

Land For Sale

+/- 2.17 AC

1314 TX-16
GRAHAM, TX 76450

REDUCED PRICE



LANCARTE
COMMERCIAL

Sarah LanCarte CCIM, SIOR
sarah@lancartecre.com
817.228.4247

Katie Reasons
kreasons@lancartecre.com
817.233.0255

Jenny Carlstrom
jcarlstrom@lancartecre.com
817.733.8251

Land For Sale - +/- 2.17 AC

1314 TX-16
Graham, TX 76450



SALES PRICE **\$700,000.00**

PROPERTY FEATURES

- +/- 2.17 Acres
- All Utilities to Site
- Retail Commercial Zoning

DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population:	8,660	11,321	13,118
Average Income:	\$74,173	\$75,309	\$77,423
Employment:	3,895	6,484	7,858
TX State Hwy 16:	15,629 VPD		
Elm Street:	12,030 VPD		

LOCATION OVERVIEW

This property is located off of Texas Hwy 16 in Graham, TX. This location provides easy access to Texas Hwy 16, Hwy 380, Hwy 67 and Hwy 180. This site also surrounded by well-known food establishments, hotels, and retailers such as, United Supermarkets, Whataburger, Taco Casa, Golden Chick, Braums, Dairy Queen, Taco Bell, McDonald's, Pizza Hut, Best Western, Grahams Medical District, and many more.



RELENTLESSLY PURSUING WHAT MATTERS.

Sarah LanCarte CCIM, SIOR
sarah@lancartecre.com | 817.228.4247

Katie Reasons
kreasons@lancartecre.com | 817.233.0255

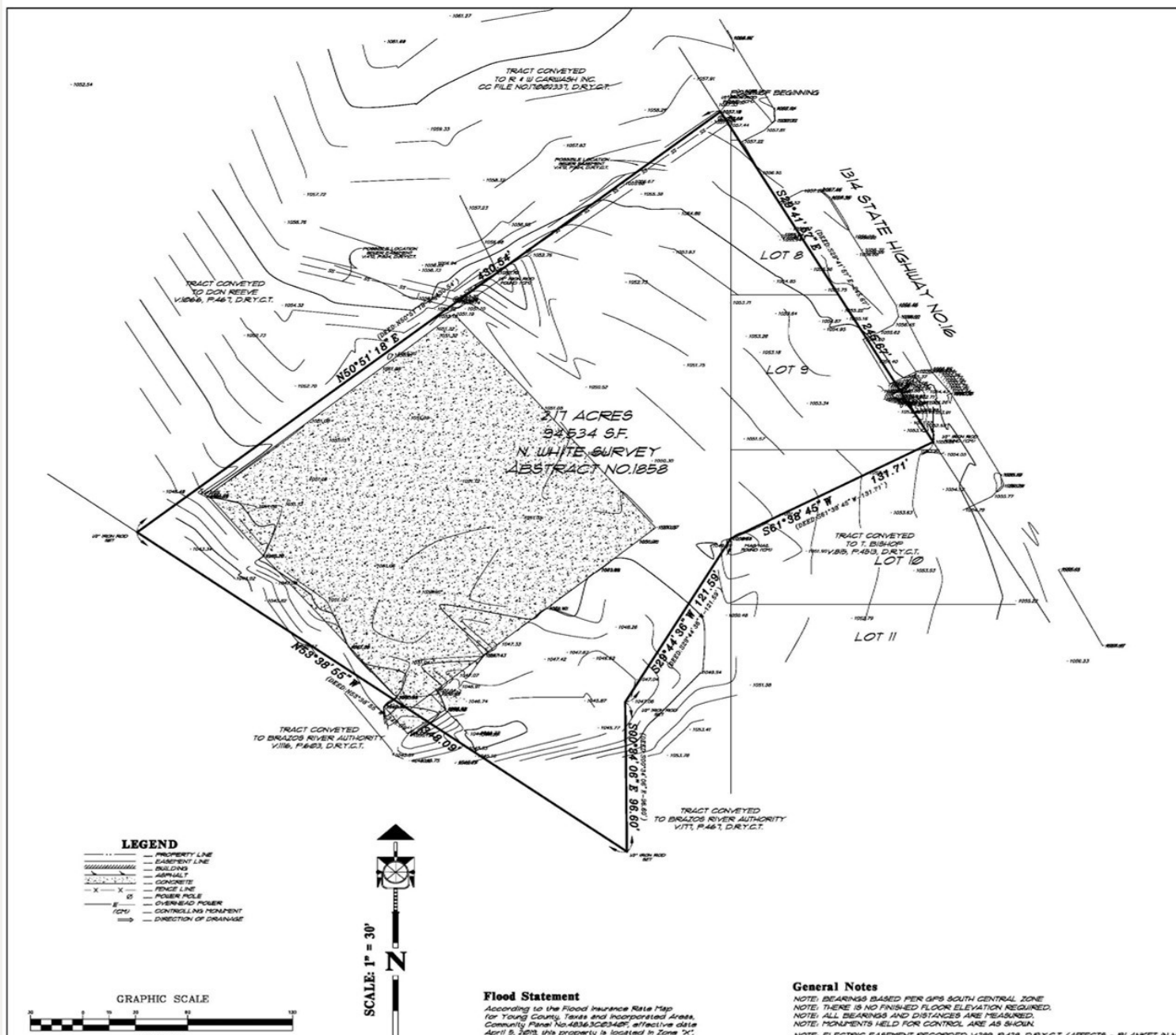
Jenny Carlstrom
jcarlstrom@lancartecre.com | 817.733.8251

LanCarteCRE.com
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107

Land For Sale - +/- 2.17 AC

1314 TX-16
Graham, TX 76450

SURVEY



Sarah LanCarte CCIM, SIOR
sarah@lancartecre.com | 817.228.4247

Katie Reasons
kreasons@lancartecre.com | 817.233.0255

Jenny Carlstrom
jcarlstrom@lancartecre.com | 817.733.8251

LanCarteCRE.com
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107



RELENTLESSLY PURSUING WHAT MATTERS.

Land For Sale - +/- 2.17 AC

1314 TX-16
Graham, TX 76450

PHOTOS



Sarah LanCarte CCIM, SIOR
sarah@lancartecre.com | 817.228.4247

Katie Reasons
kreasons@lancartecre.com | 817.233.0255

Jenny Carlstrom
jcarlstrom@lancartecre.com | 817.733.8251

LanCarteCRE.com
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107



RELENTLESSLY PURSUING WHAT MATTERS.



LANCARTE

COMMERCIAL

Sarah LanCarte CCIM, SIOR
sarah@lancartecre.com | 817.228.4247

Katie Reasons
kreasons@lancartecre.com | 817.233.0255

Jenny Carlstrom
jcarlstrom@lancartecre.com | 817.738.8251

LanCarteCRE.com
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107



RELENTLESSLY PURSUING WHAT MATTERS.

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2023 LanCarte Commercial Real Estate, LLC.