



ANA Commercial
Real Estate Brokerage



NorthSide Marina & Resort
180 Private Road 1735,
Chico, TX 76431
4.5+ Acres
Waterfront Property
FOR SALE

Asking Price:

\$1,480,000

ANA Commercial

Rey Rani

972-726-6000

sales@anabrokers.com

ANA COMMERCIAL | 6860 N DALLAS PARKWAY | SUITE 200 | PLANO, TX 75024
www.anacommercial.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

OVERVIEW

Northside Marina is a Lakefront property situated on over 4.5 acres on Lake Bridgeport, just 50 miles from Fort Worth, this waterfront property combines prime land value with income-producing amenities. The resort features cabins and lake houses, boat docks, a fueling station, RV sites, a restaurant/bar, and a mini golf course. Known for its great fishing and variety of recreational activities, the property draws guests year-round for boating, relaxing, and outdoor fun. It produces consistent, multiple streams of revenue while also offering significant long-term land appreciation potential. Whether as a lifestyle investment or a redevelopment opportunity, this rare offering blends location, income, and growth upside. Multiple financing options available, including an assumable SBA loan at a low interest rate and additional seller financing opportunities—creating a rare opportunity for a savvy investor.

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PROPERTY SUMMARY

- Price: \$1,480,000
- Assumable SBA Loan & Seller Financing Options Available
- Size: +4.5 acres
- Property Use: Commercial
- Parking: Open
- 200 ft of Lakefront (only lot on the lake with this much frontage)
- 2 Boat Docks with 24 Slips—Marina

PROPERTY HIGHLIGHTS

- 10 Cabins 1-3 Bedrooms with full baths and kitchen
- Full Restaurant and Bar—private club license with Full Commercial Kitchen
- Convenience Store
- Boat and Slip Rentals : 4 Boats included
- Fueling Station on Docks
- Newly built mini golf course, Kayaking, Fishing, and other Rec Activities



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PROPERTY PHOTOS

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The Lakeview



The Hideaway



The Silverado



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**Revenue:
Boat & Slip Rentals**



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PROPERTY PHOTOS

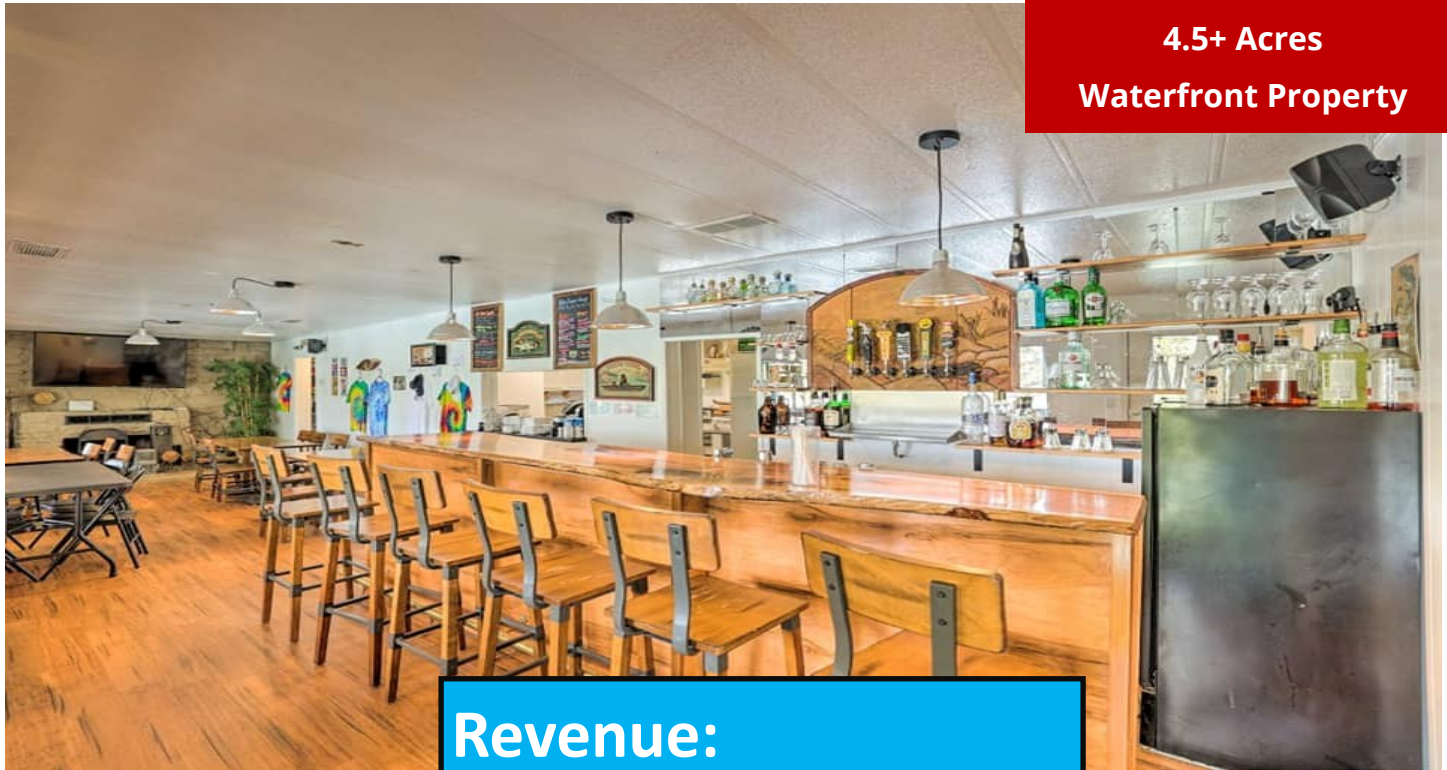


Revenue:
Recreation Activities



PROPERTY PHOTOS

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**Revenue:
Restaurant and Bar**



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SITE PLAN

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AERIAL MAP & DEMOGRAPHICS

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Bridgeport

City in Wise County, Texas, US

Bridgeport is a city in Wise County, Texas, United States. The population was 5,976 at the 2010 census. In 2009 Bridgeport was named by the Texas Legislature as the Stagecoach Capital of Texas.. Source: [Wikipedia](#)

Area of Bridgeport	7.4 sq mi
Population	6,100
Male Population	3,193 (52.3%)
Female Population	2,907 (47.7%)
Population change from 1975 to 2015	+94.5%
Population change from 2000 to 2015	+31.2%
Median Age	30.6 years
Male Median Age	30.6 years
Female Median Age	30.6 years
Timezone	Central Daylight Time



2-10-2025



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. **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:
 - 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.

ANA Commercial	901995	sales@anabrokers.com	972-726-6000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Timothy Heydari	609904	theydari@anabrokers.com	972-726-6000
Designated Broker of Firm	License No.	Email	Phone
Timothy Heydari	609904	theydari@anabrokers.com	927-726-6000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rey Rani	801566	rrani@anabrokers.com	972-726-6000
Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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