



HIGHWAY 78 LAND

Industrial Site with Highway 78 Frontage

State Highway 78, Bonham, Texas

PROPERTY OVERVIEW

- Great Industrial property on the North side of Bonham just South of the bridge that crosses the Red River into Oklahoma.
- Heavy industrial repair facility with several shops on site, all with concrete floors.
- Climate controlled office and facilities in the large 60' X 175' building. This building has twelve 14' X 14' doors, and two 16' X 16" doors.
- Site is just minutes from Boise D Arc Lake, and Lake Bonham.

AREA TRAFFIC DRIVERS



INFORMATION

Lot Size: 4.95 AC

Building Sizes:

Building A: Approx. 10,500 SF

Building B: Approx. 3,000 SF

Shed: Approx. 500 SF

Price: Call for details

TRAFFIC COUNTS

State Highway 78/ FM-1753	3,561 VPD
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	186	1,742	4,201
Households	79	741	1,755
Average HH Income	\$80,769	\$78,613	\$71,032
Median Age	53.1	53.1	51.2

**For More Information
Please Contact:**

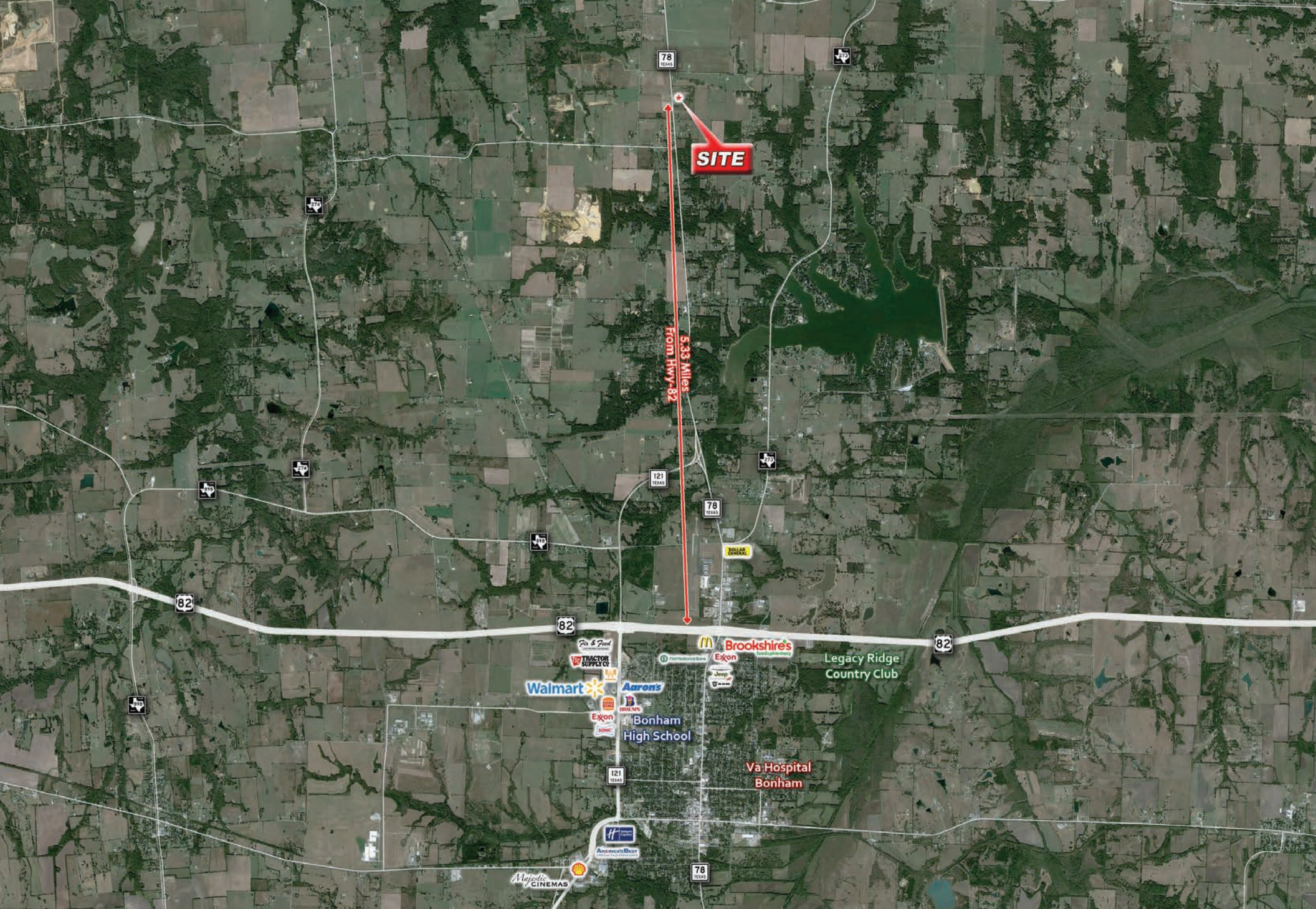
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STATE HIGHWAY 78



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SURVEY #2017-041

SHEET 1 OF 2 SHEETS

Point of Commencement

Carl D. McGuire
Volume 835, Page 49

Scale 1"=100'

Point of Beginning

STATE HIGHWAY 78

The overhead Transmission Power line is covered by the easement in Volume 230, Page 288. The Easement gives no width. Owner must contact current provider and have easement staked before any construction.

Culvert (Typical)



Clark R. Anderson, RPLS #44708

CORNER DETAIL

Pass 3/8" Found Iron Rod at 0.4'

Metal Barn
28.2' x 14.8'

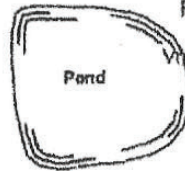
(Reference Bearing)

N 88°30'00" E 935.30'

Remainder of the Land Conveyed to Ralph Deal and wife, Carolyn Deal
Volume 1831, Page 337

The Whiteshed Water Line Easement in Volume 493, Page 163 is 10 feet wide and lays 5' each side of a water line that lays near and along the Highway Right-of-Way and is not shown on this plat.

The Power line Easement in Volume 493, Page 163 was not located by the Surveyor and may apply to this property.



Pond

Gravel Driveway

Brick Building
30.4' x 60.5' x 32.5'

Pass Metal Fence Corner Post at 2.24'

CORNER DETAIL

SHED:
500 SF

BUILDING B:
APPROX.
3,000 SF

Pass 4" Metal Fence Corner Post at 884.13'

CORNER DETAIL

LEGEND	
3/8" Found Iron Rod	⊙
1/2" Set Iron Rod W/Cap	○
Metal Fence Corner Post	⊕
Point for Corner	⊙
Power Pole	⊕
Propane Tank	⊕

Pass Metal Fence Corner Post at 458.02'

S 87°53'31" W 911.91'

N 87°53'31" E 911.91'

Pass Metal Fence Corner Post at 453.41'

4.854 Acres
Southern Part of Land
Conveyed to
Ralph Deal and wife,
Carolyn Deal
Volume 1831, Page 337

Pass 4" Treated Fence Corner Post
Bears N 87°48'05" E 3.10'

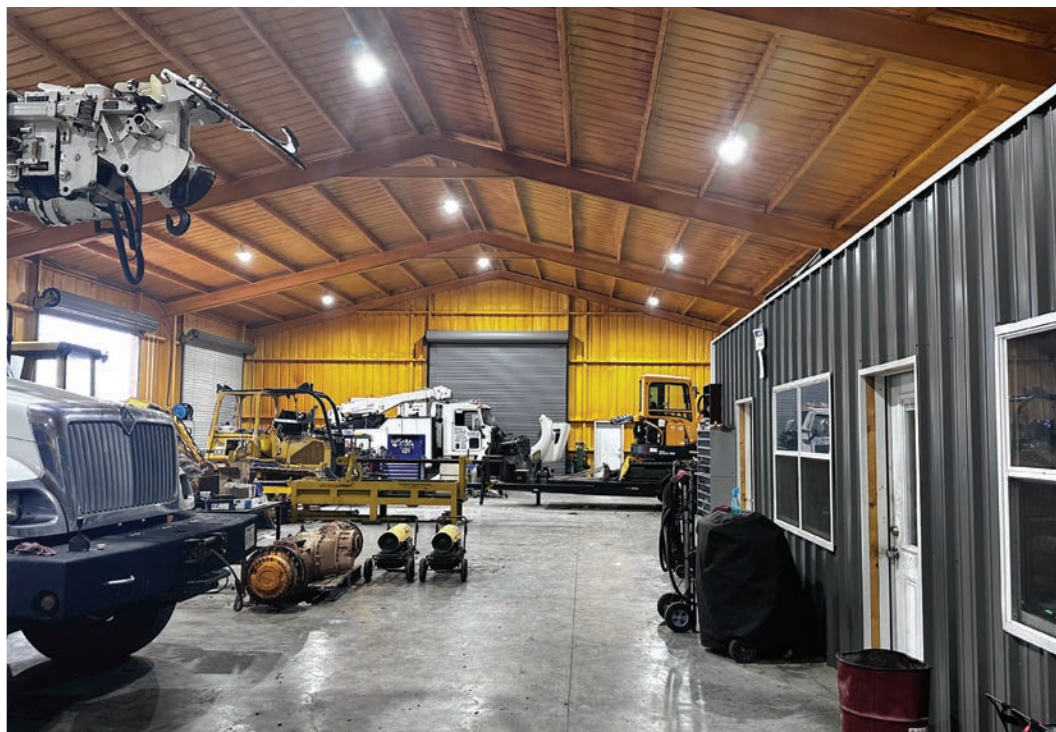
Called 9.674 Acres
Mary Francis Kennedy
Volume 1541, Page 15

LEGEND	
Water Meter	⊕
Barbed Wire Fence	⊕
Adjacent Boundary Lines	⋯⋯⋯
O/H Power Line	⋯⋯⋯
Centerline	⊕
Covered	⊕
Concrete	⊕

CORNER DETAIL

Southernmost Southwest
Corner of Volume 835,
Page 48

Carl D. McGuire
Volume 835, Page 49





Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K