

THE STATION ON 290 IN HARPER TEXAS

23727 US Hwy 290 W, Harper, TX 78631



OFFERING SUMMARY

SALE PRICE:	\$2,070,000
NUMBER OF UNITS:	4
LOT SIZE:	1.76 Acres
BUILDING SIZE:	8,740 SF
RENOVATED:	2023
ZONING:	NA - Unrestricted
MARKET:	Harper
SUBMARKET:	Central Harper
PRICE / SF:	\$236.84

PROPERTY OVERVIEW

Unique opportunity to purchase Three (3) UNRESTRICTED Properties with Four (4) Buildings and 1.76 Acres in total. US Hwy 290 W Frontage, and additional land for each. Approximately 8740 SF of Inside Space. Several Hundred SF of outside Deck space - mostly covered. Each property has City Water from Aqua America Utility Company. Each building is on Septic. Please see additional information attached for each property. Do not disturb current tenants. Shown by appointment only.

PROPERTY HIGHLIGHTS

- Three (3) UNRESTRICTED Properties with Four (4) Buildings
- 23737 US 290 - \$390,000
- 23727 US 290 - \$795,000
- 23699 US 290 - \$885,000
- 1.76+/- Acres in total & 8,740+/- SF of inside space
- Several hundred SF of outside deck space - mostly covered
- City water from Aqua America Utility Company
- Each building is on septic - all built in the early 1900's
- More pictures - www.TX-CRE.com

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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23737 US HWY 290 W, Harper, TX 78631



Known as the Gulf Fitness Station (Formerly A General Store)

Approximately 3,330 SF building Built in 1901 – Unrestricted Property

On 0.32 Acres of land

Foundation is pier and beam

City Water from Aqua America Utility Company

Sewer is Septic System

Parking in front along US Hwy 290 and some parking in back

Utilize the area in back to expand

Two Large open areas, office, several individual rooms

Restroom with Shower

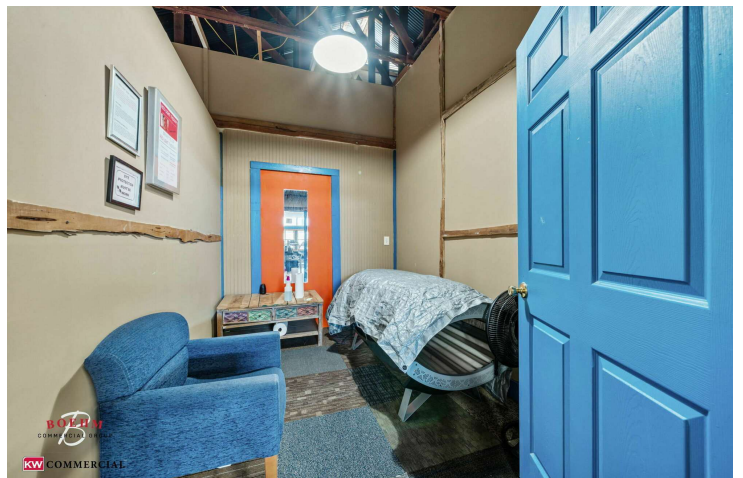
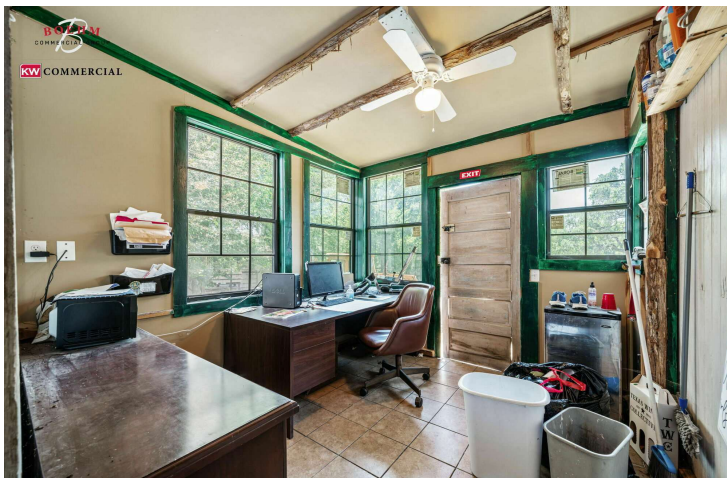
Business/Equipment not included in sale



UNIQUE RETAIL/OFFICE BUILDINGS AND LAND FOR SALE

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Known as The Station on 290 – Unrestricted Property

2 Separate Buildings – Former Fire Station & Former Gulf Gas Station

Approximately 3050 SF building (2 Stories) Built in 1951 with a Basement

With Several Hundred SF of outside decks – mostly covered

67' x 10' Stage and 30' x 46' dance floor

2 Restrooms & outdoor restrooms

On 0.57 Acres of land

City Water from Aqua America Utility Company

Sewer is Septic System

Parking in front along US Hwy 290 and some parking in back

Additional building (Former Gulf Gas Station) is approximately 800 SF

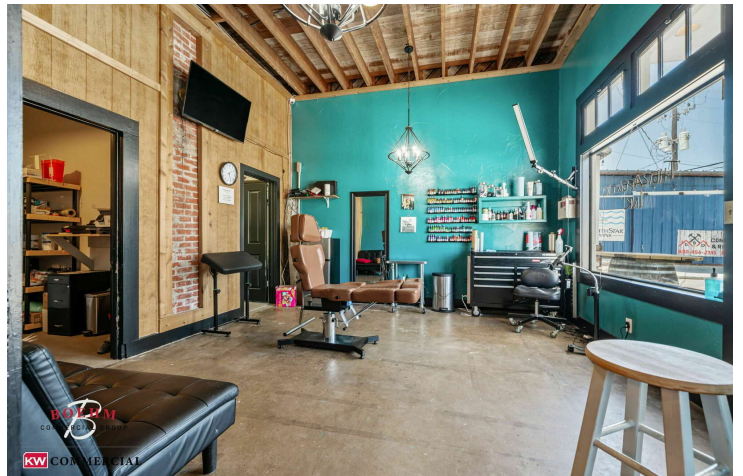
2 open areas, office, 2 Restrooms



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23699 US HWY 290 W, Harper, TX 78631



Rental income property referred to as the Bunkhouse – Unrestricted Property

3 Separate Units – Short term leases thru Evolve – up to 13+/- people

Approximately 1560 SF building (2 Stories) Built in 1901 as a Farmhouse

With outside decks – mostly covered

Kitchenette's, Restrooms with showers

On nearly 1 full Acre of land

Additional land allows for access via Roberts Street

Additional land has been used for concert parking

City Water from Aqua America Utility Company – capable of adding units

Sewer is Septic System

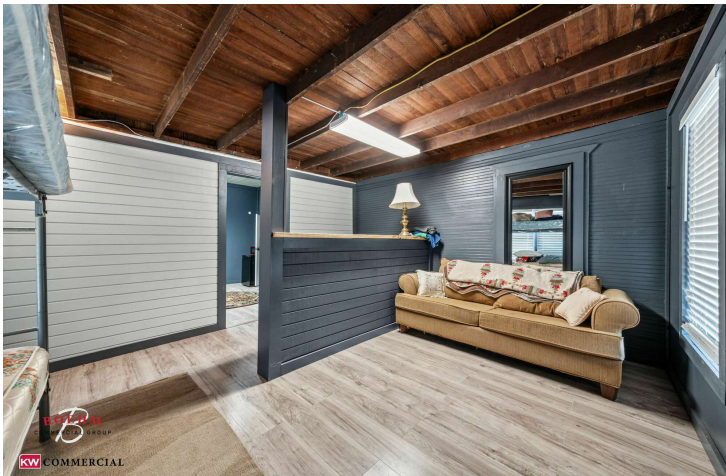
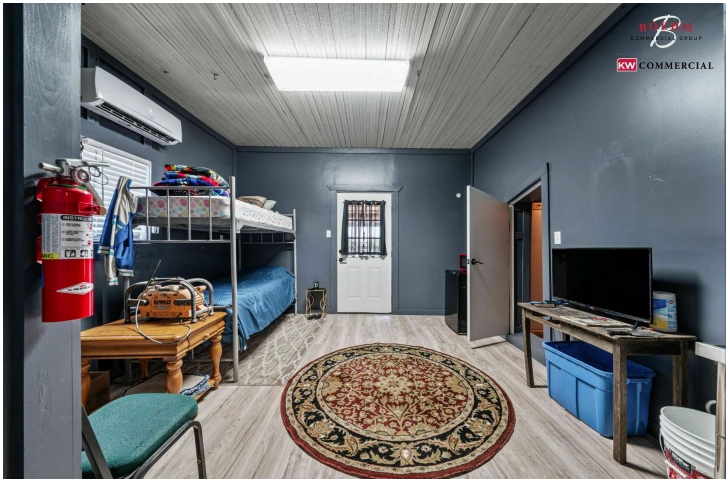
Parking in front along US Hwy 290 and some parking in back



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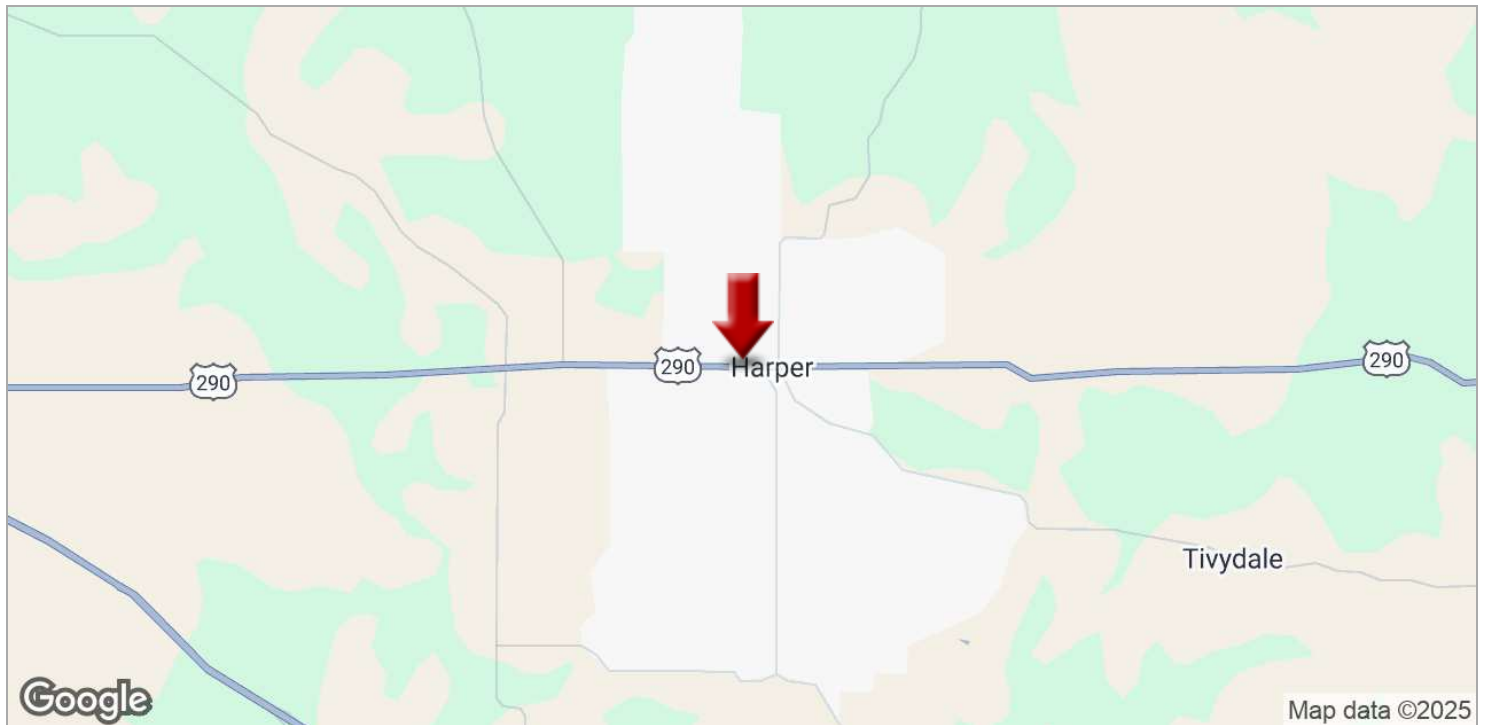
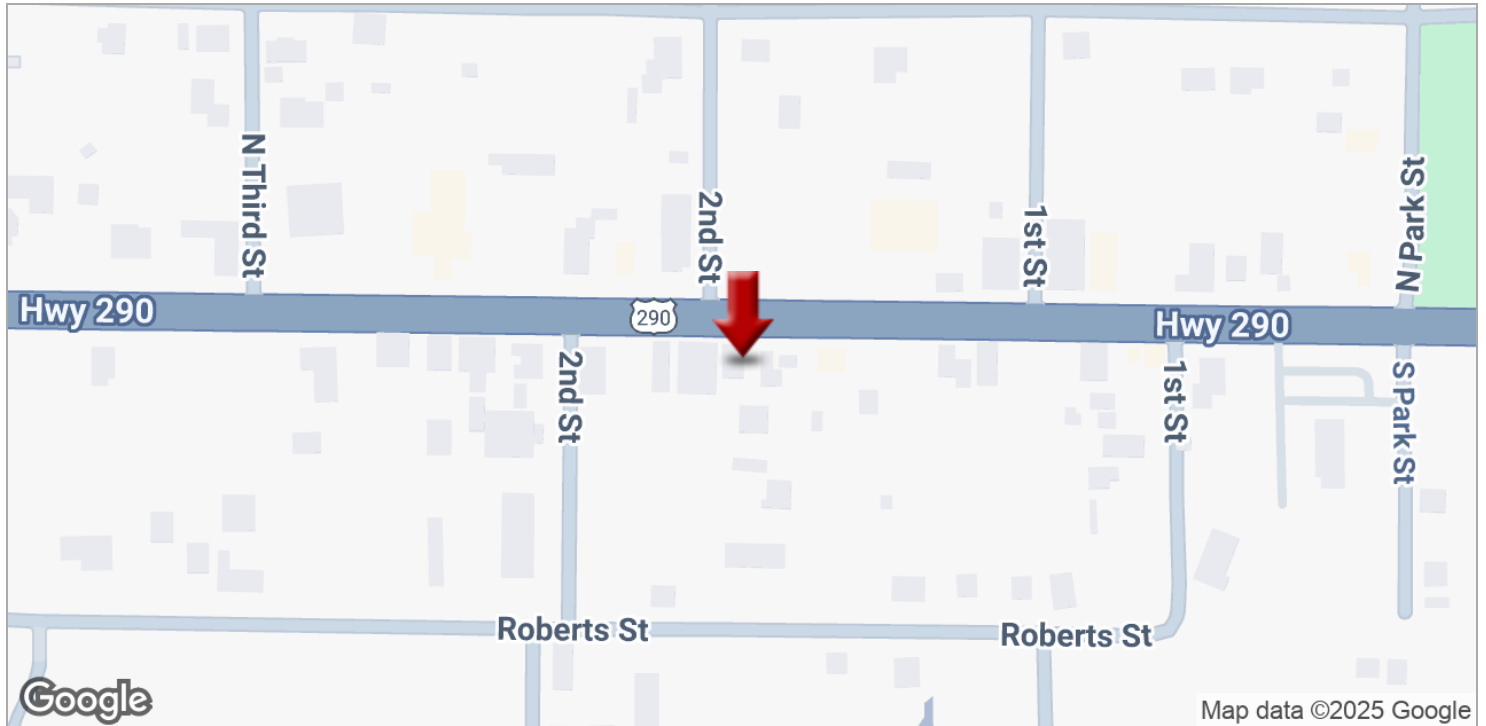
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Information About Brokerage Services

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

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:
 - 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date