

NEC HWY 380 & FM 1658(LAKE)

Bridgeport, TX 76426



Jim Leatherwood

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NEC HWY 380 & FM 1658(LAKE)

LAND FOR SALE

Bridgeport, TX 76426



OFFERING SUMMARY

Sale Price: Call Broker For Details

Lot Size: 59.35± Acres

Utilities: Water: Available
Sewer: Available
Electric: Available

*To Be Verified By Buyer

Zoning: "C" Commercial
*To Be Verified By Buyer

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the growing Bridgeport area. Located at the northwest corner of US Highway 380 and State Highway 101, this offering consists of a ±59.35-acre tract along with an additional ±1.41-acre parcel. The property offers excellent visibility, accessibility, and development potential with close proximity to major thoroughfares and Lake Bridgeport. Positioned in one of Wise County's expanding markets, this site presents an outstanding opportunity for commercial, industrial, mixed-use, or long-term investment development.

PROPERTY HIGHLIGHTS

- ±60.76 Acres Available (±59.35 Acres + ±1.41 Acres)
- Prime Hard Corner at US Hwy 380 & SH 101
- Lighted Intersection with Excellent Visibility & Access
- Will Divide | City Open to Residential Discussions
- Proposed Uses Include C-Store, Gas Station, Travel Center, Commercial, Industrial & Mixed-Use Development
- Uses permitted in Residential Use Districts allowed in "C" Commercial

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SILVER OAK
COMMERCIAL REALTY

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SILVER OAK
COMMERCIAL REALTY

Executive Summary

113-119 W US Highway 380
 113-119 W US Highway 380, Bridgeport, Texas, 76426
 Rings: 3, 5, 7 mile radii




Population	3 miles	5 miles	7 miles
2010 Population	6,799	9,230	13,515
2020 Population	6,861	9,489	14,387
2025 Population	6,949	9,726	15,022
2030 Population	6,727	9,507	14,969
2010-2020 Annual Rate	0.09%	0.28%	0.63%
2020-2025 Annual Rate	0.24%	0.47%	0.83%
2025-2030 Annual Rate	-0.65%	-0.45%	-0.07%

Age	3 miles	5 miles	7 miles
2025 Median Age	35.3	37.0	39.7
U.S. median age is 39.1			

Race and Ethnicity	3 miles	5 miles	7 miles
White Alone	60.1%	64.5%	71.0%
Black Alone	1.8%	2.2%	1.8%
American Indian Alone	0.9%	0.9%	0.9%
Asian Alone	0.6%	0.5%	0.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	17.4%	15.2%	11.7%
Two or More Races	19.2%	16.7%	14.1%
Hispanic Origin	45.1%	38.9%	30.7%
Diversity Index	78.4	75.4	69.1

Households	3 miles	5 miles	7 miles
2010 Total Households	1,969	2,905	4,524
2020 Total Households	2,085	3,106	4,944
2025 Total Households	2,124	3,194	5,170
2030 Total Households	2,061	3,126	5,174
2010-2020 Annual Rate	0.57%	0.67%	0.89%
2020-2025 Annual Rate	0.35%	0.53%	0.86%
2025-2030 Annual Rate	-0.60%	-0.43%	0.02%
2025 Average Household Size	3.12	2.87	2.79
Wealth Index	89	94	109

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	3 miles	5 miles	7 miles
2025 Percent of Income for Mortgage	17.0%	17.7%	18.4%

Median Household Income			
2025 Median Household Income	\$91,384	\$91,348	\$94,189
2030 Median Household Income	\$99,310	\$100,093	\$102,335
2025-2030 Annual Rate	1.68%	1.85%	1.67%


Average Household Income			
2025 Average Household Income	\$108,384	\$110,237	\$116,891
2030 Average Household Income	\$116,465	\$119,319	\$126,776

Per Capita Income			
2025 Per Capita Income	\$35,050	\$36,539	\$40,715
2030 Per Capita Income	\$37,721	\$39,598	\$44,348
2025-2030 Annual Rate	1.48%	1.62%	1.72%

Income Equality			
2025 Gini Index	38.3	40.1	41.5

Socioeconomic Status			
2025 Socioeconomic Status Index	48.7	48.3	49.0

Housing Unit Summary			
Housing Affordability Index	124	119	115
2010 Total Housing Units	2,239	3,344	5,287
2010 Owner Occupied Hus (%)	66.0%	69.5%	74.3%
2010 Renter Occupied Hus (%)	34.1%	30.5%	25.8%
2010 Vacant Housing Units (%)	12.1%	13.1%	14.4%
2020 Housing Units	2,338	3,512	5,661
2020 Owner Occupied HUs (%)	65.4%	69.1%	73.9%
2020 Renter Occupied HUs (%)	34.6%	30.9%	26.1%
Vacant Housing Units	10.9%	13.0%	14.3%
2025 Housing Units	2,397	3,635	5,884
Owner Occupied Housing Units	66.6%	70.3%	75.0%
Renter Occupied Housing Units	33.4%	29.7%	25.0%
Vacant Housing Units	11.4%	12.1%	12.1%
2030 Total Housing Units	2,413	3,673	5,983
2030 Owner Occupied Housing Units	1,435	2,277	3,996
2030 Renter Occupied Housing Units	626	849	1,177
2030 Vacant Housing Units	352	547	809

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 Supervisor of Sales Agent/ Associate 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 Date