



REO SALE
VALUE ADD STRIP CENTER
±23 ACRES LAND

For Sale:
504 TX-276
West Tawakoni, Texas 75474

VENTURE

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Metrics

REO Sale
West Tawakoni, TX

Location

West Tawakoni, Hunt County, TX

Size

Strip Center	Land
14,150 SF	±23 Acres

Zoning

C-Commercial

Traffic Counts

Hwy 276
9,369 VPD

Property Highlights

1. 14,150 SF strip with month to month leases generate cash flow with value add lease up potential
2. Development ready land zoned commercial with City utilities running the length of the site along Hillcrest road
3. Adjacent to Wichita Bay Estates a 70 acre 104 lot gated lake front subdivision delivering 2026
4. 1 hour East of Dallas in rapidly growing Hunt County which had over 2,000 housing permits filed from 2024-2025
5. West Tawakoni sits on the 4th largest lake in Texas, a lifestyle community that has seen 32.68% population growth since 2020
6. 6.5 miles from Core Scientific 430 MW data center campus, opening 2027, will add 950 jobs and millions in tax revenue to Hunt County
7. New concrete parking lot with great visibility and access

DEER RUN GOLF CLUB • TAWAKONI MARINA • CORE SCIENTIFIC DATA CENTER
WICHATA BAY ESTATES • LAKE TAWAKONI STATE PARK

Area Attractions

Demographics

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2025 Demographic Summary

	3 MILES	5 MILES	10 MILES
EST. POPULATION	5,421	15,832	35,928
EST. DAYTIME POPULATION 16+	2,415	6,768	14,695
EST. AVG. HH INCOME	\$84,336	\$84,841	\$97,493

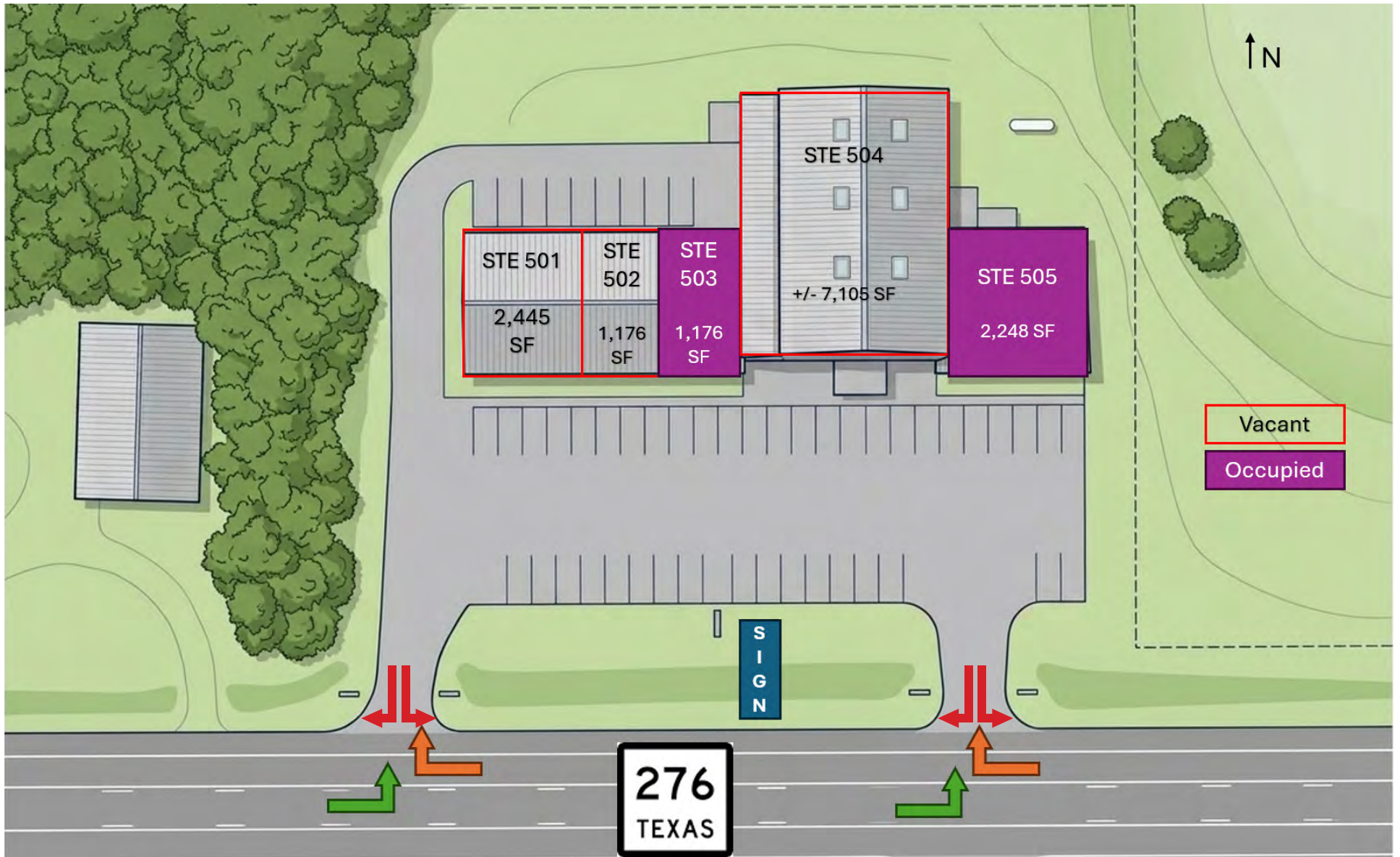
DFW Map

REO Sale
West Tawakoni, TX



Site Plan

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West Tawakoni, TX



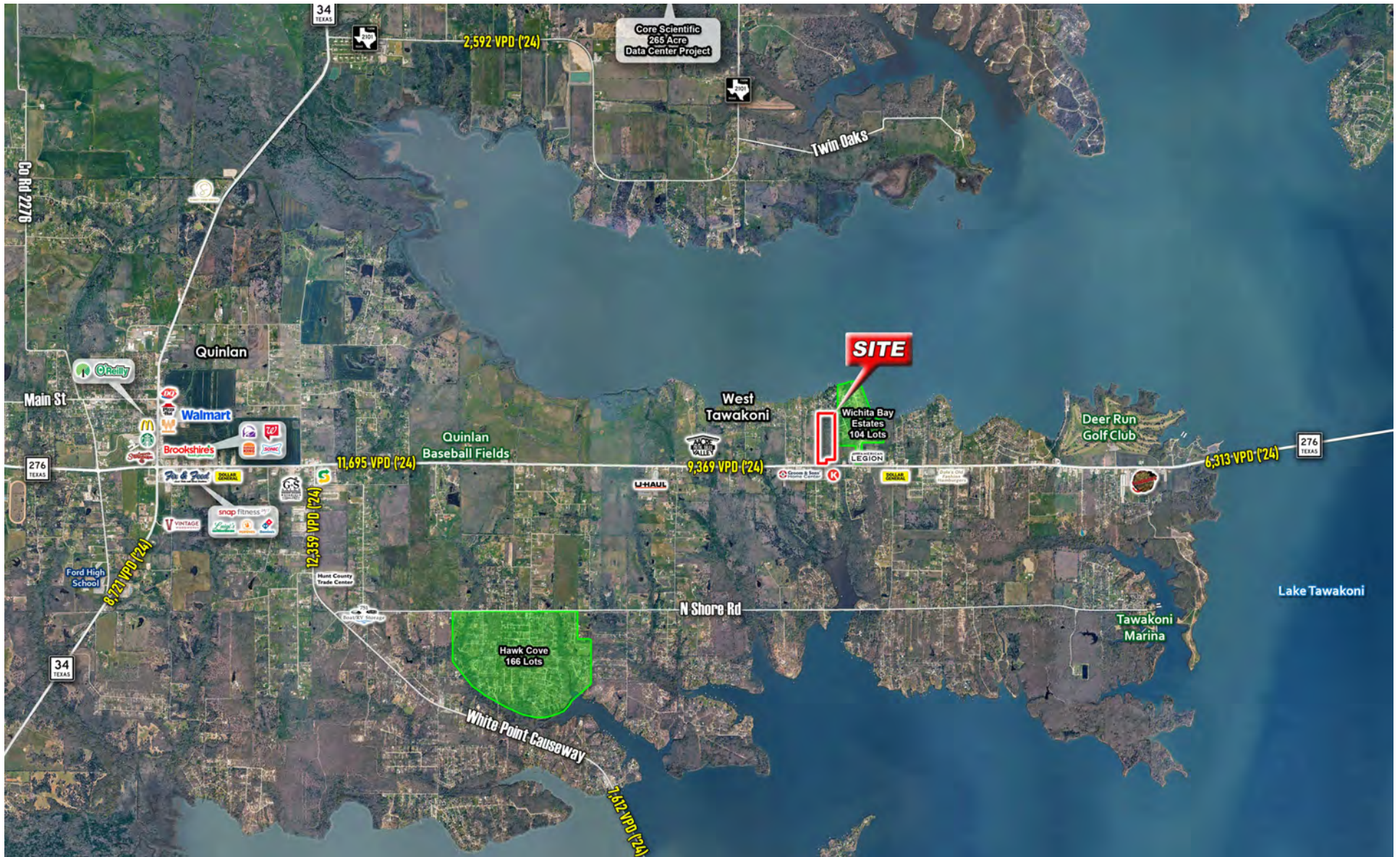
Close Aerial

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Far Aerial

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Oblique

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Photos

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