



**601 US HIGHWAY 175
EUSTACE, TX 75124**

RANGE
REALTY ADVISORS

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PROPERTY OVERVIEW



LOCATION

601 US Highway 175
Eustace, TX 75124



ACREAGE

Gross: ± 65.1
Net: ± 49.68



ZONING

Henderson County



PROPOSED USE

Investment / Residential



UTILITIES

Water: To Site (4" Line)
Sewer: Off Site



ISD

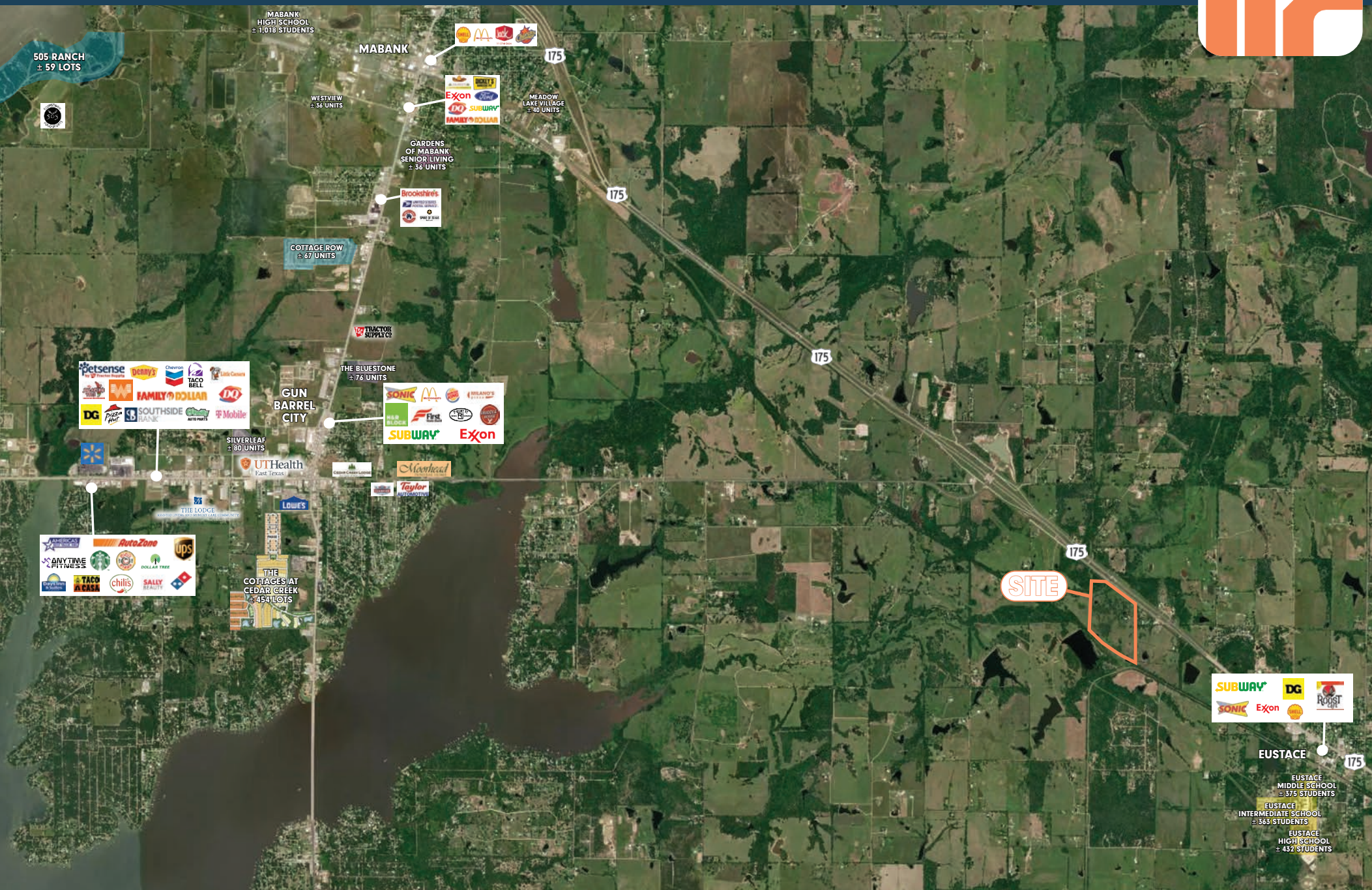
Eustace ISD



VPD

Hwy 175: $\pm 18,144$ VPD





MARKET OVERVIEW



SUMMARY

EUSTACE, TEXAS IS STEADILY POSITIONING ITSELF AS A STRATEGIC LOCATION FOR BUSINESS GROWTH AND COMMERCIAL INVESTMENT, SUPPORTED BY ITS CENTRAL LOCATION IN EAST TEXAS AND STRONG REGIONAL CONNECTIVITY. SITUATED ALONG U.S. HIGHWAY 175, EUSTACE OFFERS DIRECT ACCESS TO DALLAS, ATHENS, AND THE BROADER DFW MARKET WHILE MAINTAINING THE ADVANTAGES OF A SMALL BUT GROWING COMMUNITY. THE CITY'S PRO-BUSINESS CLIMATE, AVAILABILITY OF AFFORDABLE LAND, AND PROXIMITY TO CEDAR CREEK LAKE AND REGIONAL RECREATIONAL DESTINATIONS MAKE IT AN ATTRACTIVE OPTION FOR RETAIL, SERVICE-BASED, AND LIGHT INDUSTRIAL ENTERPRISES. WITH ONGOING INFRASTRUCTURE IMPROVEMENTS AND A STEADILY EXPANDING POPULATION, EUSTACE PRESENTS A COMPELLING OPPORTUNITY FOR FUTURE DEVELOPMENT.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	2,207	8,266	46,376
2029 POPULATION	2,323	9,426	53,765
POP. GROWTH 2024-2029	1.1%	2.8%	3.2%
2024 TOTAL HOUSEHOLDS	833	3,180	18,781
MEDIAN HOUSEHOLD INCOME	\$42,749	\$44,653	\$49,299
2024 TOTAL BUSINESSES	73	189	1,266
2024 TOTAL EMPLOYMENT	561	1,274	8,807



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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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Batey	730487	dbatey@rangerealtyadvisors.com	214-416-8217
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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