

# FOR SALE - 4.92 +/- ACRES

Bridgeport, TX 76426



## Jim Leatherwood

Managing Partner / Broker

O: 817.849.8282

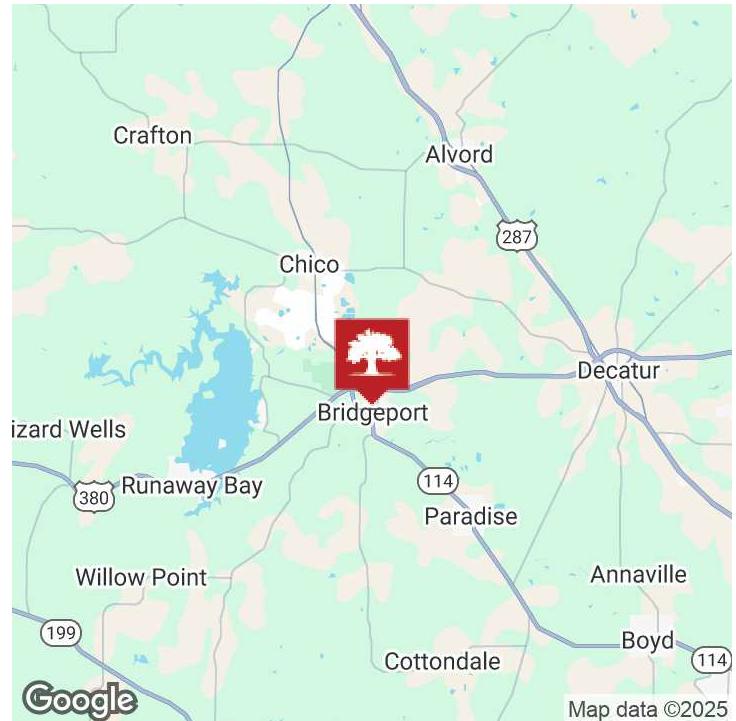
C: 214.926.8654

jleatherwood@silveroakcre.com

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## OFFERING SUMMARY

Sale Price:	\$675,000
Lot Size:	214,315 SF
Price / Acre:	\$137,195

## PROPERTY OVERVIEW

Directly adjacent to a new QuikTrip Travel Center "COMING SOON". Zoned "C" Commercial (Buyer to verify). According to FEMA maps, property is not located in the flood zone. House on the property has no value.

## PROPERTY HIGHLIGHTS

- Utilities: (Buyer to verify)
- Water: Available
- Electric: Available
- Sewer: Nearby (According to the City of Bridgeport)
- Traffic Counts: 17,214 VPD (Highway 380) and 7,915 VPD (Highway 101/114)

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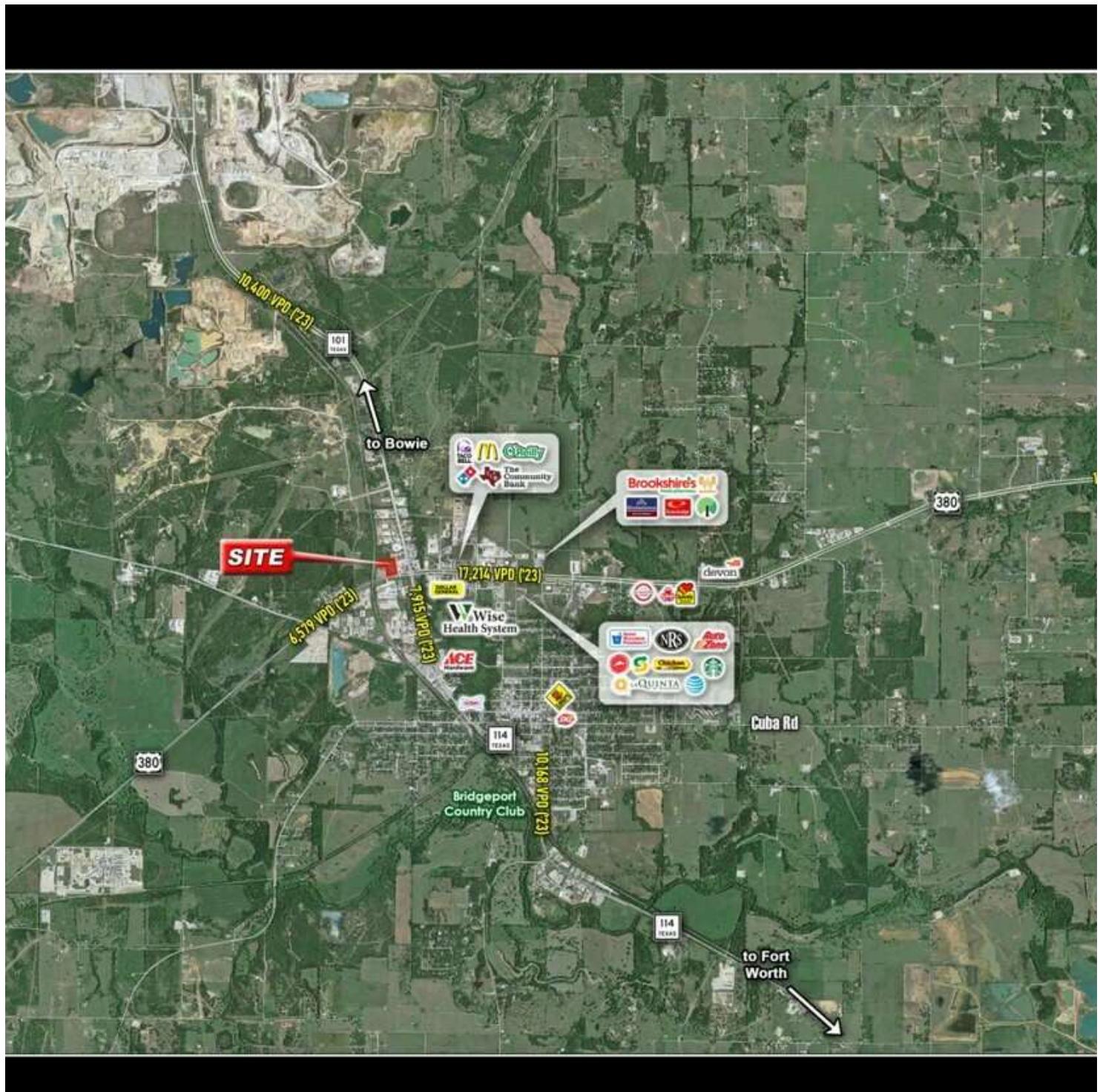
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*Silver Oak Commercial Realty*

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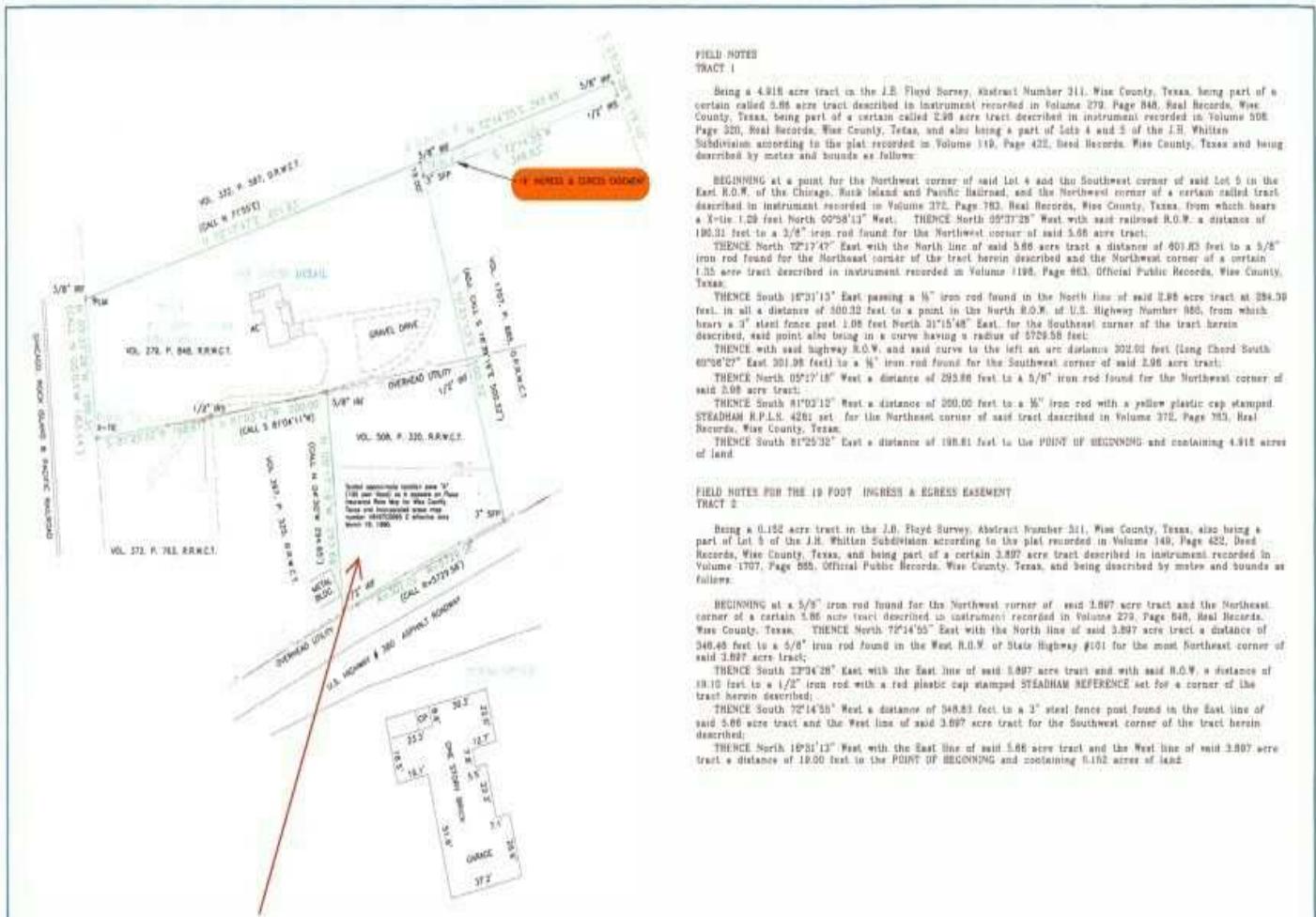
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Please see attached FEMA and City of Bridgeport DFIRM's Map

The information shown on this survey should not be considered a valid survey unless the copy of said survey bears an original signature and an emblem seal of a Registered Professional Land Surveyor.  
Steadham: Surveyor

NOTE: THIS SURVEY IS PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES & NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS ORIGINAL TRANSACTION.  
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G.T.C. # 20060579  
NOTE: SEE PAGE 2 FOR EASEMENTS AND FLOOD STATEMENT.  
NOTE: CONTACT PIPELINE Co. FOR EXACT LOCATION OF PIPELINES.



SCALE: 1" = 100'

This description was prepared from a survey made on the ground under my supervision on May 26, 2006 and is subject to any and all easements, reservations, and restrictions that may be of record and there are no visible protrusions or encroachments except as shown.

Roger C. Steadham, R.P.L.S. #281

REVISIED: 09-15-06  
UPDATE: 08-17-06  
REVISED: 08-22-06  
DRAFT: 08-21-06  
08189

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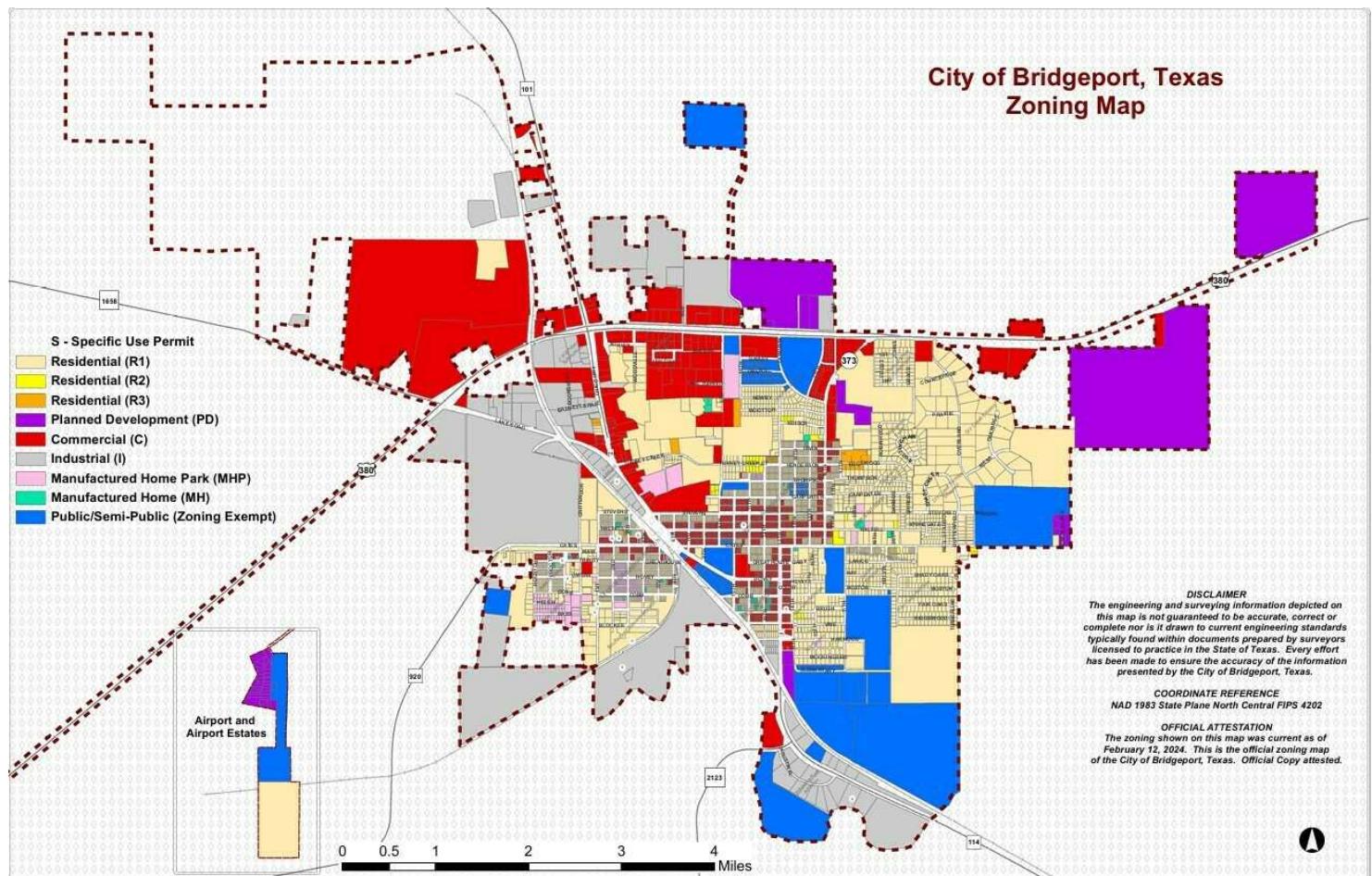
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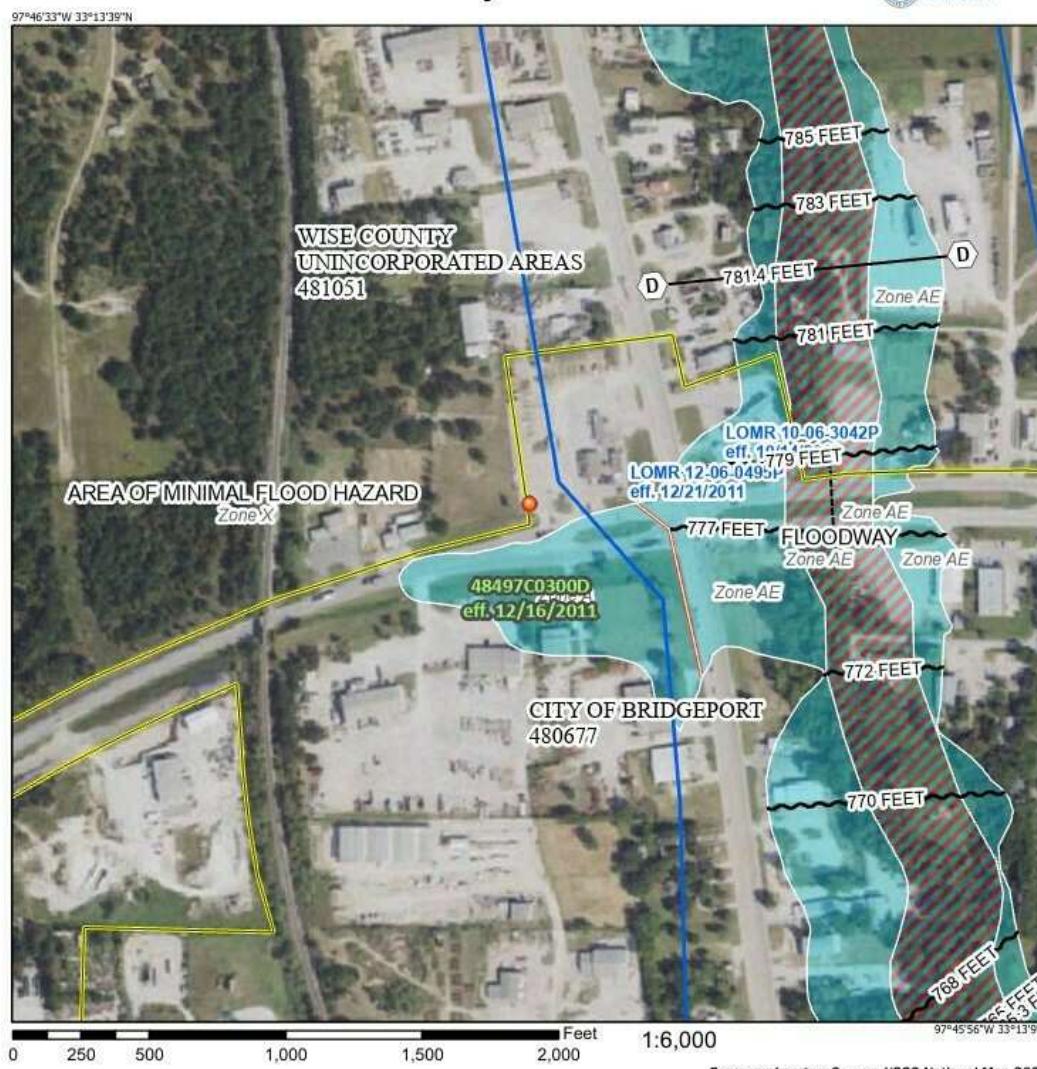
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## National Flood Hazard Layer FIRMette



### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT	
<b>SPECIAL FLOOD HAZARD AREAS</b>	  
<b>OTHER AREAS OF FLOOD HAZARD</b>	   
<b>OTHER AREAS</b>	 
<b>GENERAL STRUCTURES</b>	 
<b>OTHER FEATURES</b>	       
<b>MAP PANELS</b>	  



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/29/2024 at 5:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMS panel number, and FIRMS effective date. Map images for unmapped and unmodeled areas cannot be used for regulatory purposes.

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City of Bridgeport, TX

## § 8. "C" COMMERCIAL DISTRICT: USE REGULATIONS.

In the Commercial District no land shall be used and no building shall be used, erected, or converted to any use other than:

1. Any use permitted in the Residence Use Districts.
2. Automatic Laundry.
3. Bakery, retail only.
4. Bank and office.
5. Cafeteria.
6. Commercial billboard or advertising signs.
7. Cleaning and pressing shops.
8. Drugstore.
9. "Fix-it" shops, not exceeding 400 square feet in area.
10. Florist shops.
11. Gasoline filling stations, but not including major auto repair work.
12. Grocery Store.
13. Ice Delivery Station.
14. Meat Market.
15. Moving picture theater (not drive-in).
16. Restaurants.
17. Retail store or shop for custom or the making of articles to be sold at retail on the premises only.
18. Shoe repair.
19. Tailor.
20. Washateria.
21. Auto repair garage.
22. Automobile[,] truck and bus service and repairs.
23. Baggage, transfer, storage and warehouse.
24. Cabinet maker.
25. Carpenter shop.

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26. Carpet cleaning if dust-proof rooms and dust-catching washing and scouring equipment is provided.
27. Ice Manufacture.
28. Lumber yard (building materials).
29. Motorcycle repairing.
30. Paint shop.
31. Penal or correctional institution for the care of insane, liquor or narcotic patients, feeble-minded.
32. Sheetmetal shop.
33. Stone monument works, retail only.
34. Storage warehouse.
35. Taxicab storage and repair.
36. Used car lot.
37. Hospitals and clinics except veterinary hospitals and clinics.
38. Drive-in Theaters.
39. Any other retail or wholesale use, provided such use is not noxious or offense by reason of emission of odors, soot, dust, noise or vibrations, but excluding such uses as are enumerated in the Industrial District.
40. Freestanding vending machines, subject to the issuance of a specific use permit as provided by Section 11A.03(4) of this Ordinance.
41. Telecommunication antennas or towers, subject to the issuance of a specific use permit as provided by Section 11A.03(6) of this Ordinance.
42. Any restaurant, food sales store (grocery or convenience store), or other permitted use that derives less than seventy-five percent (75%) of the establishment's gross revenues from the on-premise sale or service of alcoholic beverages. The City may require an audit of the accounts of an establishment to determine compliance with this subsection.
43. Any establishment that derives seventy-five percent (75%) or more of the establishment's gross revenues from the on-premise sale or service of alcoholic beverages, subject to the issuance of a specific use permit as provided by Section 11A.03(2) of this Ordinance.
44. Outdoor display and/or sales of portable storage buildings, subject to the issuance of a specific use permit as provided by section 11A.03(9) of this Ordinance.
45. Smoke Shop, subject to the issuance of a specific use permit as provided by section 11A.03(11) of this Ordinance.

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## Executive Summary

Chico Hwy  
Chico Hwy, Bridgeport, Texas, 76426  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.22329  
Longitude: -97.26911

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	1,004	6,979	9,329
2020 Population	1,000	7,030	9,593
2024 Population	946	6,956	9,604
2029 Population	883	6,631	9,259
2010-2020 Annual Rate	-0.04%	0.07%	0.28%
2020-2024 Annual Rate	-1.30%	-0.25%	0.03%
2024-2029 Annual Rate	-1.37%	-0.95%	-0.73%
2020 Male Population	49.5%	51.6%	51.9%
2020 Female Population	50.5%	48.4%	48.1%
2020 Median Age	33.4	34.9	36.5
2024 Male Population	50.1%	52.2%	52.4%
2024 Female Population	49.9%	47.8%	47.6%
2024 Median Age	34.2	35.3	37.0
In the identified area, the current year population is 9,604. In 2020, the Census count in the area was 9,593. The rate of change since 2020 was 0.03% annually. The five-year projection for the population in the area is 9,259 representing a change of -0.73% annually from 2024 to 2029. Currently, the population is 52.4% male and 47.6% female.			
<b>Median Age</b>			
The median age in this area is 37.0, compared to U.S. median age of 39.3.			
<b>Race and Ethnicity</b>			
2024 White Alone	53.5%	59.7%	64.8%
2024 Black Alone	1.0%	2.2%	2.2%
2024 American Indian/Alaska Native Alone	0.6%	0.9%	0.9%
2024 Asian Alone	0.6%	0.6%	0.5%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	21.4%	17.7%	15.1%
2024 Two or More Races	22.9%	18.8%	16.4%
2024 Hispanic Origin (Any Race)	54.5%	45.4%	38.8%
Persons of Hispanic origin represent 38.8% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.3 in the identified area, compared to 72.5 for the U.S. as a whole.			
<b>Households</b>			
2024 Wealth Index	95	87	95
2010 Households	321	2,038	2,933
2020 Households	335	2,151	3,136
2024 Households	324	2,141	3,150
2029 Households	304	2,051	3,054
2010-2020 Annual Rate	0.43%	0.54%	0.67%
2020-2024 Annual Rate	-0.78%	-0.11%	0.10%
2024-2029 Annual Rate	-1.27%	-0.66%	-0.62%
2024 Average Household Size	2.79	3.04	2.86
The household count in this area has changed from 3,136 in 2020 to 3,150 in the current year; a change of 0.10% annually. The five-year projection of households is 3,054, a change of -0.62% annually from the current year total. Average household size is currently 2.86, compared to 2.88 in the year 2020. The number of families in the current year is 2,286 in the specified area.			

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini Index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

November 07, 2024

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Chico Hwy  
Chico Hwy, Bridgeport, Texas, 76426  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
(Latitude: 33.22329  
Longitude: -97.76911

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	20.5%	19.2%	19.9%
<b>Median Household Income</b>			
2024 Median Household Income	\$75,732	\$80,133	\$80,518
2029 Median Household Income	\$83,363	\$88,444	\$89,131
2024-2029 Annual Rate	1.94%	1.99%	2.05%
<b>Average Household Income</b>			
2024 Average Household Income	\$105,445	\$101,058	\$103,361
2029 Average Household Income	\$118,912	\$114,203	\$117,770
2024-2029 Annual Rate	2.43%	2.48%	2.64%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$33,770	\$32,152	\$34,165
2029 Per Capita Income	\$38,397	\$36,514	\$39,166
2024-2029 Annual Rate	2.60%	2.58%	2.77%
<b>GINI Index</b>			
2024 Gini Index	37.4	37.0	38.2
<b>Households by Income</b>			
Current median household income is \$80,518 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$89,131 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$103,361 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$117,770 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$34,165 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$39,166 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	116	123	119
2010 Total Housing Units	377	2,281	3,390
2010 Owner Occupied Housing Units	204	1,350	2,040
2010 Renter Occupied Housing Units	117	688	894
2010 Vacant Housing Units	56	243	457
2020 Total Housing Units	384	2,375	3,558
2020 Owner Occupied Housing Units	207	1,413	2,167
2020 Renter Occupied Housing Units	128	738	969
2020 Vacant Housing Units	41	243	474
2024 Total Housing Units	370	2,367	3,569
2024 Owner Occupied Housing Units	204	1,429	2,211
2024 Renter Occupied Housing Units	120	712	939
2024 Vacant Housing Units	46	226	419
2029 Total Housing Units	370	2,368	3,584
2029 Owner Occupied Housing Units	201	1,429	2,230
2029 Renter Occupied Housing Units	103	621	824
2029 Vacant Housing Units	66	317	530
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	49.9	48.9	47.7

Currently, 62.0% of the 3,569 housing units in the area are owner occupied; 26.3%, renter occupied; and 11.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 3,558 housing units in the area and 13.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.07%. Median home value in the area is \$256,548, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.02% annually to \$283,575.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini Index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini Index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029; Esri converted Census 2010 into 2020 geography and Census 2020 data.

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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. **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:
  - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	