



For Sale on Market

**\$190,000**

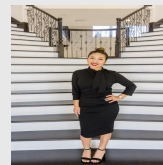
Call 7138840322 Today!

## 0000 S OAK ST, ECTOR, TX 75439

Prime Commercial property in Growing Fannin County! Capitalize on the rapid expansion of Ector with this strategic 3+ acre gem. Boasting approximately 273 feet of high-visibility frontage on Highway 56, this property is perfectly positioned for the investor looking ahead. The City of Ector is currently exploring plans to rezone this entire block for commercial use, offering a rare ground-floor opportunity for retail, office, or mixed-use development Buyers to verify with City. With no floodplain issues and a clean, slate accented by mature trees, the site prep is already steps ahead. As Fannin County continues its upward trajectory, securing highway-frontage acreage like this is a move for long-term value. Don't wait for the signs to go up elsewhere—invest where the growth is headed. Ideal For: Retail, professional offices, or long-term land hold. Fannin County is moving fast—ensure your business or investment has a front-row seat.

### GENERAL DESCRIPTION

**Subdivision:** John H Pierson Surv Abs #867  
**Property Type:** Land / Unimproved Land  
**Lotsize:** 141,918  
**MLS# / Area:** NTREIS-21195957



Presented By  
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Listing Broker  
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0000 S Oak St, Ector, TX 75439

Visit <https://www.har.com/NTREIS-21195957> for more information