

SALE

COMMERCIAL LAND FOR DEVELOPMENT + RETAIL ON HWY 287 FRONTAGE

3916 US Highway 287 N Henrietta, TX 76365



SALE PRICE \$895,000

 [CLICK TO VIEW VIDEO](#)

Darrin Coles CCIM
(469) 794-6080
TX #755167

Cristie Coles
(214) 460-2849
TX #0628110

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COLDWELL BANKER
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REALTY

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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LAGUNA MADRE TRADERS

3916 US Highway 287 N Henrietta, TX 76365



VIDEO

PROPERTY DESCRIPTION

Welcome to 3916 US Highway 287, a rare opportunity to acquire a versatile 10-acre property with unmatched visibility and potential. Spanning two parcels of approximately 8 and 2 acres, this site combines commercial opportunity with residential appeal, making it an exceptional investment.

Set atop a scenic hill, the property offers panoramic views of the rolling countryside south of Highway 287. Its elevated setting provides both natural beauty and a functional advantage, with the ability to oversee your business operations below while enjoying a serene hilltop residence or retreat.

Currently, the site features a 17,375 SF retail facility fronting Highway 287, home to

OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	10 Acres
Building Size:	17,375 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	34	1,432	2,763
Total Population	64	2,800	5,488
Average HH Income	\$67,648	\$57,173	\$59,300

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PROPERTY DESCRIPTION

As you consider this investment, please note that the owners kindly request a three-month period to vacate the premises, ensuring a seamless transition for all parties involved.

Seize the opportunity to own this unique property, offering a harmonious blend of business and residential prospects. Whether you envision a new retail endeavor or dream of crafting your own hilltop oasis, 3916 US Highway 287 awaits your transformation.

Thank you for considering this property, and feel free to reach out with any further inquiries.

LOCATION DESCRIPTION

3916 US Highway 287, a truly exceptional property offering boundless opportunities in Henrietta, TX 76365. This expansive 10-acre property, comprising two plats of approximately 8 and 2 acres, is an enticing prospect for any astute investor or entrepreneur.

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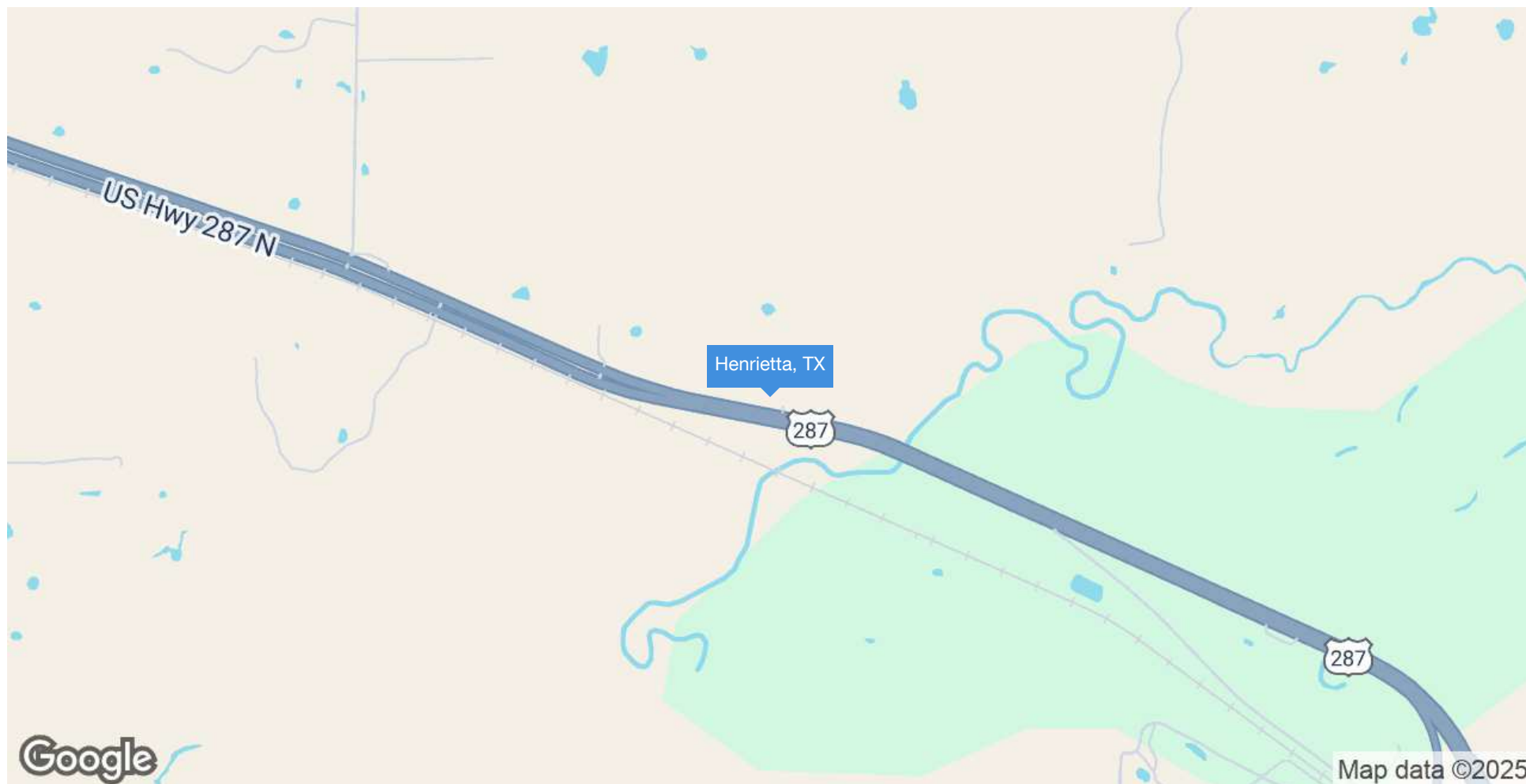


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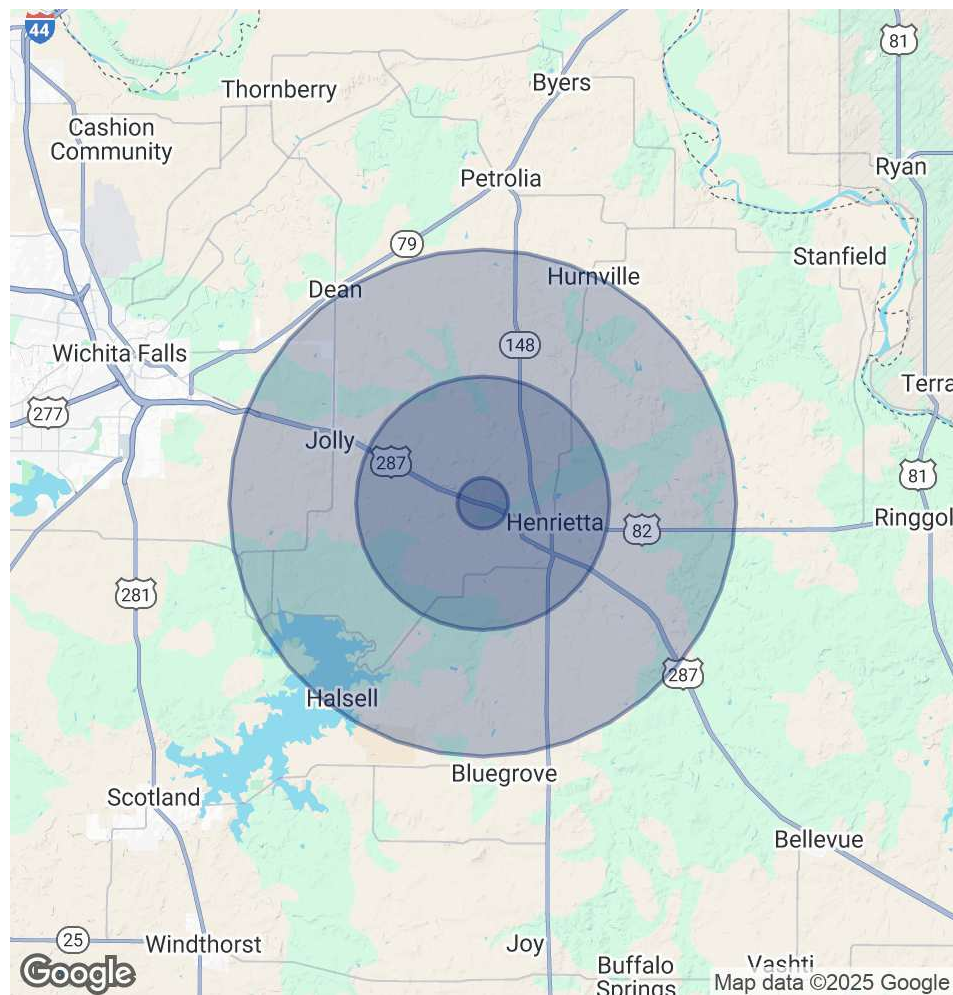
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	64	2,800	5,488
Average Age	69.9	48.8	49.7
Average Age (Male)	66.2	45.8	47.4
Average Age (Female)	76.3	51.1	50.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	34	1,432	2,763
# of Persons per HH	1.9	2	2
Average HH Income	\$67,648	\$57,173	\$59,300
Average House Value	\$113,779	\$100,524	\$123,404

2020 American Community Survey (ACS)



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DARRIN COLES CCIM

Commercial Sales and Leasing

darrin.coles@cbrealty.com

Direct: (469) 794-6080

TX #755167

PROFESSIONAL BACKGROUND

Darrin Coles was born in Longview Texas and grew up in North Texas and Southwest Missouri. He attended Kemper Military College Graduating Kum Laude in 1993. He attended Troy State University Sorrell College of Business. He is the owner of D.R. Coles LLC. The company is designed around helping businesses improve marketing through utilizing web design, social media presence improvements, potential rebranding, and capital analysis to improve learner profit performance.

Prior to real estate, Darrin served with the United States Army as a Military Police Officer with four overseas deployments. Twelve years as the GM of Cracker Barrel in Branson MO where he received the coveted Uncle Herschel Award. Three Years as the COO of D&D Entertainment that provided performers for AM Resorts. Three Years as a Financial Advisor for Modern Woodmen of America, and then he began D.R. Coles LLC assisting local small businesses in the Southwest MO area. His business helped small business owners increase clients, run leaner, increase brand awareness, and improve systems in accounting.

Coldwell Banker Commercial Realty

3211 Internet Blvd Ste 150

Frisco, TX 75034

555.555.5555

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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.

2-10-2025



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.

Coldwell Banker Realty	420132	joanne.justice@cbdfw.com	972-906-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Aaron Clough	715095	aaron.clough@cbrealty.com	972-213-5670
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Aaron Clough	715095	aaron.clough@cbrealty.com	972-213-5670
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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11-2-2015



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- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

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Darrin R Coles	0755167	darrin.coles@cbrealty.com	469.794.6080
Sales Agent/Associate's Name	License No.	Email	Phone

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