



±25 Acre Tract
1445 Circle Drive
Bonham, Texas 75418



5 MILE DEMOGRAPHIC SNAPSHOT

2024 Population
14,465

Daytime Pop.
14,365

Households
4,753

Avg HH Income
\$94,822

AVAILABLE: ±25 Acres

ZONING: Bonham ETJ

UTILITIES: Off Site

PRICE: Contact Broker

HIGHLIGHTS:

- Located in the Bonham but outside city and ETJ limits.
- 40' easement located the adjacent property for access to Circle Dr.
- Incredible Investment opportunity or custom home site
- Bonham ISD
- ±70 miles from Dallas and 35 miles from Melissa.
- Lake Bois D'Arc Lake nearby recently opened and is expected to create 2,400 jobs in Fannin County.
- Major Thoroughfare planned just South of the site according to the Master Thoroughfare Plan.



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 **BRYAN HAGGARD**
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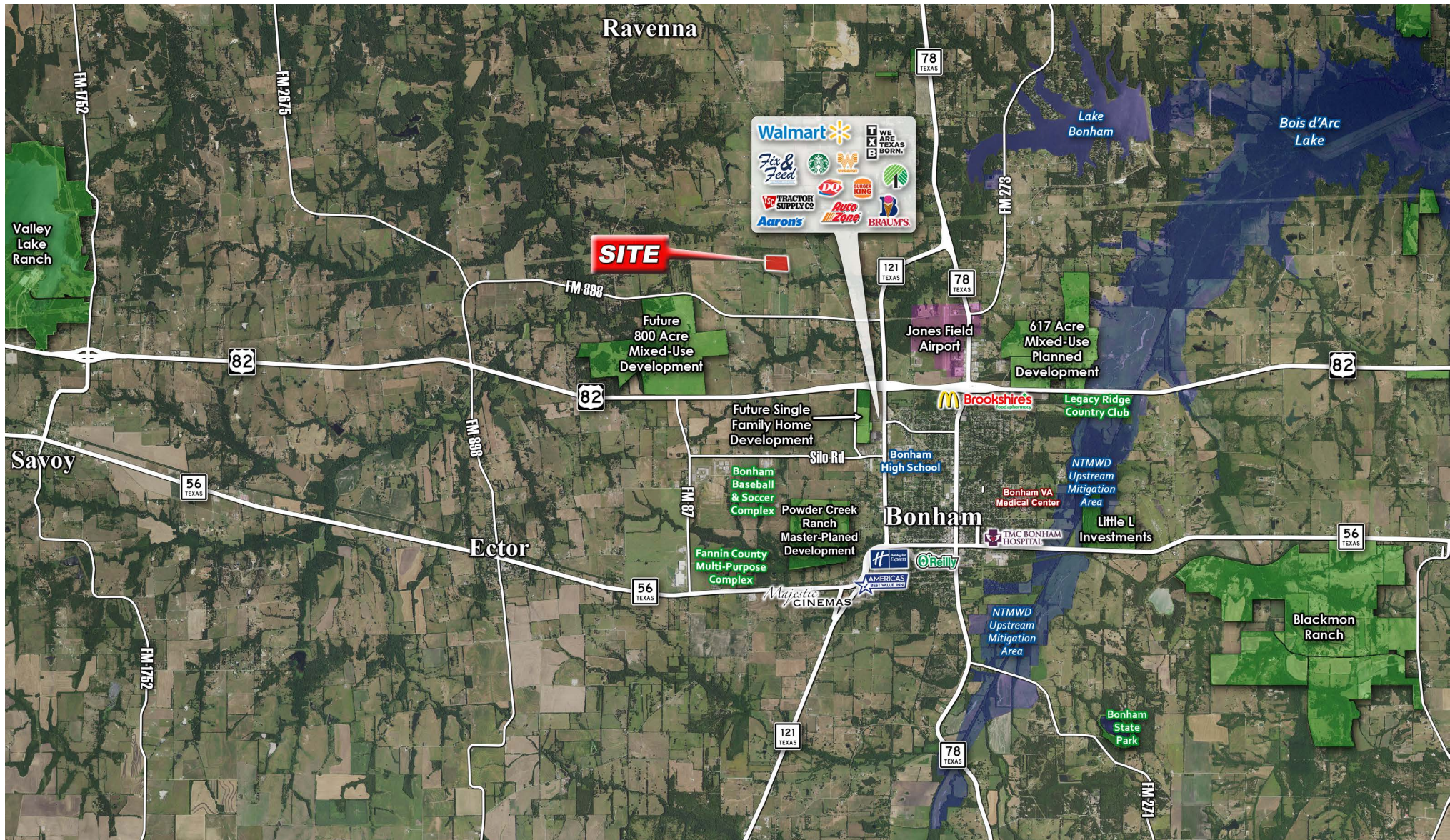
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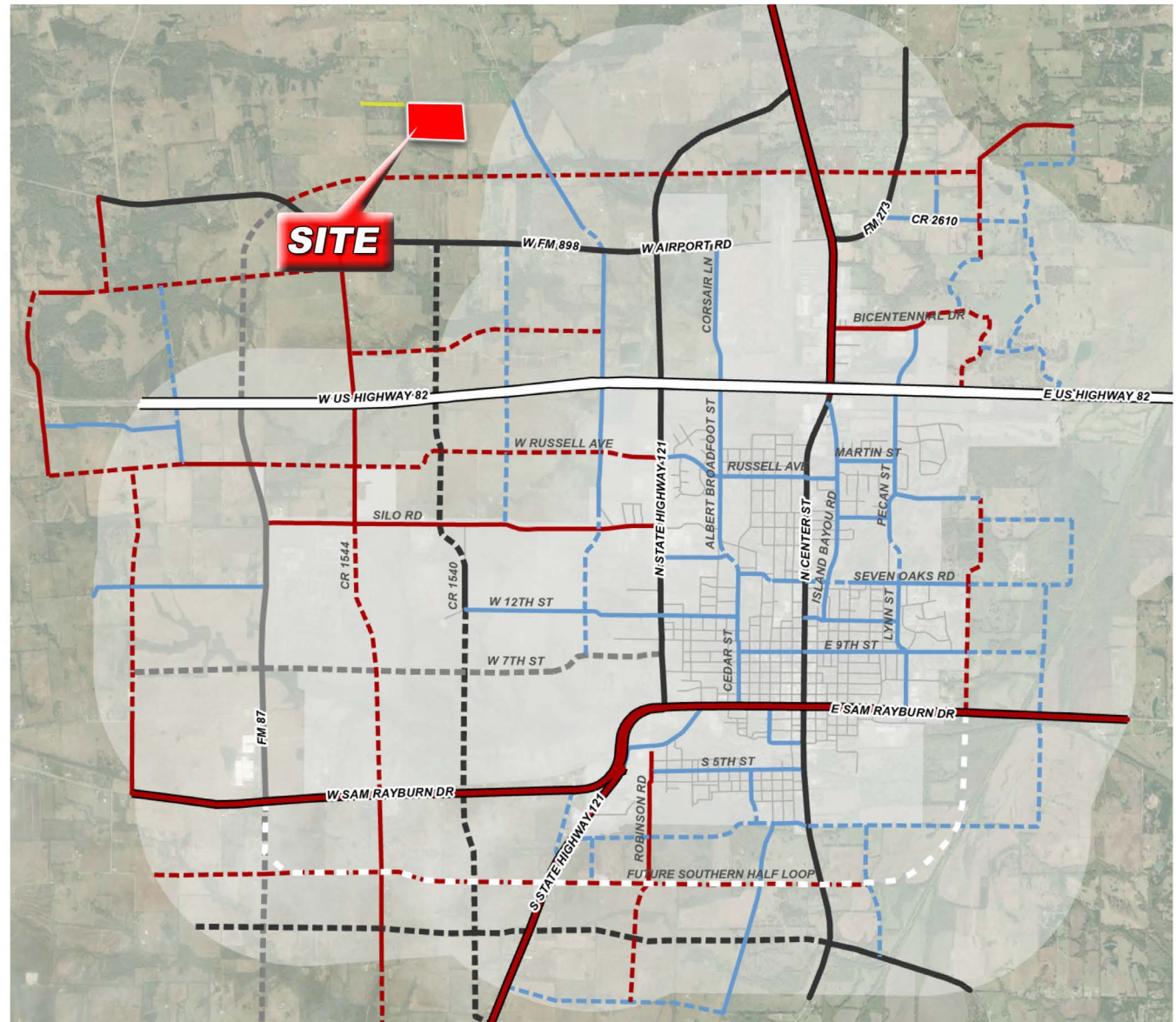
THOROUGHFARE PLAN MAP

LEGEND

- Principal Arterial
- Major Arterial - Existing
- - - Major Arterial - New
- Minor Arterial - Existing
- - - Minor Arterial - New
- - - Major Collector - Existing
- - - Major Collector - New
- Minor Collector - Existing
- - - Minor Collector - New
- = Highway
- = Future Highway
- Local Streets
- Bonham City Limits
- Bonham ETJ

CROSS SECTION TABLE

Classification	Lanes	ROW (ft)	Median
Principal Arterial	6	120	Yes
	5	120	TWLTL
Major Arterial	4	100	Yes
Minor Arterial	4	80	No
Major Collector	3	80	TWLTL
Minor Collector	2	60	No





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North Texas Municipal Water District Fact Sheet

Bois d'Arc Lake

FAST FACTS:

16,641
SURFACE ACRES,
OR APPROXIMATELY
26 square
miles

FIRM YIELD OF
82 MILLION
GALLONS PER DAY

ESTIMATED COST OF
\$1.6 BILLION

BOOST TO
LOCAL ECONOMY
& RECREATIONAL
OPPORTUNITIES

OWNED
AND OPERATED BY



Bois d'Arc Lake is the first major reservoir to be built in Texas in nearly 30 years. After 15 years of planning and permitting, construction began in May of 2018. The lake, located northeast of Bonham in Fannin County, will provide water needed to serve a growing population of 2 million North Texans. The reservoir's two-mile-long and 90-foot-tall dam will create a lake that is capable of holding 367,609 acre-feet of water (120 billion gallons) which will provide up to 82 million gallons of water per day for North Texans. Water delivery is scheduled to begin in 2022. The additional supply provided by Bois d'Arc Lake will help ensure crucial water supplies for the future of our growing region.



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Bois d'Arc Lake

From Lake to Tap



DAM AND INTAKE STRUCTURE

A 90-foot-tall, two-mile-long dam will collect water in the reservoir before the lake's 110-foot-tall intake tower transfers it to the raw water pump station.



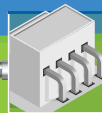
BOIS d'ARC LAKE

Bois d'Arc Creek, Honey Grove Creek and the remaining Bois d'Arc Lake watershed will fill Bois d'Arc Lake 22 feet deep (on average) with 367,609 acre-feet of water.



RAW WATER PIPELINE

The raw (or untreated) lake water will travel 35 miles in a 90-inch pipe to a 210-million-gallon (70-acre) storage reservoir at a new water treatment plant in Leonard.



3

RAW WATER PUMPING STATION

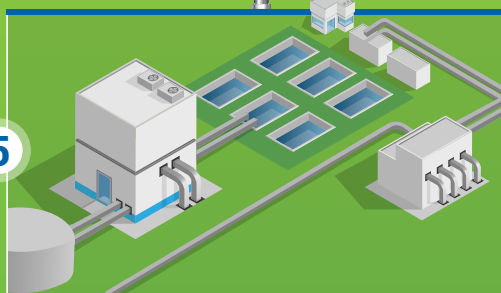
The water pump station will house nine pumps in a building roughly the size of a football field with the ability to move up to 236 million gallons of water each day.



WATER TREATMENT PLANT

The Leonard Water Treatment Plant will initially treat up to 70 million gallons of water each day and is expandable to 280 million gallons per day.

5



MEMBER AND CUSTOMER CITIES

The water will be distributed through the NTMWD regional water system to member and customer communities across 2,200 square miles.



7



TREATED WATER PIPELINE

The treated water will travel approximately 25 miles through a new 84-inch pipe that will be added to the existing regional system.

6

September 2022



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Project Cost

Planning, permitting, designing, purchasing land and constructing all of these components requires an investment of \$1.6 billion. To date, the Texas Water Development Board has approved \$1.477 billion for the project through the State Water Implementation Fund for Texas (SWIFT) program, which is anticipated to save NTMWD and its cities over \$230 million. The project's cost will be shared by communities who contract with the District for water service.

Benefits for the Region

Not only will the Bois d'Arc Lake help meet the water needs of up to 80 North Texas communities, it will also offer numerous recreation opportunities and significant economic benefits.*

Projected Economic Benefits:

Increasing economic activity in Fannin County by at least \$509 million and the entire region by \$682 million over the construction period.

Boosting recreation and industry-related activity in Fannin County by \$166 million each year after construction.

Creating more than 2,400 new jobs in the Fannin County area.

Spending by new residents will increase economic activity in Fannin County by \$81 million annually.

Supporting the construction of 3,200 new homes over the next 30 years.

Water For Our Future

As North Texas' population grows, so does its demand for water. NTMWD's service area population is expected to nearly double by 2050. While the District has been a leader in the state at promoting water conservation, its communities are growing at a rate that their needs cannot be met by conservation and reuse alone. For this reason, the Bois d'Arc Lake project is key to our region's continued vitality. It will provide water for generations and continue to support the growing economies of the communities we serve.

Recreational Amenities:

Fishing

Boating

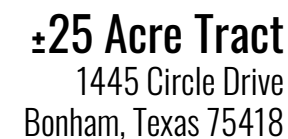
Nature viewing

Picnic areas

*Based on 2015 updated independent analysis by Clower, T. & Weinstein, B.

Beyond the Lake: Related Project Components

- A raw water pump station
- 35 miles of untreated water pipeline
- Water treatment plant in Leonard
- 25 miles of treated water pipeline
- Roadways and bridge improvements
- Environmental mitigation on more than 17,000 acres
- Lake Operations Center, maintenance facilities and recreational boat ramps

A map of the study area in Texas, centered on W FM 899. Three concentric red circles are drawn around the center point, representing distances of 0, 10, and 20 miles. The map shows major roads including FM 274, FM 1396, FM 1753, FM 2645, FM 275, FM 899, FM 120, FM 1629, FM 271, FM 1752, FM 1753, FM 1754, FM 1755, FM 1756, FM 1757, FM 1758, FM 1759, FM 1760, FM 1761, FM 1762, FM 1763, FM 1764, FM 1765, FM 1766, FM 1767, FM 1768, FM 1769, FM 1770, FM 1771, FM 1772, FM 1773, FM 1774, FM 1775, FM 1776, FM 1777, FM 1778, FM 1779, FM 1780, FM 1781, FM 1782, FM 1783, FM 1784, FM 1785, FM 1786, FM 1787, FM 1788, FM 1789, FM 1790, FM 1791, FM 1792, FM 1793, FM 1794, FM 1795, FM 1796, FM 1797, FM 1798, FM 1799, FM 1800. Other locations shown include Ivanhoe, Ravenna, Bonham, Ector, and Dodd City. A scale bar at the bottom left indicates distances of 0, 1, and 2 miles.

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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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

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