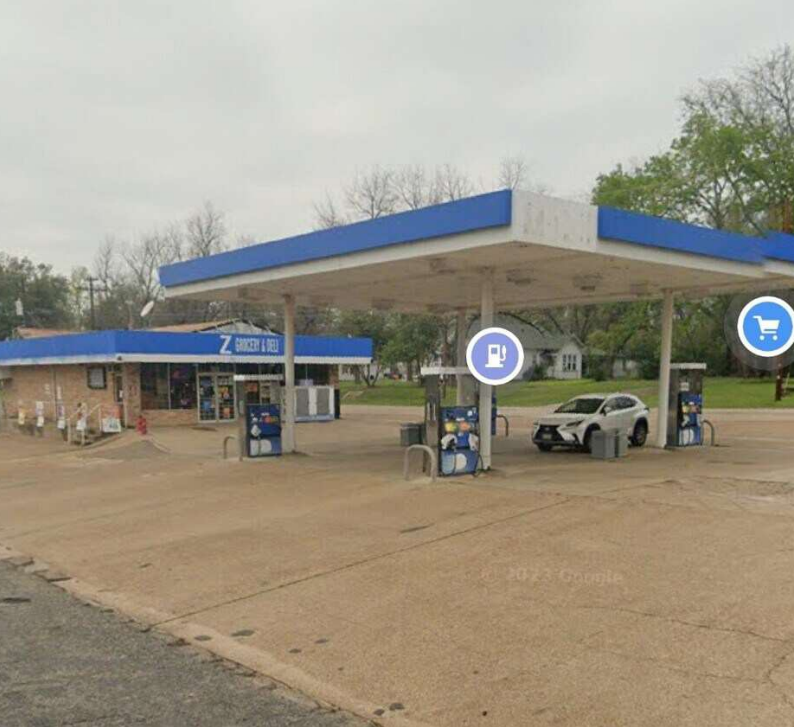


Z-GROCERY & DELI | FOR SALE

680 W BROAD ST, MINEOLA, TX 75773



Property Description

Introducing a prime investment opportunity! This exceptional 1,960 SF building, ideally zoned C-2, is poised for success in the thriving Mineola area. With a strategic location and strong curb appeal, this property is ready to explode with fuel pump restoration. A currently thriving C-Store in a sought-after area with high visibility, this property presents an enticing prospect for retail investors seeking a lucrative value added opportunity. Don't miss the chance to capitalize on this desirable investment in the vibrant Mineola location!

Property Highlights

- 1,960 SF building
- High visibility
- C-Store with fuel ready to be activated after repairs
- Strategic location on Hwy 80 near Lake Holbrook
- Strong curb appeal
- Prominent street frontage

FOR MORE INFORMATION:



RON BROWN
PRINCIPAL
936.689.7228
RON@TX-CRG.COM

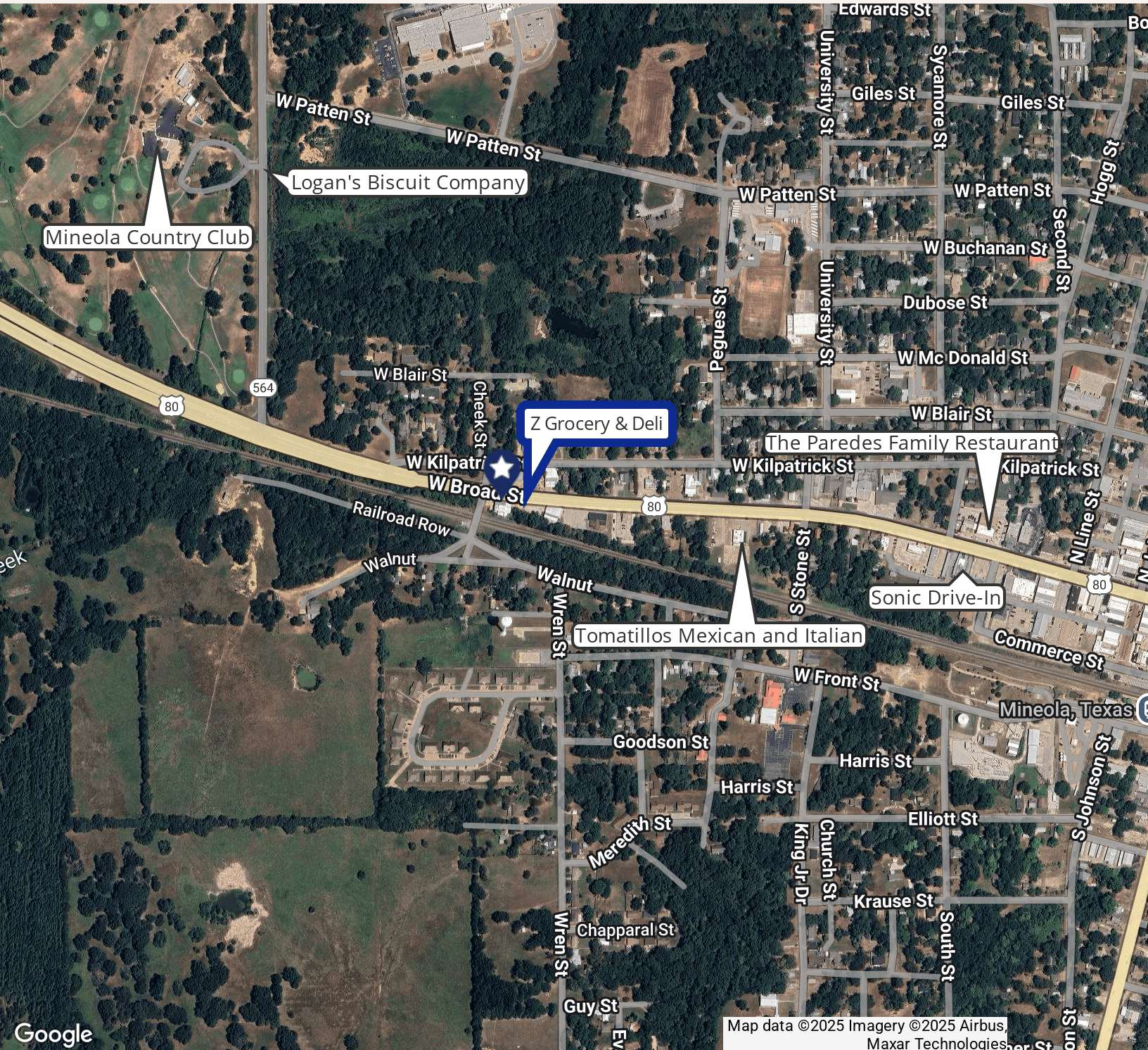
Offering Summary

Sale Price:	\$1,250,000
Lot Size:	16,049 SF
Building Size:	1,960 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	147	373	1,028
Total Population	391	993	2,724
Average HH Income	\$68,291	\$70,417	\$78,704

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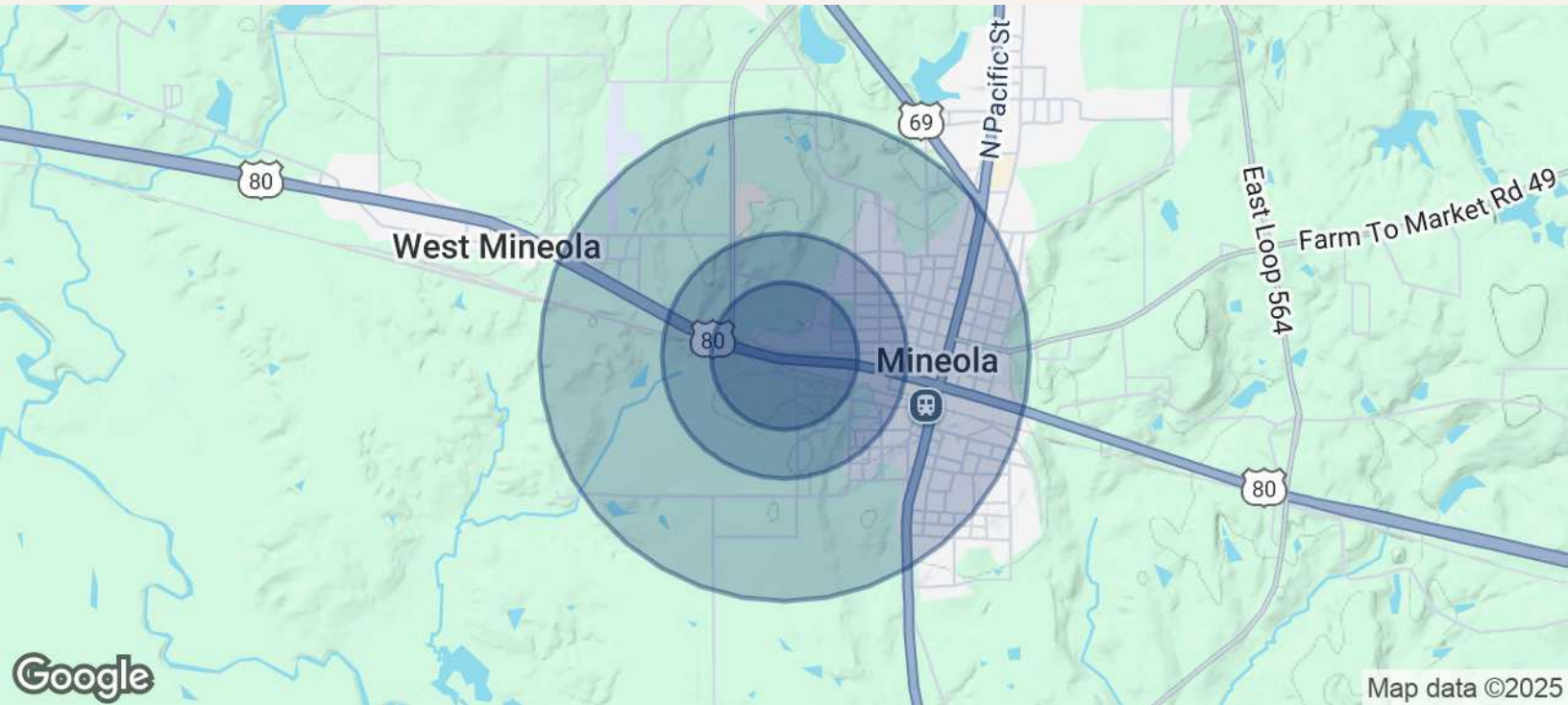
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680 W BROAD ST, MINEOLA, TX 75773



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	391	993	2,724
Average Age	38	40	41
Average Age (Male)	37	38	40
Average Age (Female)	40	41	43
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	147	373	1,028
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$68,291	\$70,417	\$78,704
Average House Value	\$141,475	\$148,488	\$159,807

Demographics data derived from AlphaMap

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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.

Texas Commercial Realty Group, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Bryan Roberts

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Sales Agent/Associate's Name

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(979)219-0819

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Phone

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