

SALE

ESTABLISHED TURNKEY RESTAURANT

701 North Crossroads Street Leonard, TX 75452



PROPERTY DESCRIPTION

Turnkey opportunity to acquire an established, fully operational restaurant along with the real estate in the heart of Leonard, Texas. This property offers an excellent opportunity for an experienced operator or entrepreneur looking to step into an existing restaurant facility with the major infrastructure already in place.

OFFERING SUMMARY

Sale Price:	\$575,000
Number of Units:	1
Building Size:	4,755 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	116	355	770
Total Population	293	897	2,002
Average HH Income	\$94,316	\$94,969	\$108,330

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

Cristie Coles
(214) 460-2849
TX #0628110

Audra Stamp
(469) 929-4084



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INVESTMENT HIGHLIGHTS

- Approx. 4,755 SF of interior space
- Fully equipped commercial kitchen
- 10-foot vent hood
- Large walk-in cooler
- Established customer base and local presence
- Business and real estate included – true turnkey opportunity
- Situated on approximately 0.39 acres
- Convenient access just off Highway 78
- Accessible to Sherman, Denison, Bonham and the surrounding North Texas market
- Opportunity for a new owner to continue the existing concept or introduce their own vision

CONFIDENTIAL SALE – PLEASE DO NOT DISTURB BUSINESS OPERATIONS

Do not contact the restaurant directly, approach employees, or discuss the sale with restaurant staff. All inquiries, property information, showing requests and questions regarding the sale must be directed to the listing agent.

Please call the listing agent directly for additional information and to schedule a private showing.

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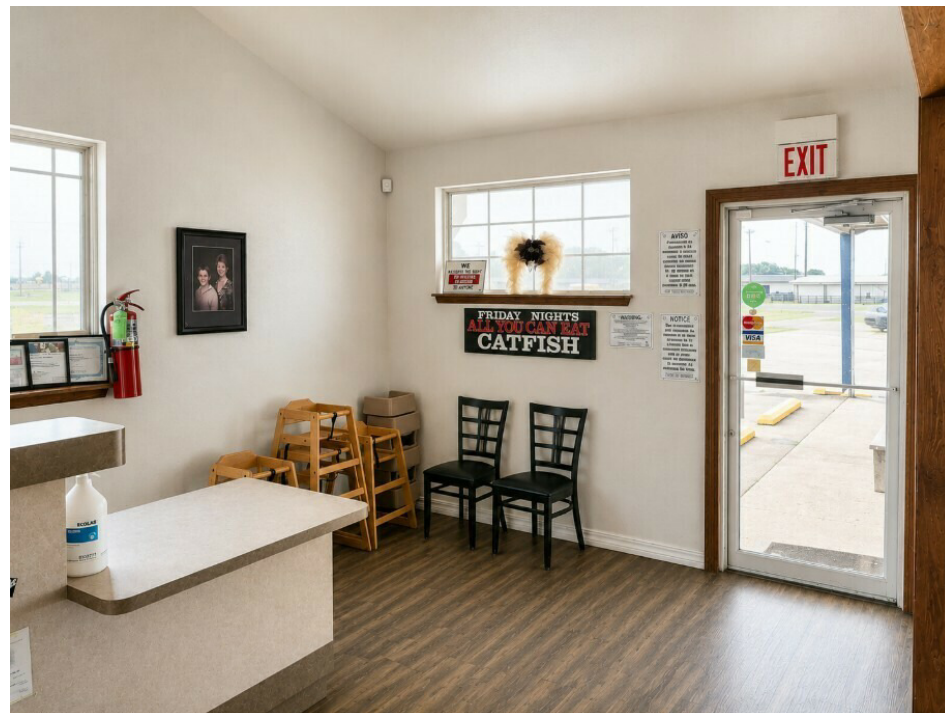
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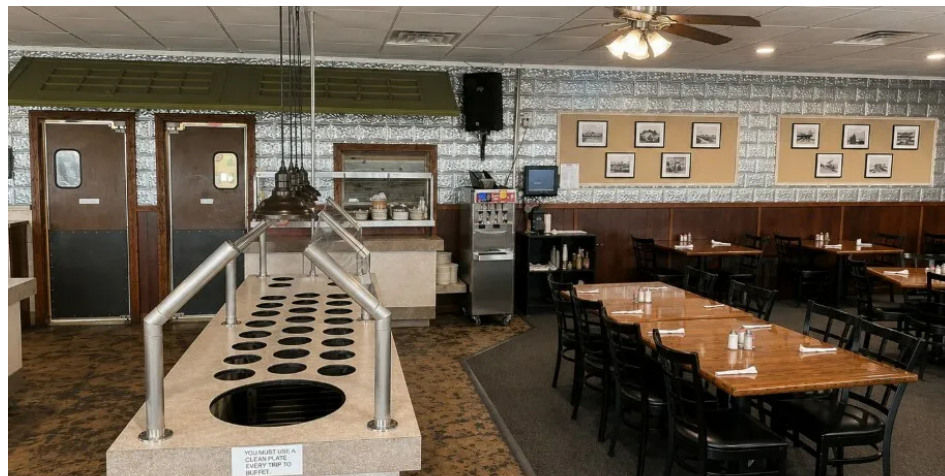


**COLDWELL BANKER
COMMERCIAL
REALTY**

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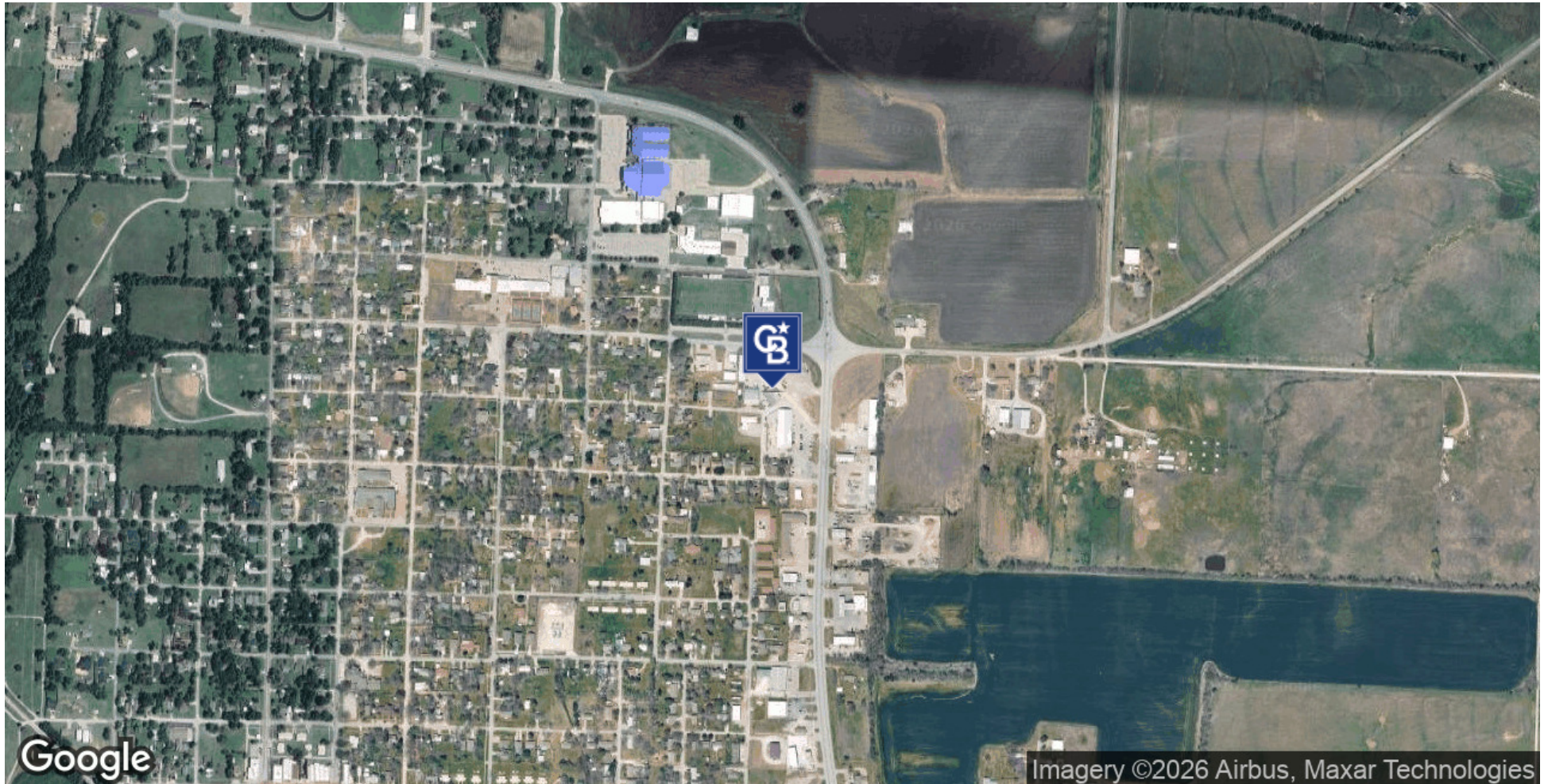


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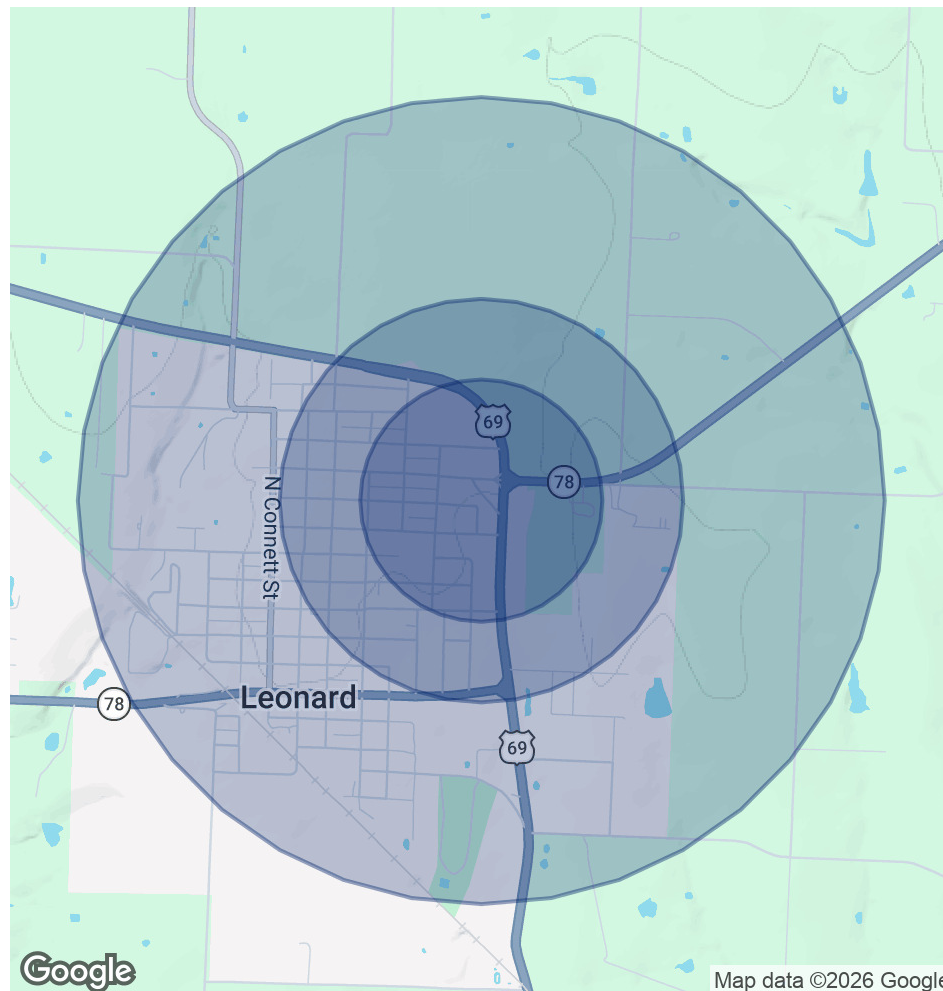
ESTABLISHED TURNKEY RESTUARANT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	293	897	2,002
Average Age	39	39	39
Average Age (Male)	37	37	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	116	355	770
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$94,316	\$94,969	\$108,330
Average House Value	\$224,301	\$224,995	\$237,698

2020 American Community Survey (ACS)



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**COLDWELL BANKER
COMMERCIAL
REALTY**

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



EQUAL OPPORTUNITY

- 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.

- 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.

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 by the buyer or buyer's agent. **An owner'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 licensee 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.

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally, and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

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	0420132	joanne.justice@cbrealty.com	972-906-7700
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Joanne Justice	0159793	joanne.justice@cbrealty.com	972-906-7786
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Frank Obringer	0738874	frank.obringer@cbrealty.com	972-599-3451
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Audra Stamp	0805499	audra.stamp@cbrealty.com	469-929-4084
Name of Sales Agent/Associate	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

LABS 1-2



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



EQUAL HOUSING
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Coldwell Banker Realty	420132	joanne.justice@cbrealty.com	(972) 906-7700
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Joanne Justice	159793-B	joanne.justice@cbrealty.com	(972) 906-7786
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Frank Obringer	738874-SA	frank.obringer@cbrealty.com	(972) 249-8800
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Darrin Coles	755167-SA	darrin.coles@cbrealty.com	469-794-6080
Name of Sales Agent/Associate	License No.	Email	Phone

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IABS



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IARS 4.2