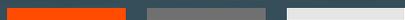


±16.22 ACRES

FOR SALE



BONHAM | FANNIN COUNTY | TEXAS
EXCLUSIVELY LISTED BY YOUNGER PARTNERS

YOUNGER
PARTNERS

SEQ SH HWY 78 & FM 273 BONHAM, TX 75418



LOCATION OVERVIEW | (OUT MAP) | ±16.22 ACRES | BONHAM, FANNIN COUNTY, TX



PROPERTY INFORMATION

SEQ HWY 78 & FM 273 I ± 16.22 AC

LOCATION

SEQ HWY 78 & FM 273

- Bonham, Fannin County, Texas
- Parcel ID- 60013/72904

INITIAL OFFERING

- Property Size
 - ± 16.22 Gross AC

CALL BROKER FOR PRICING

PROPERTY TYPE

- AG Land

PROPERTY INFORMATION

- **Current Zoning:**
 - Heavy Industrial/ETJ
- **Future Land Use:**
 - Commercial/Industrial
- **Traffic Ct:**
 - SH 78 (N/S): ± 6,047 VPD
 - US-HWY 82 (E/W): ± 9,510
- **School District:**
 - Bonham ISD
- **Utilities:**
 - **Water-** White Shed Water Supply
 - **Sewer-** City of Bonham

APPROXIMATE DISTNACE FROM

BOIS D'ARC LAKE

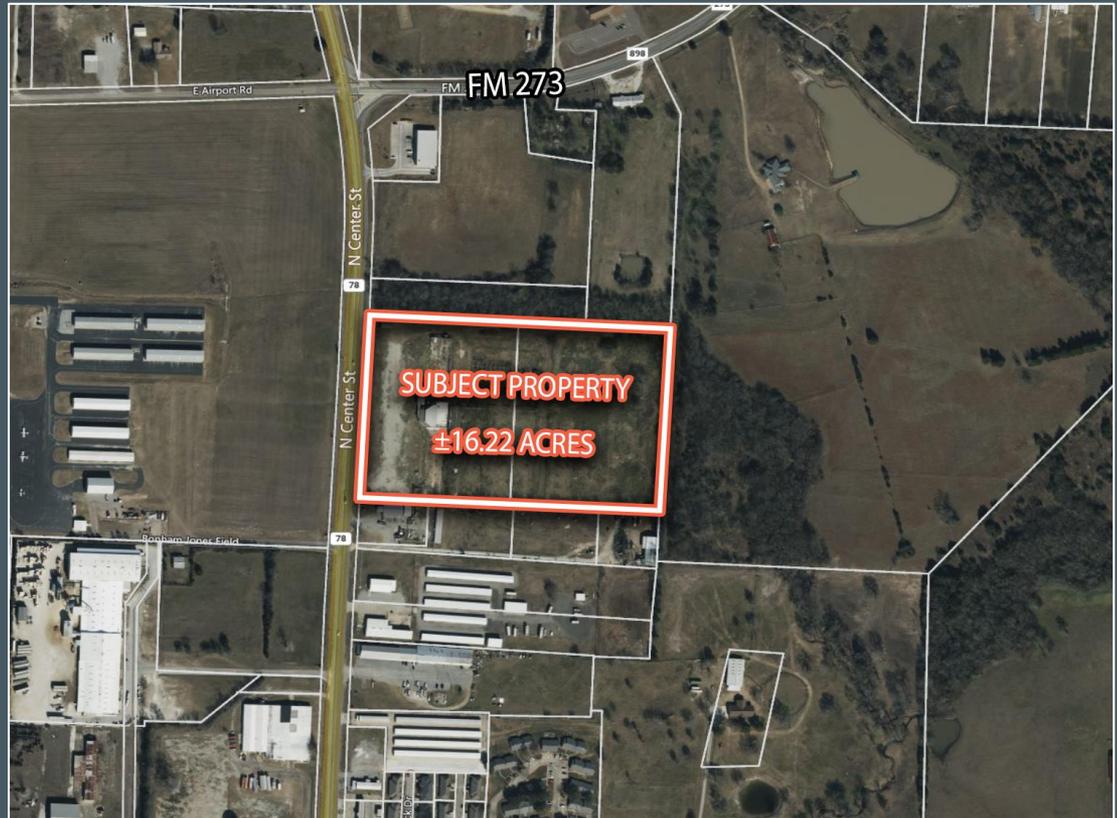
12 MILES

SHERMAN

25 MILES

MCKINNEY

39 MILES



ETHAN PECK | ASSOCIATE

469.500.6803

ETHAN.PECK@YOUNGERPARTNERS.COM

JOHN ST. CLAIR | EXECUTIVE MANAGING DIRECTOR

214.238.8003

JOHN.STCLAIR@YOUNGERPARTNERS.COM



DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
TOTAL EST. POP	10,945	14,785	20,945
AVG HH INCOME	\$95,805	\$94,627	\$97,277
TOTAL HH EXPENDITURE	\$157.83 M	\$409.66 M	\$646.8 M



82



9,510 VPD

78
TEXAS

6,047 VPD

BONHAM
TEXAS



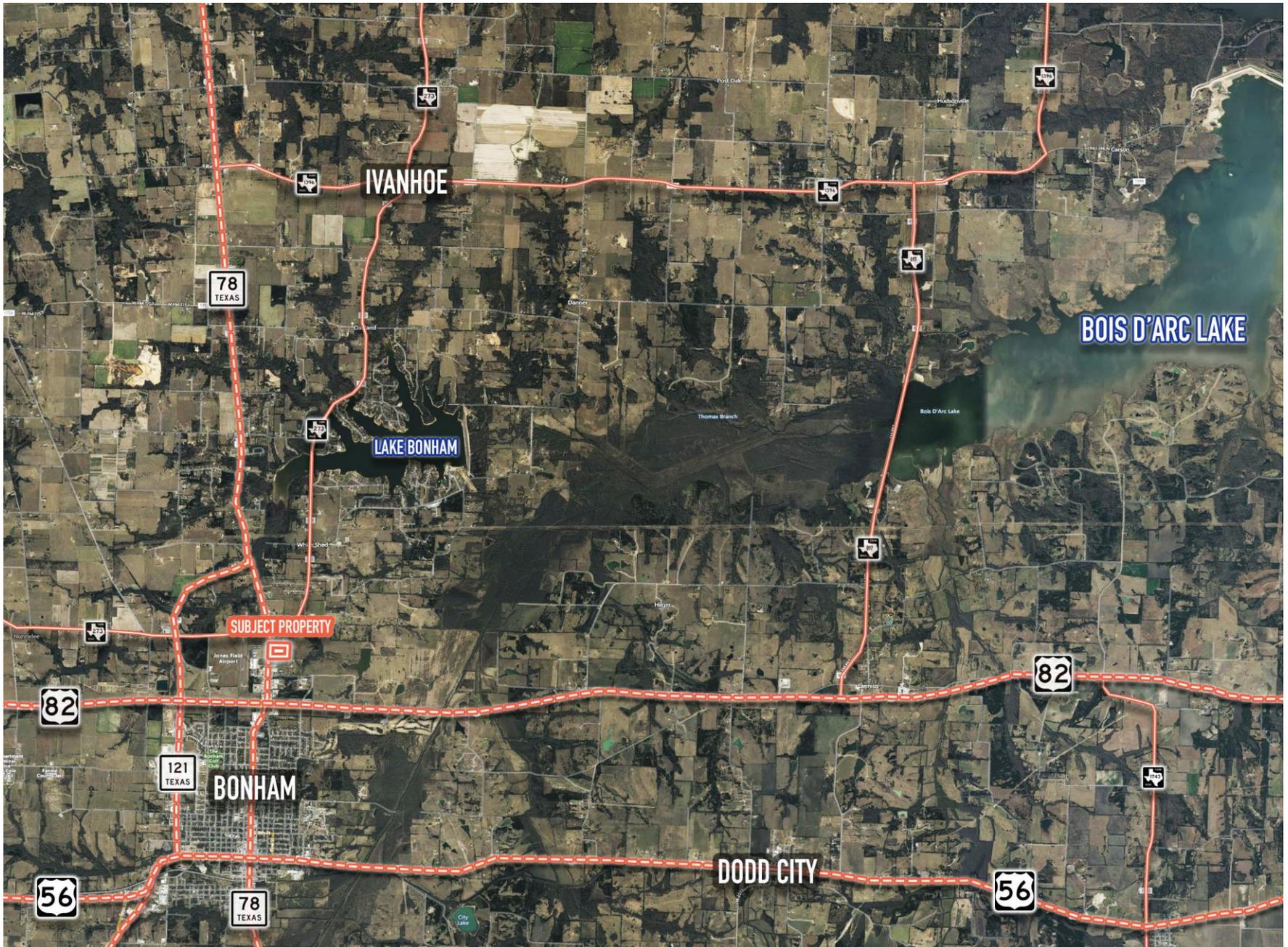
JONES FIELD
AIRPORT

78
TEXAS



DRONE AERIAL | NORTH | ± 16.22 ACRES | BONHAM, FANNIN COUNTY, TX

YOUNGER
PARTNERS



LAKE AERIAL | ± 16.22 ACRES | BONHAM, FANNIN COUNTY, TX

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Scale 1"=100'

Point of Beginning

LOCATIVE MAP



State Highway No. 78

N 01°43'14" E 876.13'

Called 2.593 Acres
W.M. Davis
Volume 1951, Page 301

Called 6.348 Acres
7 5 Investments, LLC
Volume 1791, Page 321

Pass 3/8" Found
over Rod @ 1043.78'

Called 61.834 Acres
Claude H. Allen and
Wife, Jody Ann
Volume 840, Page 1096

S 88°22'27" E 1041.66'

12.3' X 11.8'
Building

20.3 X 40.2
Metal Building
2.7'

This easement is
described in Volume
1715, Page 525.

This overhead power
line is covered by
Easement in Volume
511, Page 50.

16.225 Acres
Fannin County Livestock, LLC
Volume 1360, Page 539

Being 16.225 acres of land, a part of the Wilcox Cox Survey Abstract Number 191, lying and being situated in North Bonham of Fannin County, Texas. The said 16.225 acre tract being the same land conveyed to Fannin County Livestock, LLC in a Warranty Deed of record in Volume 1360, Page 539 in the Official Public Records of Fannin County, Texas. The said 16.225 acre tract being described more particularly by metes and bounds as follows:

Standing at the Northwest corner of the said Wilcox Cox Survey, Go approximately South 1400 feet to a 3/8" found iron rod in the East right-of-way of State Highway 78, for the Point of Beginning and the Northwest corner of this tract and at the Southwest corner of 2.599 acres as conveyed to W. M. Davis in Volume 1951, Page 301.

THENCE: S 88°22'27" E near a fence line passing a found 3/8" iron rod at 1040.78 feet and continuing a total distance of 1041.66 feet to a point in a west line of a 61.834 acre tract as conveyed to Claude H. Allen in Volume 840, Page 1096, for the Northeast corner of this tract and at the Southeast corner of a 6.348 acre tract as conveyed to 7 5 Investments, LLC in Volume 1791, Page 321.

THENCE: S 01°30'20" W near a fence line a distance of 679.17 feet to a point, for the Southeast corner of this tract and at the Northeast corner of a 0.577 acre tract as conveyed to Hugh William McCain in Volume 2104, Page 371.

THENCE: N 88°22'27" W passing found 2 inch pipe at 0.72 feet and continuing near a fence line a total distance of 1044.21 feet to a point in the East right-of-way of State Highway 78, for the Southwest corner of this tract and at the Northeast corner of a 0.9 acre tract as conveyed to William McCain in Volume 759, page 1104, from which a 3/8" found iron rod bears N 88°22'27" W a distance of 1.00 foot.

THENCE: N 01°43'14" E along the East highway right-of-way a distance of 676.13 feet to the Point of Beginning and containing 16.225 acres

I, Clark R. Sanderson Registered Professional Land Surveyor # 4765, State of Texas, do hereby certify the above was taken from measurements made upon the ground on 3-5-2022 and are true and correct and there are no visible encroachments, encroachment or overlapping of improvements, except as shown on the plat.



1/2" Found Iron Rod Bears
N 88°22'27" W 1.68'

These overhead
power lines are
covered by
Easement in Volume
524, Page 260.

Called 0.8 Acres
William McCain and
Wife, Shelly McCain
Volume 759, Page 1104

Called 2.601 Acres
Hugh William McCain
Volume 1701, Page 88

The easement in Volume 500, Page 691 has no description and may apply to this 16.225 acre tract.

Pass 2" Pipe
@ 0.72'

Called 0.977 Acres
Hugh William McCain and
Wife, Shelly McCain
Volume 759, Page 1104



1" Pipe

LEGEND	
1/2" Set Iron Rod with yellow top stamped "Sanderson"	○
Found Pipe	—
1 1/2" Found Iron Rod	⊕
2" Set Iron Rod	⊕
Power Pole	⊕
Subbing Set Back Line	—
0.75" Power Line	—
Guy Wire	—
Barbed Wire Fence	—
Chain Link Fence	—
Adjacent Boundary Lines	—
Edge of Assement	—

NOTE: ALL BEARINGS ARE REFERENCED TO SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983 (CONVERSE ADJUSTMENT). COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE ZONE 4022). THE COMBINED SCALE FACTOR IS 1.0000995.

NOTE: Buried utilities may be located on this property that are not shown on this plat. You must contact Texas811 by dialing 811 or at texas811.org and have all utilities marked before any digging or construction.

All fences vary from the line. Areas between fence and boundary lines may be in possible conflict.



Clark R. Sanderson
CLARK R. SANDERSON (SPLS 4765)

SURVEY
WILLIAM COX SURVEY
ABSTRACT NUMBER 191

JOB NO. 2019-165-2	DRAWN BY: RCE	CHK BY: CRS	CAD FILE: 2019-165.DWG
DATE: April 4, 2022	Sheet 1 OF 1	GF: N/A	SCALE: 1" = 100'

SANDERSON SURVEYING INC.
FIRM REGISTRATION # 101079-00
1874 SOUTH SH 121
BONHAM, TEXAS 75418
(903) 583-2969 FAX (903) 640-8959

MARKET OVERVIEW



Bonham, Texas is quickly emerging as a strong market in North Texas, offering investors and developers an attractive combination of affordability, connectivity, and long-term upside. Located along the expanded State Highway 121, Bonham provides easy access to McKinney, Sherman, Denison, and the broader DFW metro area.

Recent development momentum is reshaping the city's future. **Powder Creek Ranch**, Bonham's first master-planned community, is a 400-acre mixed-use project planned for approximately 3,000 homes, along with future retail, office, parks, and trail systems. Additional residential growth is planned near **Legacy Ridge Country Club**, further expanding housing options and reinforcing market demand.

Bonham also benefits from strong regional economic drivers, including major technology and manufacturing investments in nearby Sherman and continued infrastructure improvements throughout North Texas. The completion of Bois d'Arc Lake has added recreational appeal and increased interest in residential and recreational development throughout the area.

Major Industrial Growth in Sherman

Sherman is rapidly becoming a major technology and manufacturing hub, further strengthening the regional economy:

- **Texas Instruments** is investing \$18 billion in new semiconductor fabrication facilities, creating over 2,000 high-paying jobs and driving substantial housing demand.
- **GlobalWafers** is adding an additional \$12 billion investment in a separate expansion, attracting thousands of skilled workers and families to the area.

This unprecedented industrial growth is fueling demand for housing, services, and land in nearby communities—positioning Bonham as an attractive alternative for workforce and residential development.



BONHAM TEXAS



JOHN ST. CLAIR | EXECUTIVE MANAGING DIRECTOR

214.238.8003

john.stclair@youngerpartners.com

ETHAN PECK | ASSOCIATE

469.500.6803

ethan.peck@youngerpartners.com



Younger Partners Dallas, LLC

Information About Brokerage Services

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

11-2-2015



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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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