



FM 513
CAMPBELL, TX 75422

Raw Land Opportunity
±35 Acres
FOR SALE

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

EXECUTIVE SUMMARY

INVESTMENT DETAIL

Address	FM 513, Campbell, TX 75422
Price	\$990,000
Site Area	±35 Acres
Land Square Feet	±1,524,600 SF
Hunt CAD Property ID	34112: ±17.5 Acres 23546: ±17.5 Acres
Zoning	None
FloodPlan	Minimal in back corner
Utilities	2 ½ waterline in FM 513 Property will require septic

Property Highlights

- 35-acre site for sale
- Property located within a Federal Qualified Opportunity Zone
- Located within Hunt County
- Major Employers: L3Harris, McKesson, Solvay, Weatherford International Airport, Raytheon
- Approximately 5 minutes from Campbell's Town Center, and 15 minutes from Greenville's

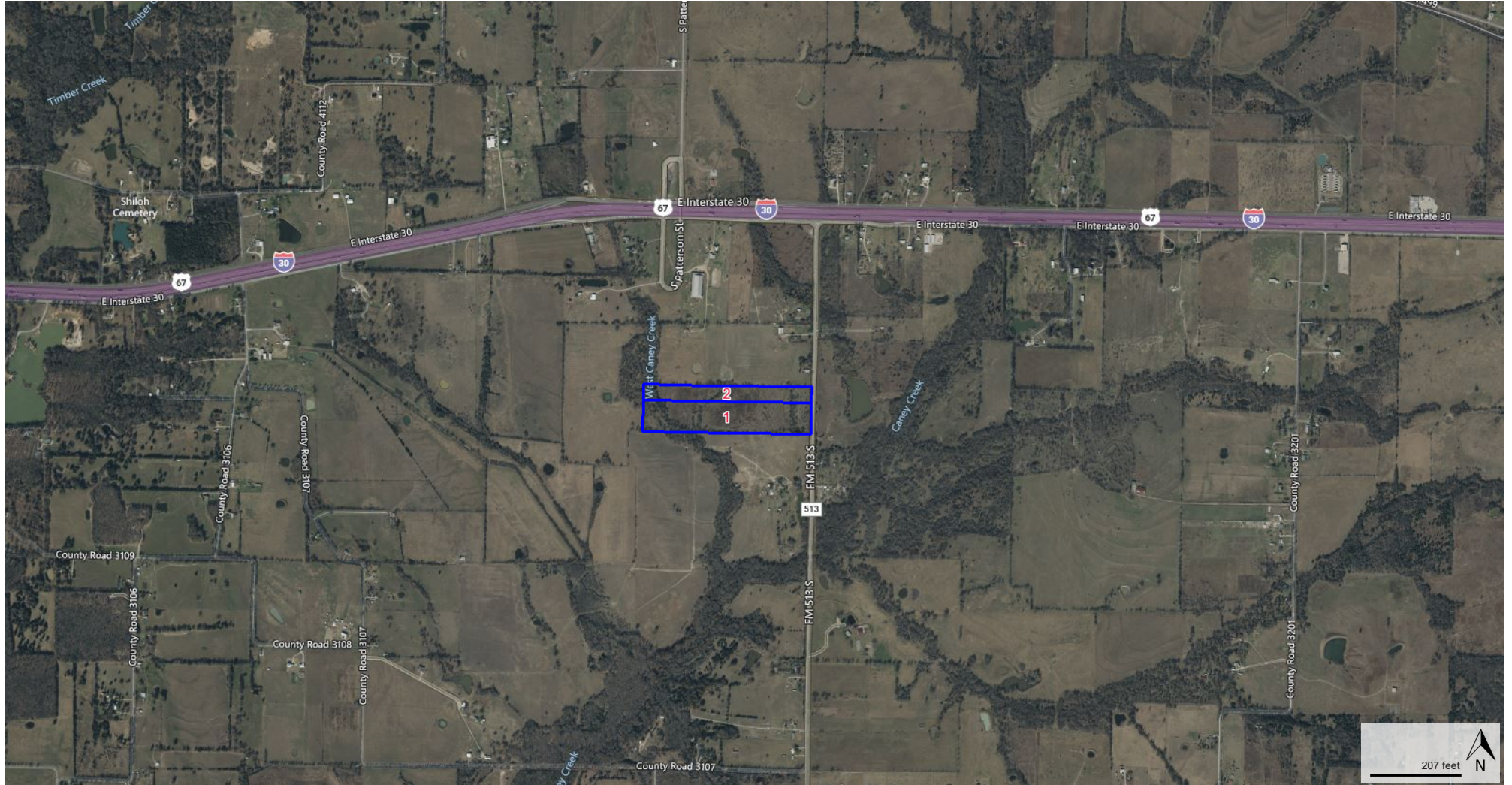


Executive Summary

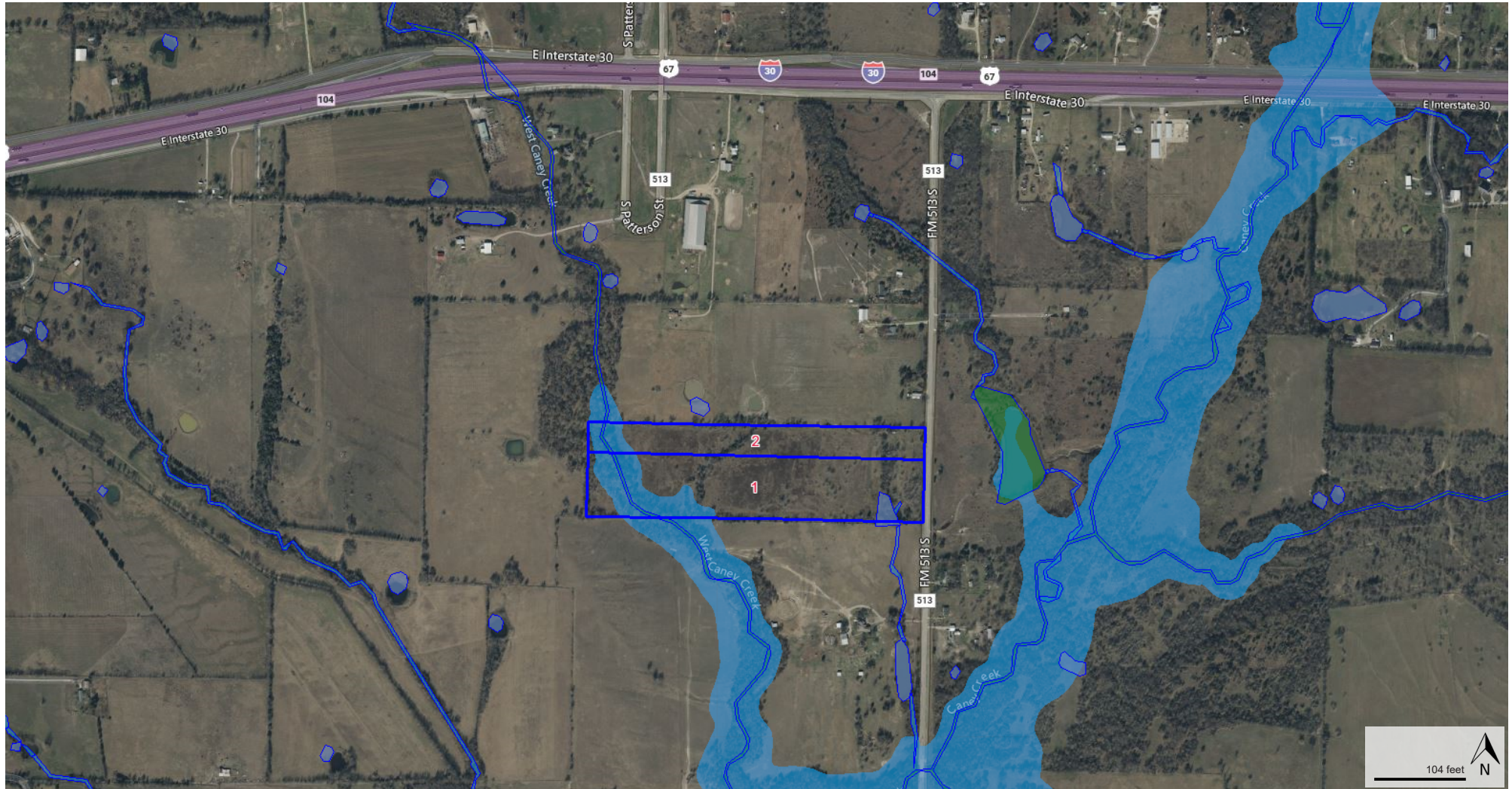
Franklin Street is pleased to present a distinctive investment opportunity: 35 acres situated just .2 miles off Interstate 30 along FM 513 in Campbell, Texas. Nestled within the thriving community of Hunt County, this property holds a strategic position within a Federal Qualified Opportunity Zone, offering enticing tax incentives for potential investors. Its advantageous location places it in close proximity to major employers such as L3Harris, McKesson, Solvay, Weatherford International Airport, and Raytheon, making it an ideal destination for businesses seeking a strategic foothold in a robust economic environment.

Conveniently, the property is a mere 5-minute drive from Campbell's Town Center, ensuring easy access to essential amenities and services, while Greenville's bustling urban center is just a 15-minute commute away. This prime location presents an array of development possibilities, from commercial ventures to residential or mixed-use projects, allowing investors to tap into the region's growth potential. With access to a skilled workforce and a diverse range of amenities, this investment opportunity is positioned for success in one of North Texas's most promising markets.

SITE AERIAL



FLOODPLAIN AERIAL



HUNT COUNTY

Hunt County, nestled in North Texas, embodies a harmonious blend of economic vibrancy and rural tranquility. Boasting a population exceeding 98,000 residents, the county maintains a steady pace of growth, reflecting its allure to newcomers. Anchored by flourishing sectors like Manufacturing, Healthcare, and Retail Trade, Hunt County's economic landscape sustains over 44,000 employed individuals.

Notably, the esteemed Texas A&M University-Commerce enriches the county's cultural fabric and fosters intellectual growth, rendering Hunt County an attractive hub for both businesses and residents. Its residential appeal lies in reasonable commute times and affordable housing options, promising a balanced lifestyle in a thriving community.

Nestled within the embrace of Hunt County, Campbell epitomizes the essence of small-town charm. With approximately 800 residents, this quaint enclave exudes a serene ambiance while remaining within reach of urban conveniences. Campbell's tight-knit community and tranquil surroundings beckon those in search of a peaceful retreat.

Despite its rural setting, Campbell benefits from its proximity to essential amenities and services, ensuring residents enjoy a comfortable lifestyle. As an integral part of Hunt County's flourishing economic tapestry, Campbell holds promise for investment and residential expansion, making it an enticing prospect for those seeking a blend of rural serenity and economic opportunity.



HUNT COUNTY

ECONOMIC & DEMOGRAPHIC OVERVIEW

2023 Population

113,347

2021 Employed Population

44,770

Median Age

37.7

2021 Median Household Income

\$61,053

2021 Median Property Value

\$151,800

1-Year Employment Growth

2.78%

METRO HIGHLIGHTS

Dynamic Economy and Growth



Hunt County, with a population of 98,783, boasts a vibrant economy fueled by key sectors such as Manufacturing, Healthcare, and Retail Trade. The county's employed population of 44,770 experiences a steady year-over-year employment growth rate of 2.75%, reflecting its resilience and potential for further development.

Educational Hub



Hunt County serves as a regional educational hub, anchored by Texas A&M University-Commerce (TAMUC), which enrolls over 12,000 students in a diverse array of undergraduate, graduate, and doctoral programs. TAMUC's commitment to academic excellence, research, and community engagement enriches the county, fostering a culture of innovation and lifelong learning.

Financial Stability



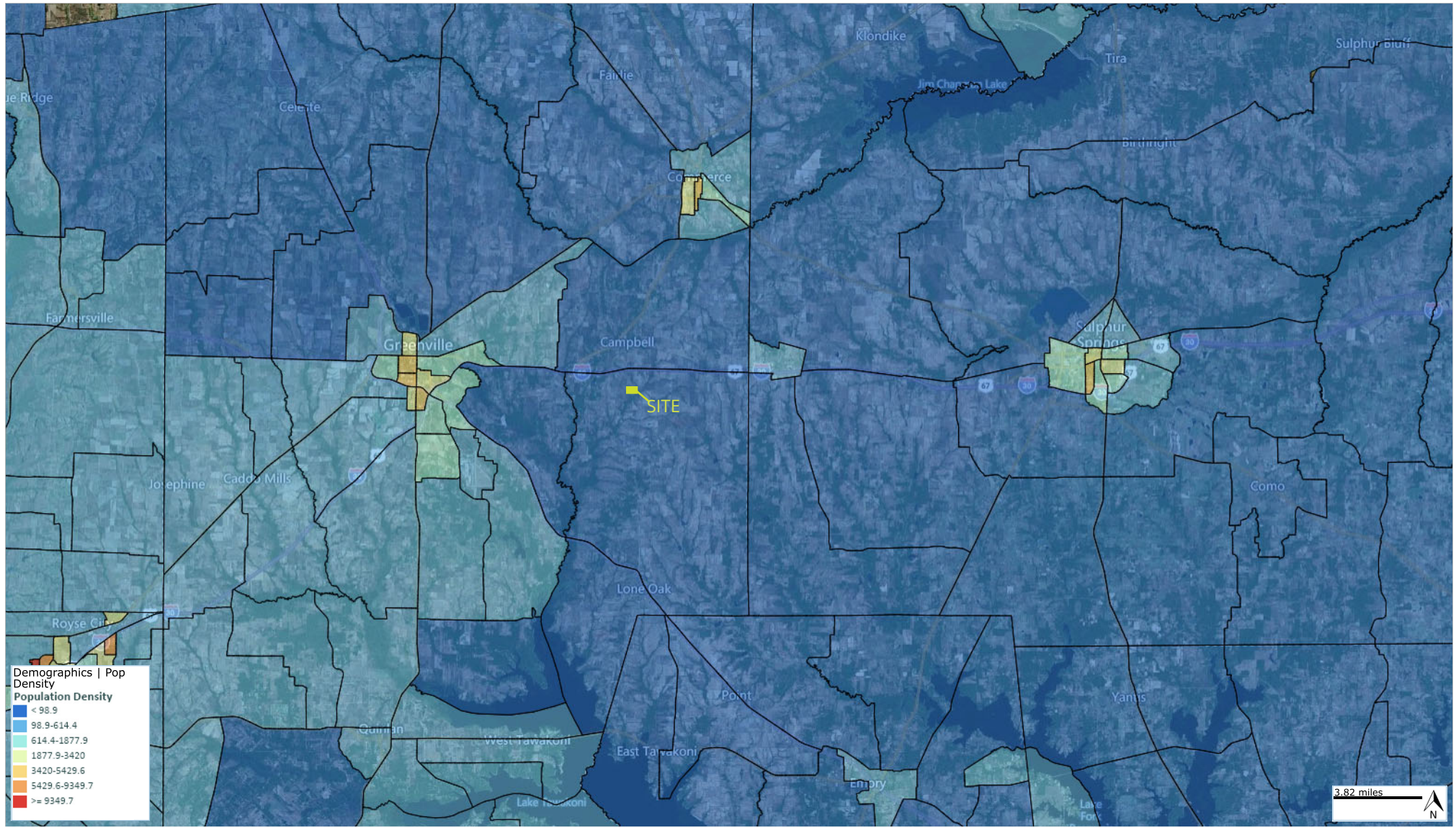
Despite a median household income of \$61,053 and a median property value of \$151,800, Hunt County residents face an average property tax burden of \$24,646. This financial dynamic underscores the county's commitment to essential services and infrastructure development, ensuring a high quality of life for its residents.

Residential Appeal and Accessibility



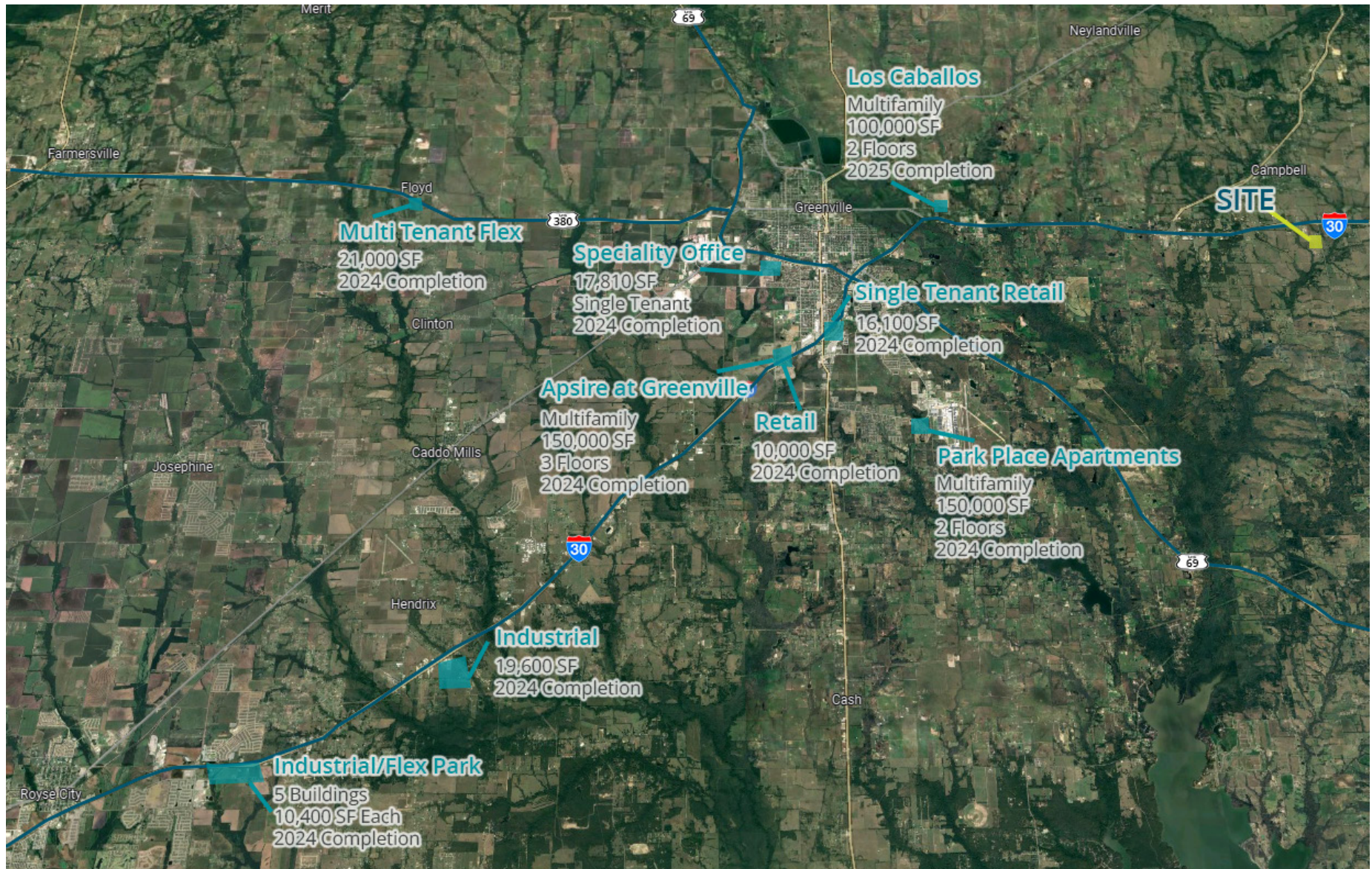
Hunt County provides diverse residential options for its 35,800 households, supported by reasonable commute times averaging 31.6 minutes. With its attractive property values and strategic location, the county offers a desirable living environment for individuals and families seeking both affordability and convenience.

AREA POPULATION



PROPERTY LOCATION

AREA DEVELOPMENTS



FM 513

Campbell, TX 75422



S. Farm Market 513

Presented By:

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SUBJECT PROPERTY
±35 ACRES



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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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date