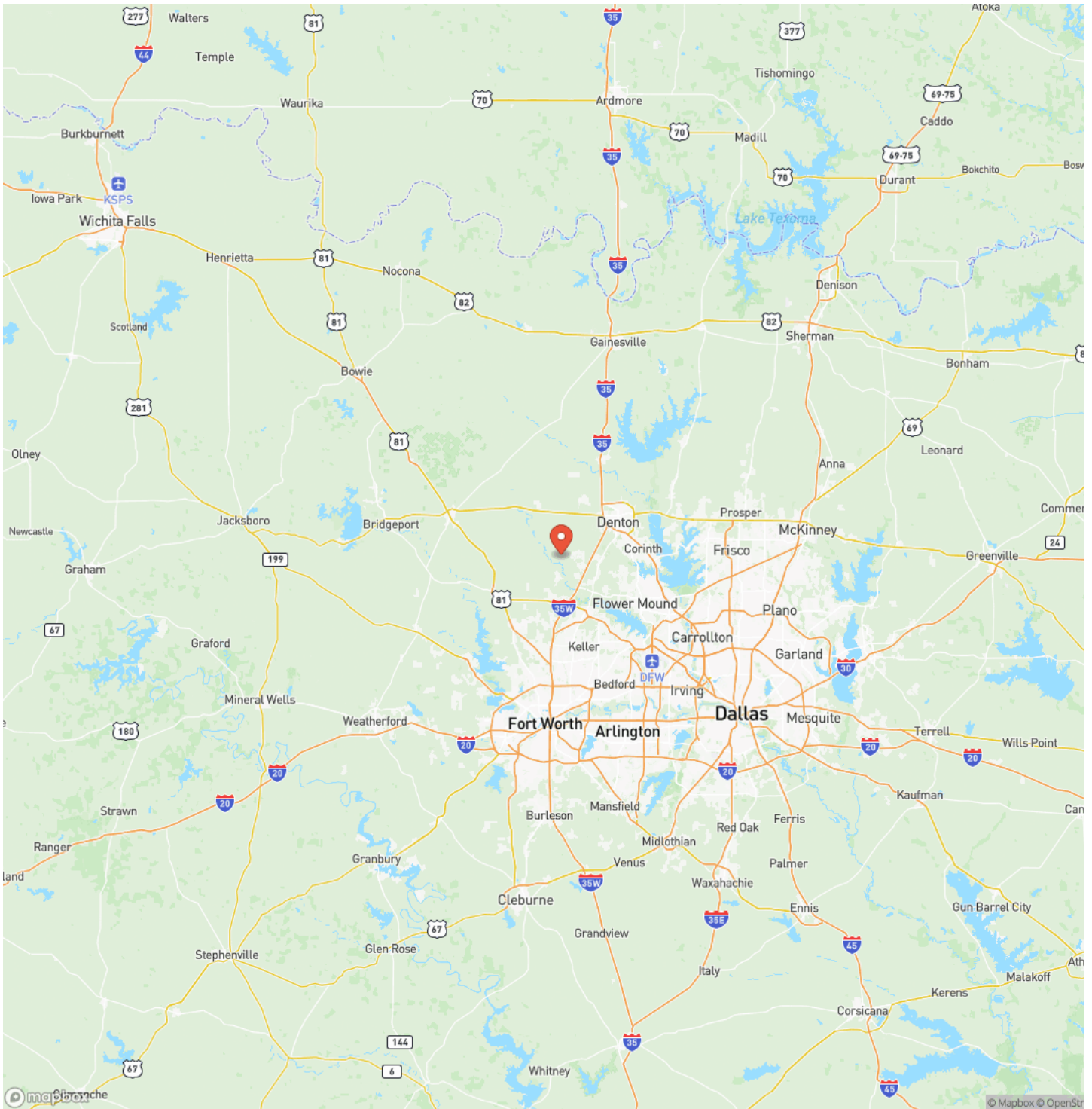


Locator Map

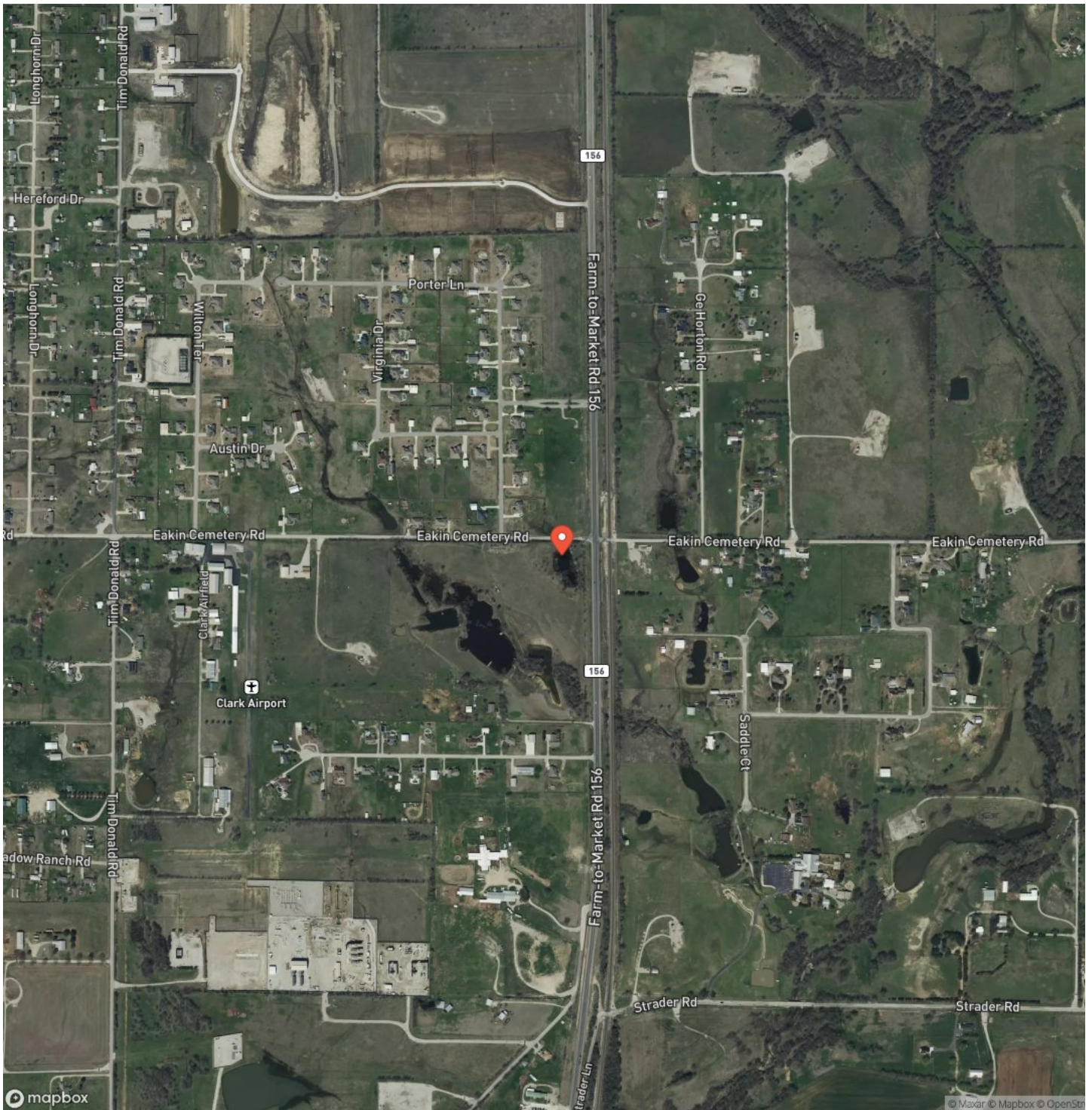


DISH, TX / Denton County

Locator Map



Satellite Map



TBD 6.35 Acres S Fm 156 Dish, TX 76247
DISH, TX / Denton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Sparks

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(940) 535-8690

Office

(940) 565-8326

Email

jared@northtexasrealestate.com

Address

3311 I-35

City / State / Zip

NOTES

[illegible]

DISCLAIMERS

Full copy of Town of Dish Zoning regulations available in documents. Red painted T Posts on the property represent the survey points of the property boundary. Per Ponder water, 6 inch waterline on FM 156 side of subject property but is fed by a 4 inch, discuss with Dish planning and zoning, and Ponder water for capacity requirements for buyers future use. No Sewer. Survey located in docs. Red T post on east fence line nearest corner is marking a water tap. Atmos Gas line running North and South near fence line.



Newland Real Estate
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