

Modern Space in Farmersville

FOR LEASE



Veterans Benefit
Realty Group

VBRG, LLC.

Brad Tiegs

Broker/Owner



214-460-8234

Brad@vbrg.net

www.vbrg.net



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Discover the charm of Farmersville, a vibrant town offering a fantastic shopping and dining experience. Explore diverse businesses along Hwy 78 and downtown on the square, or enjoy a stroll along the Chaparral Trail. Visit historic sites like the Bain-Honaker House, the Farmersville Museum, and the iconic Onion Shed. Enjoy our beautiful downtown square with its historic architecture, street lamps, and treasured brick streets. The Chaparral Trailhead starts at the Historic Onion Shed and City Park, offering a scenic five-mile round trip on a multi-use paved trail perfect for hiking, biking, jogging, and horseback riding. The Onion Shed features restrooms, a playground, picnic tables, and covered seating. With ample parking and easy access to our city parks and historic downtown square, Farmersville invites you to explore its rich heritage and vibrant community.

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Demographics of Farmersville



Populations and People

Total Population

12,344

P1 | 2020 Decennial Census



Employment

Employment Rate

56.0%

DP03 | 2022 American Community Survey 5-Year Estimates



Families and Living Arrangements

Total Households

4,263

DP02 | 2022 American Community Survey 5-Year Estimates



Income and Poverty

Median Household Income

\$83,251

S1901 | 2022 American Community Survey 5-Year Estimates



Housing

Total Housing Units

4,453

H1 | 2020 Decennial Census



Race and Ethnicity

Hispanic or Latino (of any race)

3,586

P9 | 2020 Decennial Census

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Prime Commercial Space Available - 4,420 sq ft - Versatile Use



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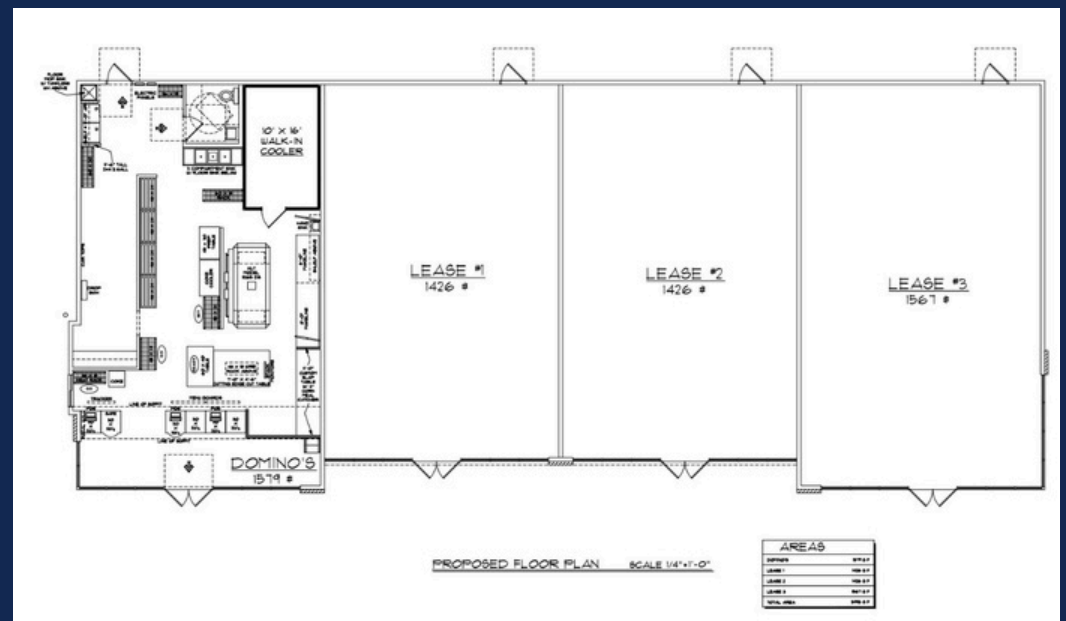
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This premier commercial property offers an expansive 4,420 square feet of versatile space, ideal for a restaurant, retail outlet, or professional office. Situated with prominent frontage on Highway 380, this location benefits from a daily traffic count exceeding 20,000 vehicles, providing exceptional visibility and accessibility.

The property features an open layout bathed in natural light, creating a welcoming atmosphere for both customers and employees. The space is adaptable to a variety of business needs, with build-out options negotiable to tailor the environment to your specific requirements.

For inquiries and to schedule a viewing, contact us today

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Information About Brokerage Services

11-2-2015



Texas law requires all real estate license holders 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

VBRG, LLC	9006188	Zombierealty@gmail.com	214-460-8234
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Tiegs	0668238	Zombierealty@gmail.com	214-460-8234
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bradley Tiegs	0668238	Zombierealty@gmail.com	214-460-8234
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

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