

MIDWEST LAND GROUP PRESENTS

2.33 ACRES IN

NACOGDOCHES COUNTY TEXAS

4925 NORTHWEST STALLINGS DRIVE, NACOGDOCHES, TX



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY COMMERCIAL LOT ON NACOGDOCHES' NW LOOP – FENCED, ZONED & READY

This 2.33 +/- acre tract on the Northwest Loop (Loop 224) in Nacogdoches offers a rare combination of size, visibility, and readiness in one of the fastest-growing commercial corridors in East Texas. The land is flat, fully cleared, and entirely fenced — heavy-duty barbed wire along three sides and attractive pipe fencing along the road frontage — giving the property strong curb appeal and immediate usability for a wide range of commercial, retail, storage, or light-industrial uses.

The sale includes two existing structures: an approximately 500 square foot metal shop/building and an approximately 500 square foot older office building. Both convey with the land, giving a buyer built-in flexibility for a site office, storage, or a working shop from day one while a larger development plan comes together.

The property sits on the Northwest Loop with direct feeder road frontage, in the heart of Nacogdoches'

primary commercial corridor — near the North Street/ Loop 224 retail hub (anchored by Walmart Supercenter) and minutes from Nacogdoches Medical Center and Stephen F. Austin State University. TxDOT is investing roughly \$87 million in a Loop 224/US 59 interchange upgrade nearby, with completion targeted for late 2026 into 2027, and has identified the Loop 224 North segment for future improvements as well — signaling continued growth in traffic and development along this corridor. Nacogdoches itself continues to see modest, steady population and employment growth, supporting long-term demand for well-located commercial sites like this tract.

Ideally, this property will be used as a retail or service commercial development, contractor or equipment yard, storage/self-storage, auto or trailer sales, light industrial or fabrication, or an owner-user business seeking loop visibility with room to expand.



PROPERTY FEATURES

COUNTY: **NACOGDOCHES** | STATE: **TEXAS** | ACRES: **2.33**

- 2.33 acres — flat, cleared, and ready to build
- Parcel ID: 84789
- Approximately 390 feet of road frontage
- Fenced on all sides: barbed wire (3 sides) plus pipe fencing along the road frontage
- Two buildings convey with the sale — a ~500 square foot metal shop and a ~500 square foot office building
- Excellent ingress/egress with direct feeder road
- access off Loop 224
- Commercial zoning already in place
- Electric service installed on site
- City of Nacogdoches water and sewer available
- Not located in a flood zone
- Heavy exposure — The TPP Statewide Traffic Count Map reports average daily traffic (AADT) of 22,100 vehicles on this stretch of Loop 224
- Annual property taxes: approximately \$1,750/year



METAL SHOP AND OFFICE BUILDING

The sale includes two existing structures: an approximately 500 square foot metal shop/building and an approximately 500 square foot older office building. Both convey with the land, giving a buyer built-in flexibility for a site office, storage, or a working shop from day one while a larger development plan comes together.



COMMERCIAL ZONING



FENCING



ROAD FRONTAGE

The property sits on the Northwest Loop with direct feeder road frontage, in the heart of Nacogdoches' primary commercial corridor. TxDOT is investing roughly \$87 million in a Loop 224/US 59 interchange upgrade nearby, with completion targeted for late 2026 into 2027, and has identified the Loop 224 North segment for future improvements as well — signaling continued growth in traffic and development along this corridor.



ADDITIONAL PHOTOS

EDITED PHOTO - Showing property with portable buildings removed.



AERIAL MAP



Boundary Center: 31° 39' 19.4, -94° 40' 50.89

0ft 148ft 297ft



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**Nacogdoches County
Texas**



3/12/2026

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 408.9
Max: 419.0
Range: 10.1
Average: 412.2
Standard Deviation: 2.13 ft

0ft 164ft 328ft

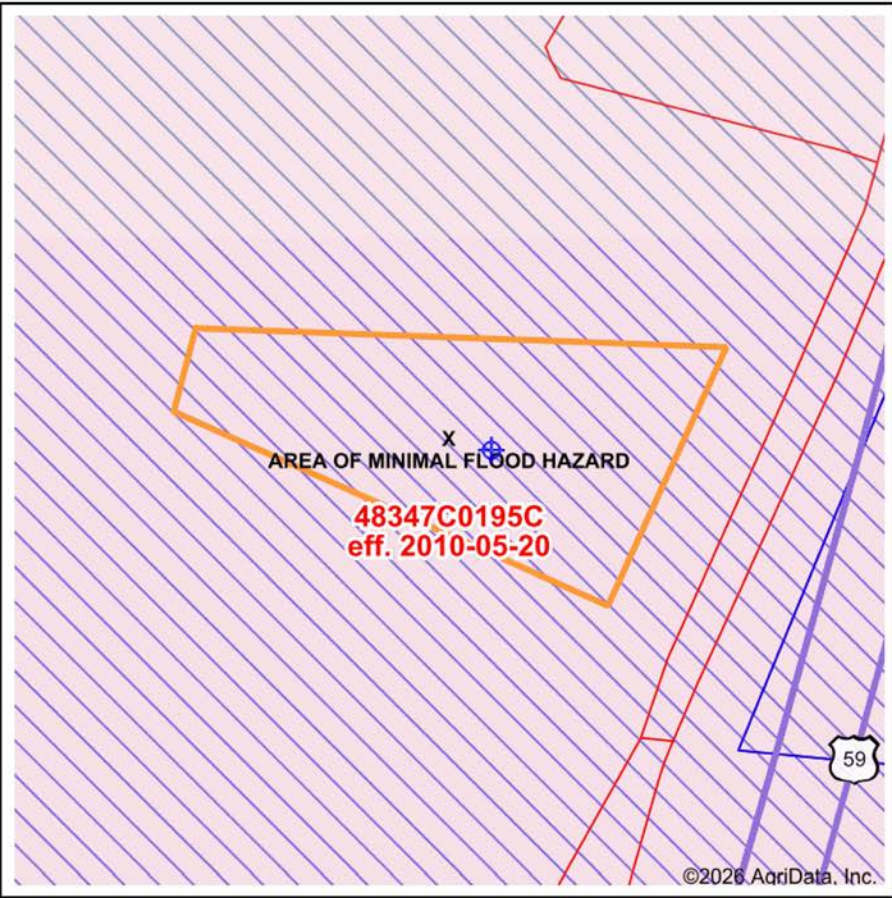


3/12/2026

Nacogdoches County
Texas

Boundary Center: 31° 39' 19.4, -94° 40' 50.89

FEMA MAP



Map Center: 31° 39' 19.61, -94° 40' 50.86
State: TX Acres: 2.33
County: Nacogdoches Date: 7/17/2026
Location:
Township: Nacogdoches

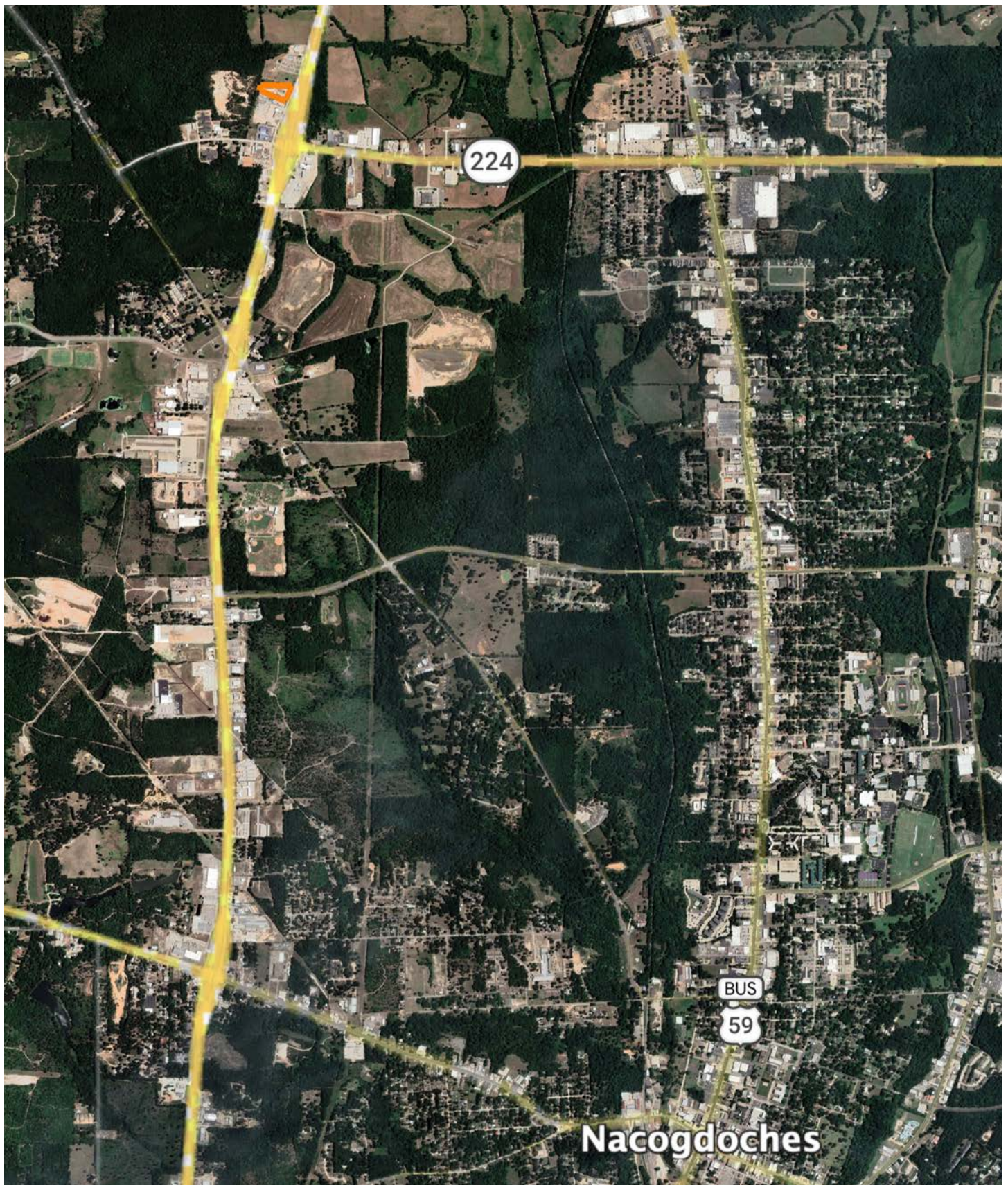


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Name		Number	County	NFIP Participation	Acres	Percent
CITY OF NACOGDOCHES		480497	Nacogdoches	Regular	2.33	100%
Total					2.33	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		2.33	100%
Total					2.33	100%
Panel		Effective Date			Acres	Percent
48347C0195C		5/20/2010			2.33	100%
Total					2.33	100%

OVERVIEW MAP



AGENT CONTACT

Born and raised in East Texas, Mike grew up hunting on family land passed down through generations, developing a profound appreciation for land stewardship, wildlife management, and the rural way of life. With degrees in Geology and Natural Sciences from Stephen F. Austin State University, Mike possesses a scientific understanding of land, soil, and water resources that helps him evaluate properties with precision. Before transitioning to real estate, he spent over a decade as an educator and leader, teaching high school science and later serving as an assistant principal. His leadership experience instilled in him the ability to listen, problem-solve, and communicate effectively—skills he now applies to guiding clients through the complexities of buying and selling land.

Beyond real estate, Mike owns Reel Texas Outdoors, a business specializing in bait fish traps and fish-holding cages for anglers. His expertise in deer hunting, bass fishing, trapping, and land management makes him a trusted resource for clients looking to maximize their property's potential. Committed to honesty, attention to detail, and personalized service, Mike works with integrity and dedication to help clients achieve their landownership goals.

When he's not working with clients, Mike enjoys bowhunting whitetails, fishing, and spending time with his wife, Jessica, and their two sons, Wyatt and Easton. He is an active member and elder at Fredonia Hill Baptist Church in Nacogdoches and believes in serving others with the same passion and commitment he brings to every land transaction.

If you're looking for an agent who truly understands land, values relationships, and works tirelessly to get results, Mike Smith is ready to help you find your perfect property or get top dollar for your land.



MIKE SMITH

LAND AGENT

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