

# LAND FOR SALE: 120 ACRES

Prime Waterfront Development  
Future Bois D'Arc Lake



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Bois d'Arc Lake is Texas' first new major reservoir in nearly 30 years. The 16,641-acre lake will be located northeast of the city of Bonham in Fannin County.

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- +/- 107.427 AC Commercial Land
- +/- 50.106 AC Residential Land
- On New 16,641 Acres Bois D'Arc Lake in Fannin County, TX

Prime Lake Development Site for:

- Residential Home Sites
- Private Marina
- Wedding Venue

- \* Cabin Rentals
- \* Gas Station
- \* Restaurants

# LAND FOR SALE: 120 ACRES

## Prime Waterfront Development Future Bois D'Arc Lake



The property's location is unique in that it has both lake and highway frontage. Once the new roadway (FM 897) is completed, it will take approximately 5 minutes to travel from U.S. Route 82 to the property's entrance. Centrally located between Sherman, TX and Paris, TX, it is a 30 - 40 minutes drive from either city. Travel time to DFW International Airport is less than 1 1/2 hours. Therefore, potential patrons will enjoy an easy and direct route on new, well maintained roads.

Another distinctive feature of the property is the naturally protected deep water cove that will run east/west through the center of the property. This cove expertly lends itself to house a full service marina, one of the various amenities we are proposing to construct on the land. We also envision the following improvements: numerous cabin rentals, a convenience/gas station, multiple restaurant locations, event venue for large parties/weddings comprising of multiple ceremony sites, a gated community, and a pier. Our goal is to provide a "go-to destination" for the communities surrounding Bois D'Arc Lake as well as attracting "out-of-towners".

Lake construction began May, 2018, and North Texas Municipal Water District has projected that the lake will begin filling in early 2020. On NTMWD's timeline for projects, Fall 2019 will mark the beginning of construction of boat ramps and recreational facilities. We believe that there is no better time than now to seize a lucrative opportunity and move forward with the proposed "year-round destination" project. This project would be the perfect chance to share a little "Texas Charm" with young and old alike - all while cashing in on the projected economic boost the lake brings with it.



# North Texas Municipal Water District Fact Sheet Bois d'Arc Lake

## FAST FACTS:

**16,641**  
SURFACE ACRES,  
OR APPROXIMATELY  
**26**  
square  
miles

FIRM YIELD OF  
**108 MILLION**  
GALLONS PER DAY

ESTIMATED COST OF  
**\$1.6 BILLION**

**BOOST TO**  
LOCAL ECONOMY  
& RECREATIONAL  
OPPORTUNITIES

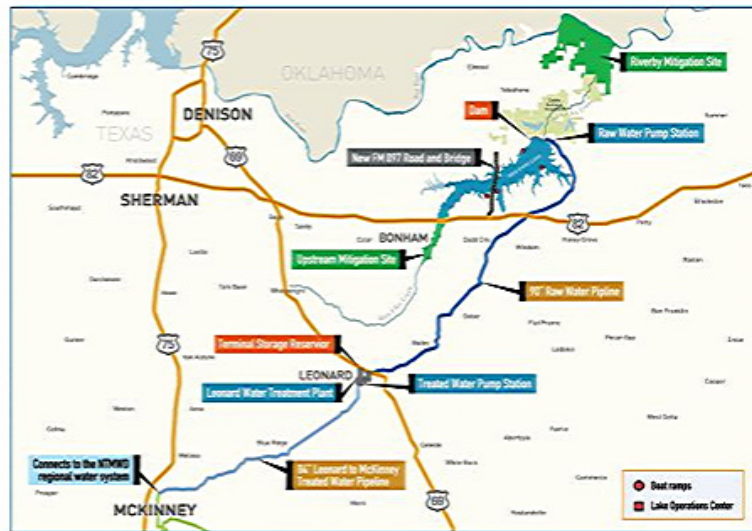
OWNED  
AND OPERATED BY



Bois d'Arc Lake  
Project Contact:

**Jeff McKitto**  
Public Relations Specialist -  
Project Communications  
North Texas Municipal  
Water District  
**972.442.5405**  
BoisdArcLake@NTMWD.com

Bois d'Arc Lake is the first major reservoir to be built in Texas in nearly 30 years. After 15 years of planning and permitting, construction began in May of 2018. The lake, located northeast of Bonham in Fannin County, will provide the water needed to serve a growing population of 1.7 million North Texans. The reservoir's two-mile-long and 90-foot-tall dam will create a lake capable of storing 367,609 acre-feet of water (120 billion gallons). Water delivery is scheduled to begin in 2022. This additional storage will help ensure crucial water supplies for the future of our growing region.



## Beyond the Lake: Related Project Components

Providing clean water to a rapidly growing region requires more than just building a reservoir. It takes numerous components to collect, treat and deliver water including:

- A raw water pump station
- 35 miles of untreated water pipeline
- Water treatment plant in Leonard
- 25 miles of treated water pipeline
- Roadway and bridge improvements
- Environmental mitigation on more than 17,000 acres
- Lake Operations Center, maintenance facilities and recreational boat ramps

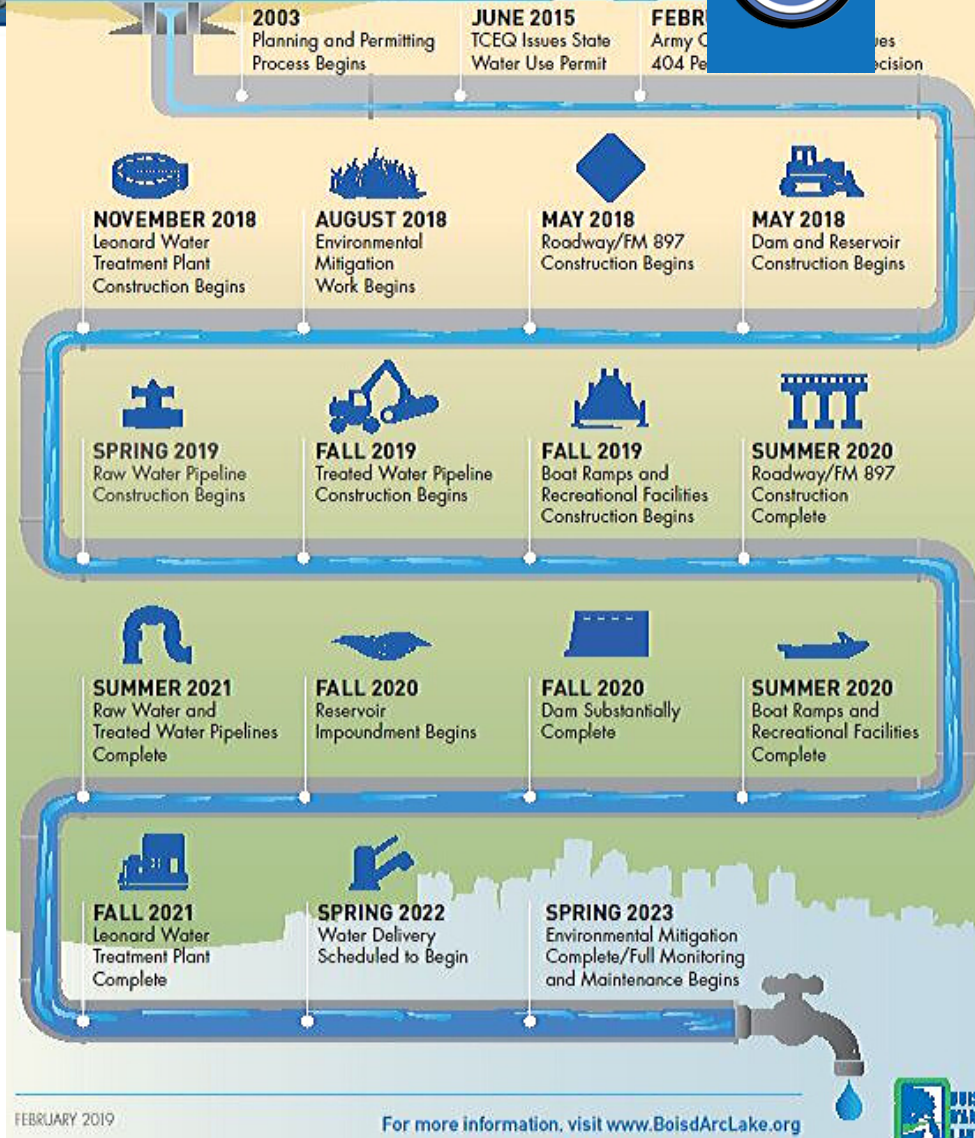
North Texas Municipal  
Water District

Administration Building  
501 East Brown St.  
P.O. Box 2408  
Wylie, TX 75098

**972.442.5405**  
[www.NTMWD.com](http://www.NTMWD.com)  
[www.BoisdArcLake.org](http://www.BoisdArcLake.org)



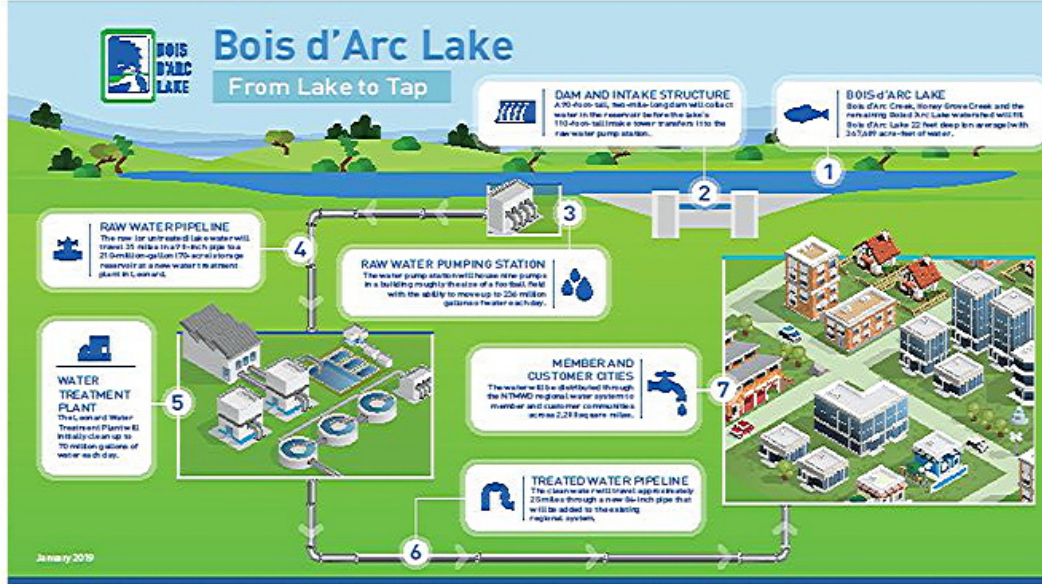
## TIMELINE FOR PROJECTS



FEBRUARY 2019

For more information, visit [www.BoisdArcLake.org](http://www.BoisdArcLake.org)





### Project Cost

Planning, permitting, designing, purchasing land and constructing all of these components requires an investment of \$1.6 billion. To date, the Texas Water Development Board has approved \$1.477 billion for the project through the State Water Implementation Fund for Texas (SWIFT) program, which is anticipated to save NTMWD and its cities over \$230 million. The project's cost will be shared by up to 80 communities who contract with the District for water service.

### Water For Our Future

As North Texas' population grows, so does its demand for water. NTMWD's service area population is expected to nearly double by 2050. While the District has been a leader in the state at promoting water conservation, its 80 communities are growing at a rate that their needs cannot be met by conservation and reuse alone. For this reason, the Bois d'Arc Lake project is key to our region's continued vitality. It will provide water for generations and continue to support the growing economies of the communities we serve.

### Benefits for the Region

Not only will the Bois d'Arc Lake meet the water needs of up to 80 North Texas communities, it will also offer numerous recreation opportunities and significant economic benefits.\*

#### Projected Economic Benefits:

Increasing economic activity in Fannin County by at least \$509 million and the entire region by \$682 million over the construction period.

Boosting recreation and industry-related activity in Fannin County by \$166 million each year after construction.

Creating more than 2,400 new jobs in the Fannin County area.

Spending by new residents will increase economic activity in Fannin County by \$81 million annually.

Supporting the construction of 3,200 new homes over the next 30 years.

#### Recreational Amenities:

Fishing

Boating

Nature viewing

Picnic areas

\*Based on 2015 updated independent analysis by Clower, T. & Weinstein, B.



Subject Property

Subject Property

Subject Property

Subject Property

Subject Property

16,641  
Acres  
BOIS  
D'ARC  
LAKE

© 2020 Google

Google Earth

1995

Imagery Date: 3/6/2017 33°40'39.36" N 96°02'57.65" W elev 0 ft eye alt 4314 ft

The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice

# WATERFRONT HOMES



- Live Your Best Life
- Perfect Weekend Gateway
- Ample Shoreline Acreage Available
- Perfect Lake Spot for DFW Metroplex Residents
- Direct Access from US 82 & Newly Constructed 2645 Road

# PRIVATE MARINA



- Slip Rentals
- Boat Rentals & Sales
- Boat Repair/Maintenance Shop
- Boat Ramp
- Restaurant/Bar
- Fuel/C-Store

# EVENT/WEDDING VENUE

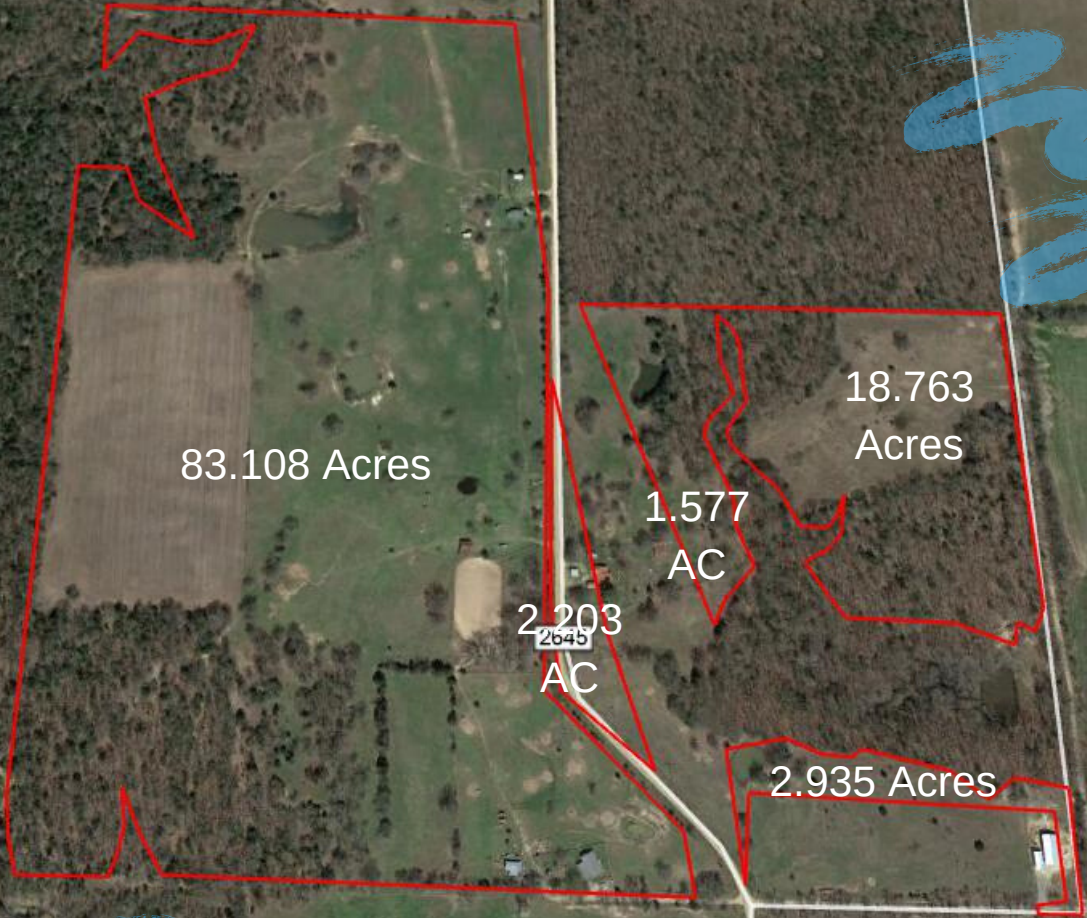


- The Perfect Venue to Tie the Knot
- Restaurant/Catering on Site
- Lakefront Views to Create Lasting Memories

# CABIN RENTALS



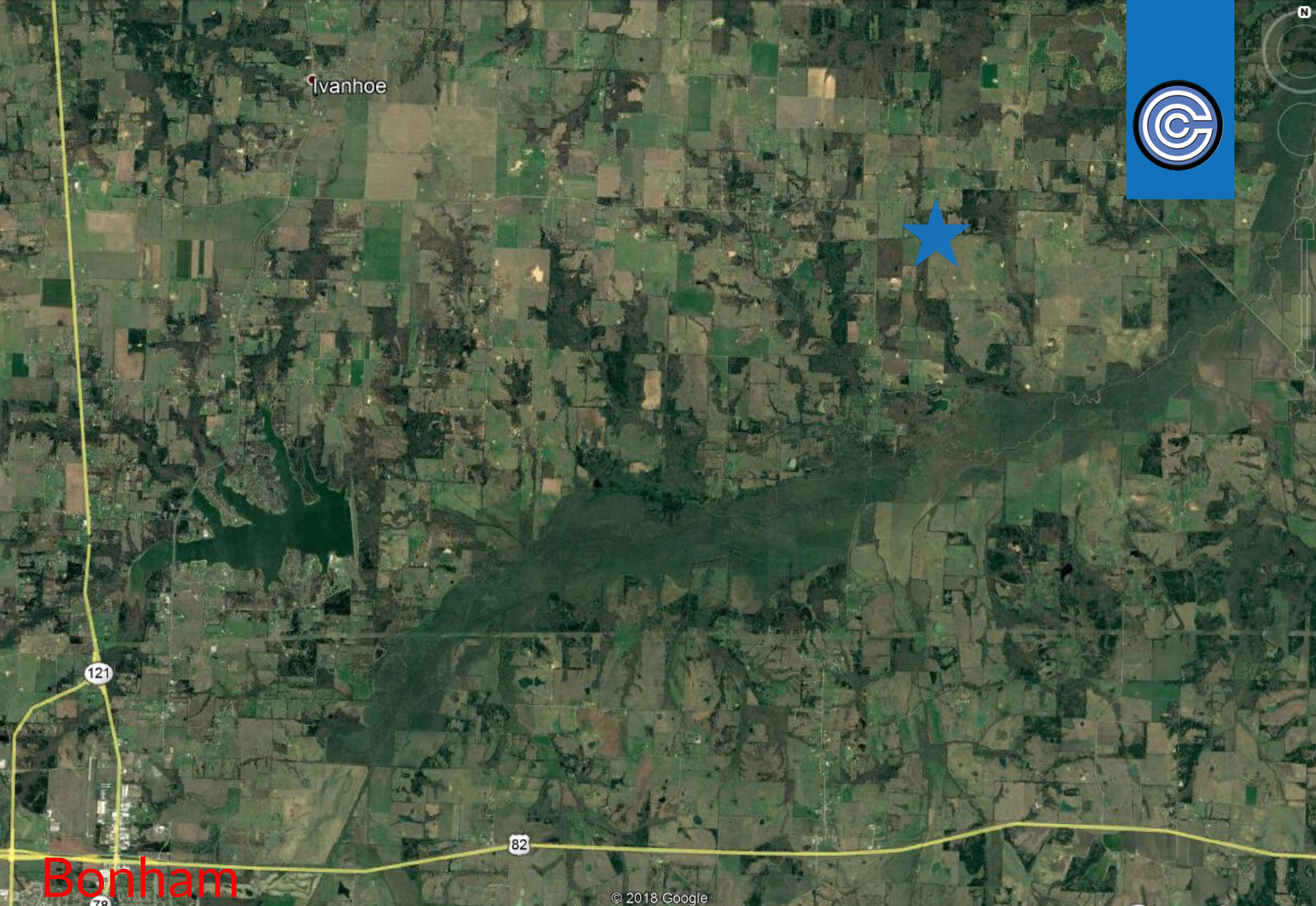
- Ideal Spot for Cabin Rentals
- Treed Landscaping
- Perfect Weekend Gateway



Future  
Bois  
D'Arc  
Lake -  
16,641  
Acres

© 2020 Google

Google Earth



Ivanhoe



121

82

Bonham

© 2018 Google

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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.

### 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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Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)