



409 W. Main Street

Commercial Land for Sale — Whitehouse, Texas 75791

0.745 ACRES

±32,452 SF

208' FRONTAGE

W. Main St. (FM 346)

\$160,000

\$4.93 / SF

PROPERTY HIGHLIGHTS

High-Visibility Frontage

208.25' along W. Main St. (FM 346), carrying ±11,300–13,000 vehicles per day (TxDOT 2025).

Regular, Usable Shape

Near-rectangular tract, approx. 208' wide by 155'–161' deep, per 2017 survey.

Mature Trees

Large shade trees across the site add character for an office or retail user.

Access in Place

Existing concrete drive approach directly off W. Main St.

Established Corridor

Neighbors established office and commercial uses; across from a Whitehouse ISD campus and stadium.

Zoned C-L • Utilities On Site

Retail/Office Low Intensity zoning. Priced as land — no value given to the old house, which will need to be moved, removed or fully remodeled.



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PROPERTY DETAILS

Sale Price	\$160,000
Land Area	0.745 AC (±32,452 SF)
Price / SF	\$4.93
Price / Acre	\$214,765
Frontage	208.25' on FM 346
Depth	155' – 161'
Traffic (W. Main)	±11,300–13,000 VPD
Traffic (SH 110)	±22,500 VPD
Zoning	C-L (Retail/Office Low Intensity)
Utilities	On site
County	Smith
Legal	Abst A0364 M Gutteriez, Tract 28A S02

LOCATION OVERVIEW

The site sits on W. Main Street (FM 346) in Whitehouse, a growing Smith County community just southeast of Tyler. It is flanked by established office and commercial uses and faces a Whitehouse ISD campus and stadium, giving steady daily traffic past the frontage.

Zoned C-L for low-intensity retail and office, with utilities on site — well suited for an owner-user office, professional services or small retail.

The property is priced as land; no value has been given to the existing old house, which will need to be moved, torn down or completely remodeled.

SURVEY NOTES

Boundary survey by Walker Land Services, Inc., November 2017.

15' × 30' TXU easement at the northeast corner.

Survey available upon request.

Traffic counts: TxDOT 2025 AADT.



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