

SALE

2077 NORTH STATE HIGHWAY 78

2077 North State Highway 78 Farmersville, TX 75442

SALE PRICE

\$1,700,000



COLDWELL BANKER
COMMERCIAL
REALTY

Darrin Coles CCIM

469 794 6080

TX #755167

Cristie Coles

469 794 6080

TX #0628110

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

At the heart of this property is a versatile barn dominium, ingeniously designed to serve as both a home and an auto repair shop. The expansive 4500 square foot structure is divided into a well-equipped 3000 square foot auto repair shop and a spacious 1500 square foot, two-story home. This seamless integration of living and working spaces provides the ideal setup for entrepreneurs, hobbyists, or those seeking a convenient and efficient lifestyle.

The auto repair shop features ample space for multiple vehicles, high ceilings, and all the essentials for running a successful automotive business. The residential area, thoughtfully designed over two stories, offers comfort and modern amenities, making it a perfect retreat after a day's work.

OFFERING SUMMARY

Sale Price:	\$1,700,000
Number of Units:	1
Building Size:	4,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	15	67
Total Population	15	45	198
Average HH Income	\$87,126	\$87,246	\$86,985

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Located with easy access to major highways, this property combines the tranquility of country living with the convenience of proximity to town amenities. Whether you're looking to expand your business, live where you work, or invest in a multifunctional property, 2077 State Highway 78 N promises endless potential and opportunity.

LOCATION DESCRIPTION

Discover the unique opportunity at 2077 State Highway 78 N, Farmersville, TX. Nestled in the ETJ of Farmersville in the thriving Collin County, this exceptional property offers a blend of residential comfort and business functionality on approximately 3.34 acres.

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PROPERTY HIGHLIGHTS

- * In Farmersville, TX. ETJ
- * Traffic Counts over 7K
- * Turn Key Auto Repair Operation



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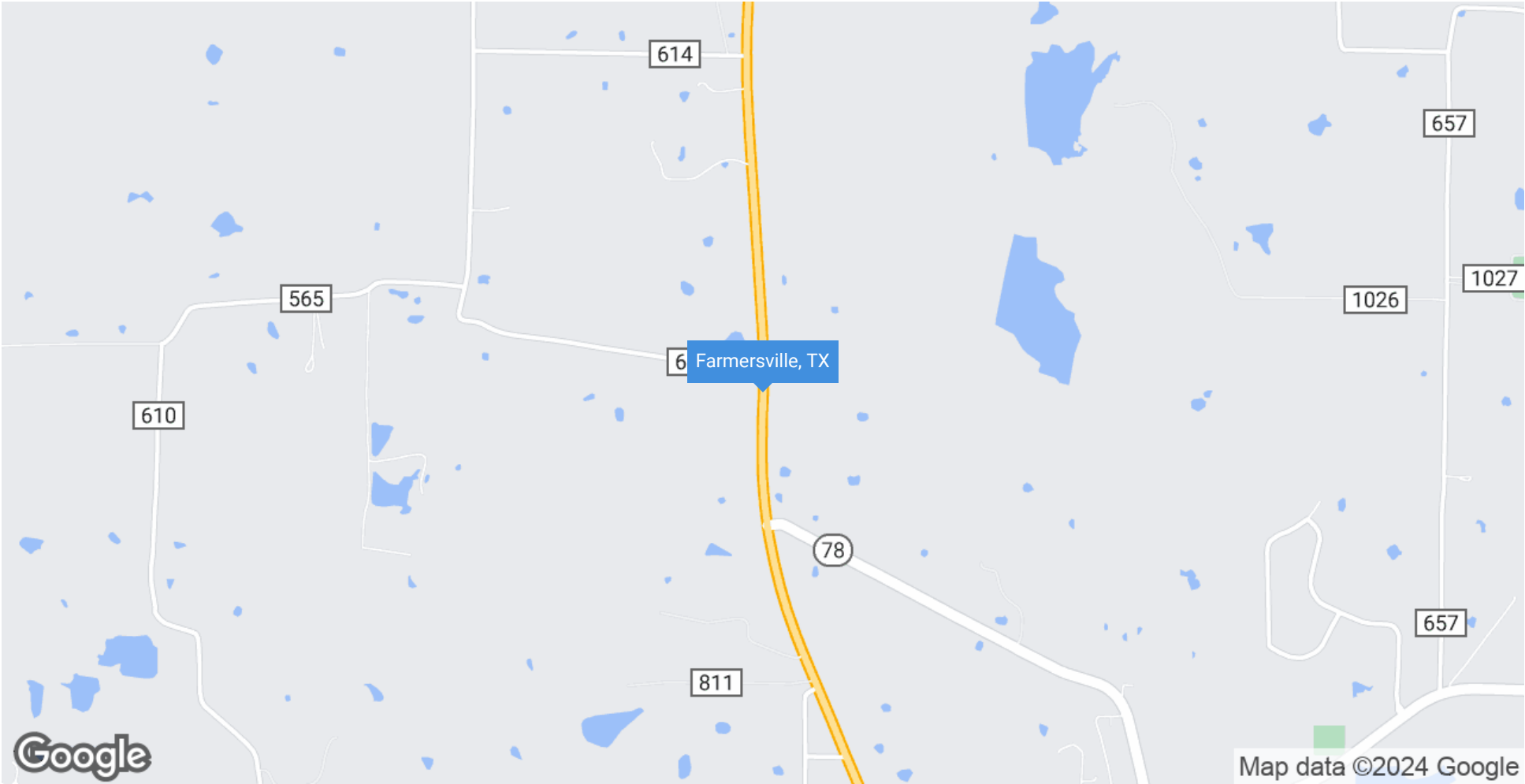


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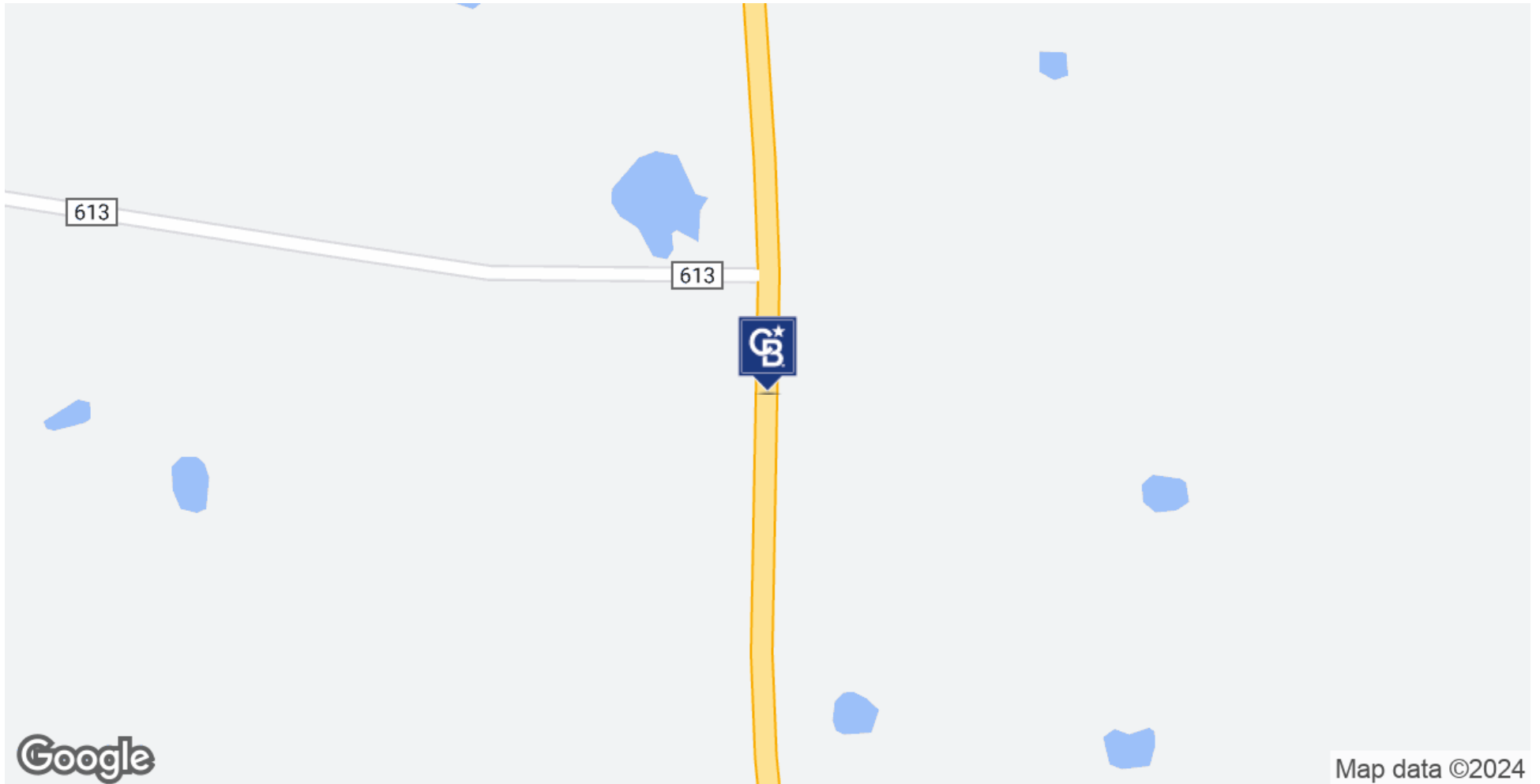
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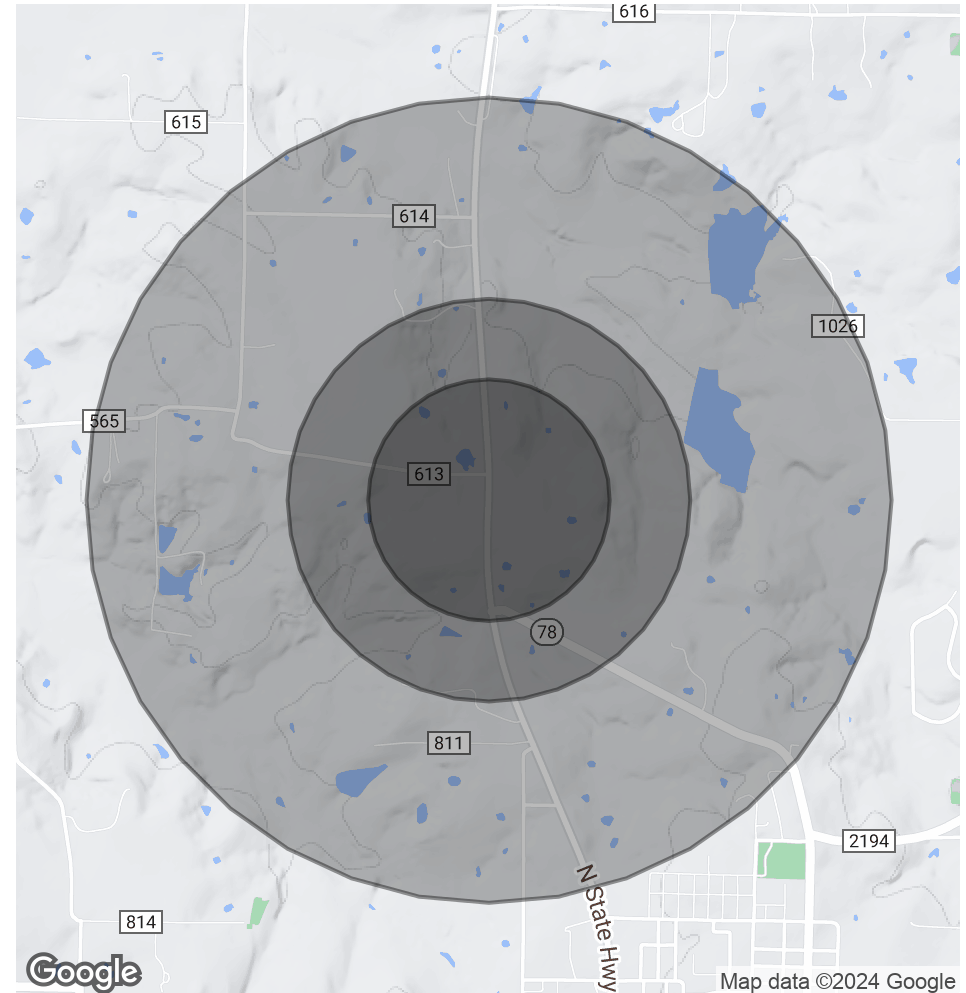
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	15	45	198
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	15	67
# of Persons per HH	2.5	3	3
Average HH Income	\$87,126	\$87,246	\$86,985
Average House Value	\$418,769	\$415,683	\$422,405

Demographics data derived from AlphaMap



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DARRIN COLES CCIM

Commercial Sales and Leasing

darrin.coles@cbrealty.com

Direct: **469.794.6080**

TX #755167

PROFESSIONAL BACKGROUND

Darrin Coles was born in Longview Texas and grew up in North Texas and Southwest Missouri. He attended Kemper Military College Graduating Kum Laude in 1993. He attended Troy State University Sorrell College of Business. He is the owner of D.R. Coles LLC. The company is designed around helping businesses improve marketing through utilizing web design, social media presence improvements, potential rebranding, and capital analysis to improve learner profit performance.

Prior to real estate, Darrin served with the United States Army as a Military Police Officer with four overseas deployments. Twelve years as the GM of Cracker Barrel in Branson MO where he received the coveted Uncle Herschel Award. Three Years as the COO of D&D Entertainment that provided performers for AM Resorts. Three Years as a Financial Advisor for Modern Woodmen of America, and then he began D.R. Coles LLC assisting local small businesses in the Southwest MO area. His business helped small business owners increase clients, run leaner, increase brand awareness, and improve systems in accounting.

Coldwell Banker Commercial Realty

4701 W Parker Ste 650

Plano, TX 75093

972.596.9100

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CRISTIE COLES

Comm Sales Associate

Cristie.Coles@cbsfw.com

Direct: **469.794.6080**

TX #0628110

PROFESSIONAL BACKGROUND

Cristie Coles is a commercial realtor in the Dallas/Forth area specializing in industrial sales. She has been in the real estate industry since 2013 when she joined Coldwell Banker Realty under the Pegasus Property Group. Cristie is highly knowledgeable of the DFW market and is an expert in industrial sales. She works closely with her clients to make sure their goals are met, no matter how big or small.

Cristie has established a strong network of industry contacts and resources which she uses to her advantage when helping her clients. Cristie loves what she does and is dedicated to helping her clients achieve success. She is always looking for ways to improve her craft and ensure that she is providing the best service possible.

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

COLDWELL BANKER COMMERCIAL Realty	0420132	JOANNE.JUSTICE@CBDFW.COM	(972)906-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joanne H Justice	0159793	JOANNE.JUSTICE@CBDFW.COM	(972)906-7700
Designated Broker of Firm	License No.	Email	Phone
Frank Obringer	0739974	FRANK.OBRINGER@CBDFW.COM	(972)249-8800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Darrin R Coles	0755167	DARRIN.COLES@CBREALTY.COM	(469)794-6080
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

Representative