

PANTHER LAND

FOOD TRUCK PARK

103 CRETE STREET | NORMANGEE, TX 77871

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OFFERING SUMMARY

SALE PRICE:	\$259,000
LOT SIZE:	0.365 Acres
ZONING:	Commercial
APN:	19377

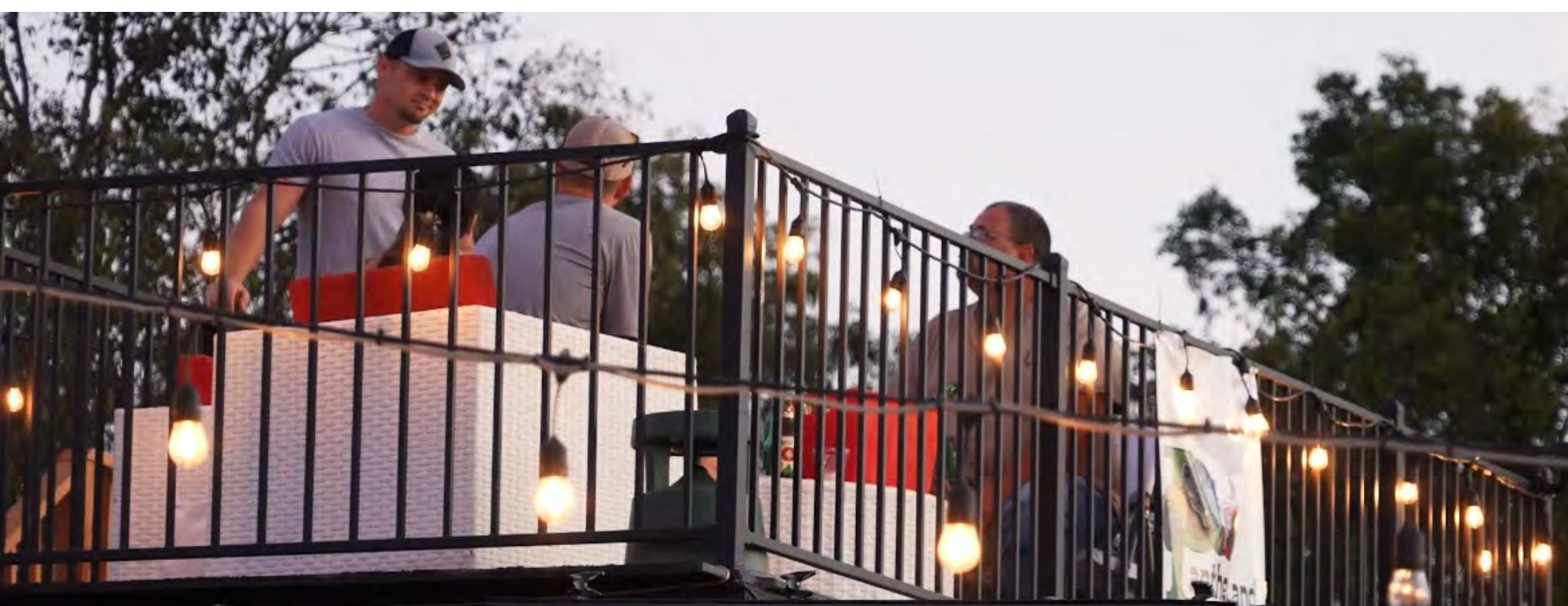
PROPERTY OVERVIEW

Attention investors and prospective buyers! Panther Land Food Truck Park and Bar, along with the accompanying land, is now available for purchase in Normangee. This turnkey food truck facility presents a distinctive concept featuring a fully converted container serving as a bar, complemented by a 20 ft container housing three half bathrooms. This location is one of few places in the state of Texas that operates a food truck park and obtains a liquor permit. The package also includes a fully equipped food truck. Recognized as a premier destination, Panther Land has attracted visitors from the local area and beyond, hosting crawfish festivals, cornhole tournaments, farmers markets, and BBQ cook-offs. Don't miss out on this unparalleled opportunity!

PROPERTY HIGHLIGHTS

- Positioned Along the Extremely Active OSR Highway
- Potential to Accommodate Three to Four Additional Food Truck Vendors
- Liquor License Will Have to be Renewed with Buyer
- Ample Outdoor/Rooftop Seating
- Outdoor Furniture and Storage Shed Included in Sale

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INVENTORY LIST

- 20-ft bar container with rooftop includes 1 commercial cooler, a small refrigerator, ice maker, beer tub, 4 Smart TVs, a custom-made bar shelf, and a stainless steel sink with cabinet.
- 4K security camera system to view the entire property including inside the bar.
- Outdoor furniture includes Texacraft premium patio furniture along with 3 Hampton Bay umbrellas, 3 sets of white outdoor furniture, custom-made swing seating, 3 wood picnic benches, a custom-made firepit, a rustic overhead carport, and a football goal post.
- 3 handicap-accessible restrooms (20-ft container) serviced by septic system.
- Custom-built food truck [8.5x16] with plumbing setup: 3 commercial fryers with 6 baskets, 3 compartment sink, stainless steel prep table, ventilation hood, 4 cook burners deep, freezer, and refrigerator.
- Storage shed
- Back-up generator







Site Demographic Summary



Ring of 5 miles

KEY FACTS

1,359
Population

43.4

Median Age



568
Households

\$44,675
Median Disposable Income

EDUCATION

13%

No High School Diploma



53%
High School Graduate



20%
Some College



14%
College Graduate

INCOME



\$78,323

Average Household Income



\$32,359

Per Capita Income



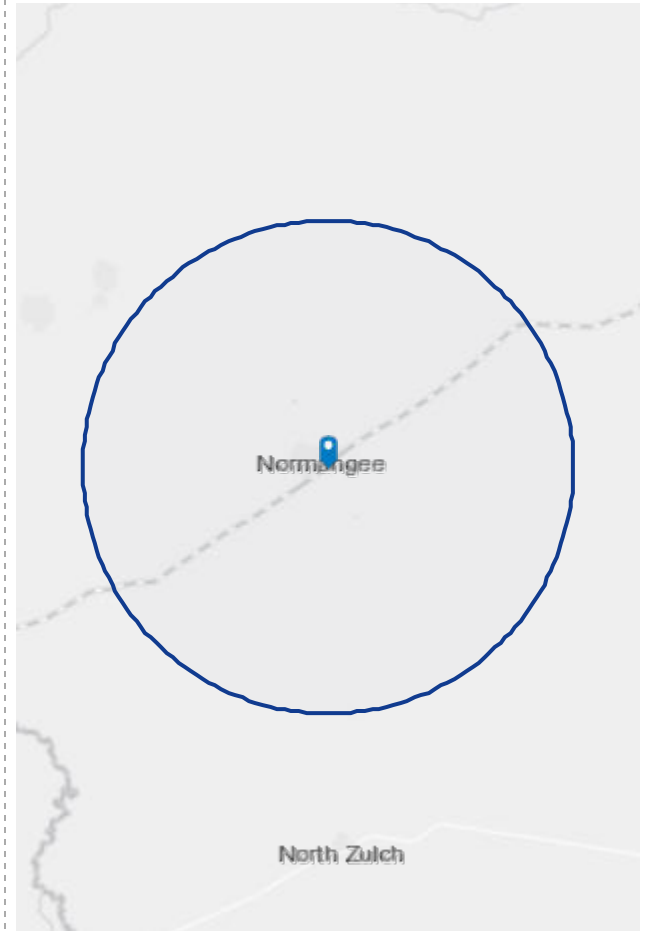
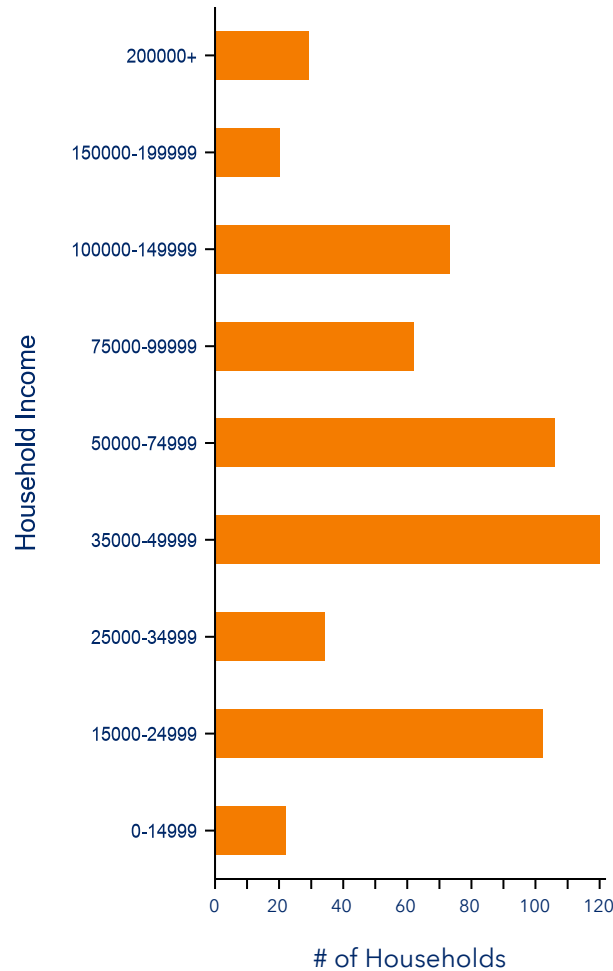
\$762,203

Average Net Worth



\$585,647

Average Home Value



EMPLOYMENT



63%

White Collar



21%

Blue Collar



Services

16%

Unemployment Rate

6.9%

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:
 - 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.

SVN | Riverstone Commercial Real Estate

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Primary Assumed Business Name

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