

.9055 acres North & South Main St.

Presented by
R & W Real Estate, INC.

North & South Main, Stafford, TX 77477



Price: \$1,055,000

This tract has it all, traffic counts, visibility and access from two major thoroughfares. Excellent opportunity for purchase of One of a kind, dual frontage on N. & S. Main, Stafford, TX. The site is .9055 acres+/- or 39,443.58 s.f., N. Main is .4955 and is vacant land and S. Main tract .41 acres or 17,859 s.f. being sold together. The South Main tract has four improvements. None of the current improvements represent the "Highest & Best Use" Buyer will need to verify uses with city of Stafford. Two large concrete curb cut aprons providing direct access to the site are located on S. Main.

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Only tract on Stafford island "For Sale" with dual frontage on N. and S. Main. Excellent traffic counts, visibility for commercial use. Island zoning commercial uses, verify use with city. Two tracts being sold together. Sign located on N. Main tract. .4955 ac. vacant land on N. Main, .41ac. on S. Main. Superior ingress egress with frontage Roads, large curb cut aprons providing direct access to subject. Four Improvements on S. Main tract, 3 trailers are "grandfathered" and will not be legal uses to new owner. Buyer must confirm legal uses with city of Stafford. New Survey will be Buyer expense.

Dual Frontage on North and South Main, Excellent traffic counts

Claudia Wright

claudiaw@rwrealestate.com

(281) 238-0444

R & W Real Estate, INC.

310 Morton St
Richmond, TX 77469

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Property Photos



Interior view of N. Main



Frontage on S. Main

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Property Photos



View of S. Main & Access road



View of large apron access to S. Main

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Property Photos



View of access rd. & curb cuts



Metal Building facing north

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Location

