

Roger Chambers, Broker



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You can Trust the Market Team

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Great commercial opportunity for restaurant, hotel, etc. Triple net ground lease for \$500/mo in Wharton, Texas, with 11-12k cars a day along FM 1301 per 2013 TXDOT traffic maps. The highest traffic count inside town! Property is located between traffic lights and CVS, O'Reilly, Sonic, etc, has lower speed limit, four lane road with middle turn lane. Access via right of way easement. No zoning, building permit required as well as set back from planning department. Seller is licensed real estate broker in the state of Texas. For more info call Roger Chambers at 979-830-7708.

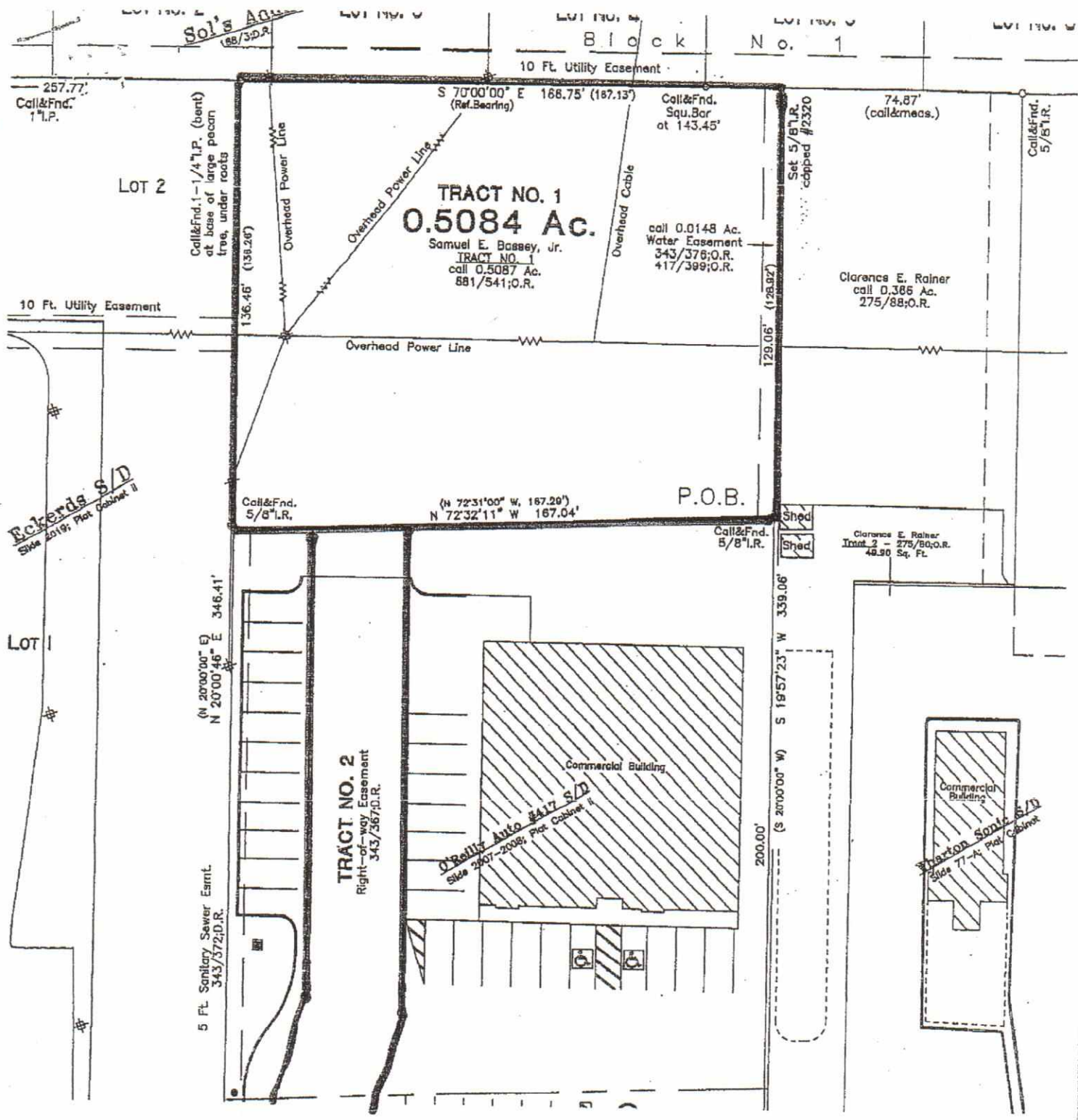


\$500/mo



200 W Boling Hwy. Wharton, TX 0.5084 acres w/easement

- In Wharton, TX
- Growing area
- High traffic
- Commercial potential
- Paved rd frontage



200 W Boling Hwy Wharton, TX

LINES ARE AN APPROXIMATION OF BOUNDARIES

Legend



Google earth
200 W Boling Hwy

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100 ft