

I-45 & US Highway 84
Fairfield, TX 75840
Freestone County

LAND INVESTMENT | DEVELOPMENT OPPORTUNITY

±30.7 AC - Divisible / Priced Separately



Site Access Points





PARCELS 1-6

PARCEL 1 - SOLD (METAL MART)

- ±3.1 Acres, plus improvements
- ±8,000 SF Building
- Operating - Do Not Disturb Tenant

PARCEL 2 - AVAILABLE

- ±1.06 Acres
- ±3,496 SF Building, non-operating/vacant

PARCEL 3 - AVAILABLE

- ±6 Acres

PARCEL 4 - UNDER CONTRACT

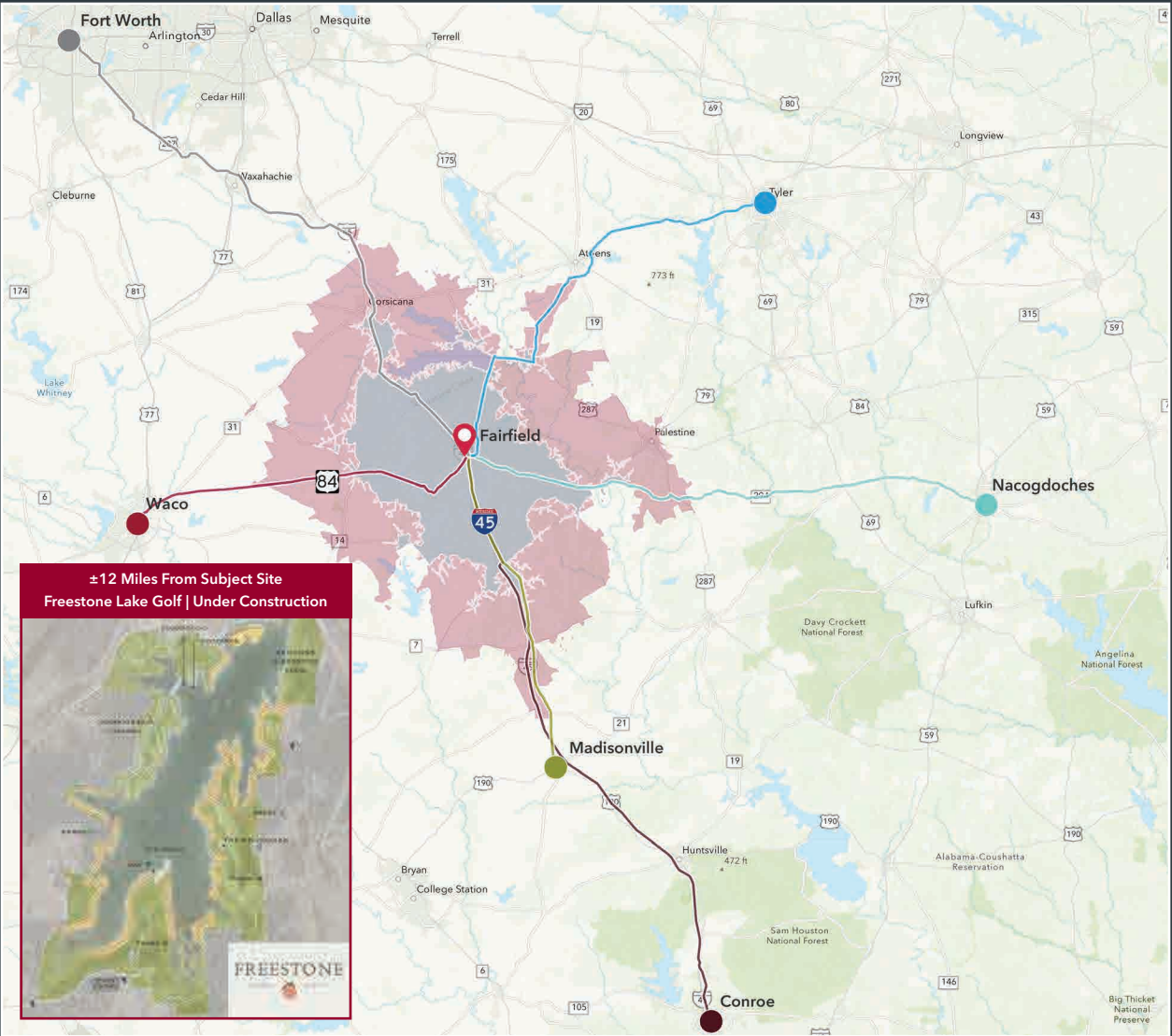
- ±0.87 Acre, plus improvements
- ±2,364 SF Building, non-operating/vacant

PARCEL 5 - UNDER CONTRACT

- ±1.97 Acres, plus improvements
- Operating Truck Stop
- No brand agreement in place

PARCEL 6 - AVAILABLE

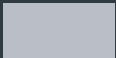
- ±17.67 Acres, no improvements



Fairfield (subject site) ±30.7 AC | I-45 & US Highway 84, Fairfield, TX 75840

Grey line	Fort Worth
Green line	Madisonville
Blue line	Tyler
Light blue line	Nacadoches
Dark red line	Conroe
Red line	Waco

Distance	Drive Time
Fort Worth	111.4 Miles 108.2 Minutes
Madisonville	56.2 Miles 48.8 Minutes
Tyler	83.4 Miles 90.4 Minutes
Nacadoches	95.6 Miles 101.9 Minutes
Conroe	111.8 Miles 94.4 Minutes
Waco	62.8 Miles 66.5 Minutes



45 Minute Drive Time	
Total Poulation	144,232
Average HH Income	\$75,275



30 Minute Drive Time	
Total Poulation	38,540
Average HH Income	\$79,097

LOCATION

Fairfield, Texas

Fairfield, Texas, is a charming city located in the heart of Freestone County. Positioned at the junction of Interstate 45 (which is currently undergoig improvements), U.S. Highways 75 and 84, it offers excellent connectivity to major cities like Dallas, Waco, Tyler, Fort Worth, and Houston. This central location makes Fairfield a convenient stop for travelers and a strategic spot for businesses.

With its blend of small-town charm and accessibility, Fairfield provides a welcoming environment for residents and visitors alike. Fairfield is also embracing the development of Freestone Lake Golf, a gated private community that will feature a golf course with 400 proposed homes.

2023 Demographics

8K	104K
Population (7-Mile)	Average HH Income (7-Mile)
3K	211K
Households (7-Mile)	Household Value (7-Mile)

±30.7 AC FOR SALE
I-45 & US Hwy 84 | Fairfield, TX 75840

PROPERTY HIGHLIGHTS

- ±30 Acres - Divisible
- Centrally located off I-45 S & US Hwy 84
- Multiple points of ingress/egress
- Cross access with adjacent parcels
- Utilities:City of Fairfield
- Zoning: Commercial, no known restrictions
- Pricing: Contact Broker
- ±160 Miles to Port Of Houston

2023 Tax Rate (Per \$100)	
COUNTY	0.32
F-CITY	0.32
FISD M&O	0.74
FISD I&S	0.24
FHOSP	0.13
TOTAL	\$1.75

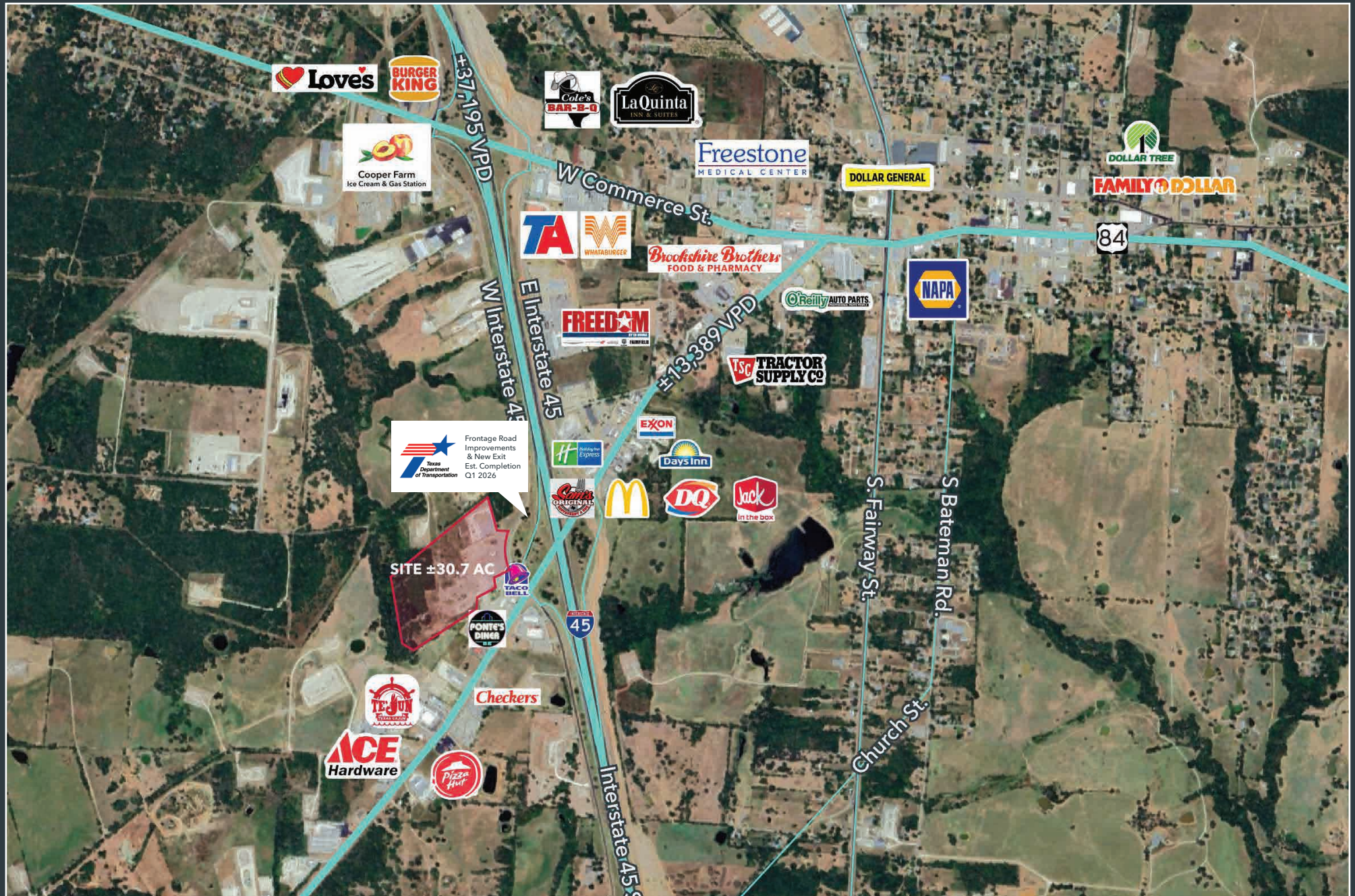


TXDOT CONSTRUCTION OVERVIEW -

Frontage road conversion and access



NEARBY BUSINESSES



FOR MORE INFORMATION

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brandi Dees Intfen	530827	bdees@lee-associates.com	(713)744-7442
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 1-1

TXR 2501

IABS - Brandi Dees