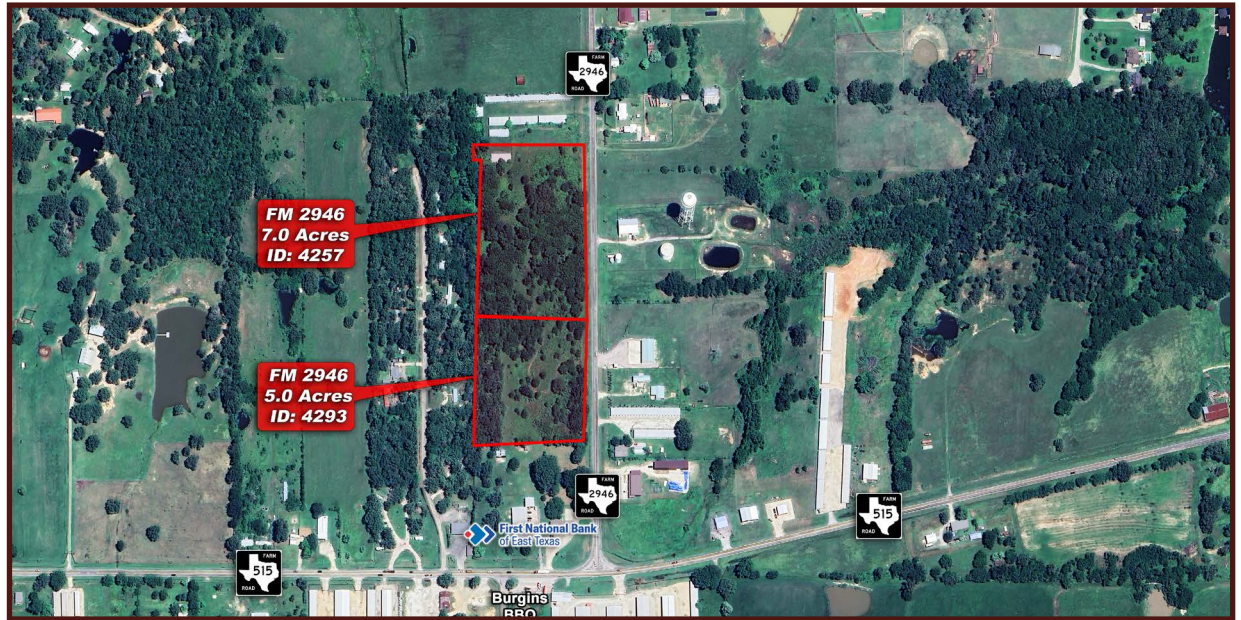


LAND IN EMORY, TEXAS FOR SALE

BUILD YOUR VISION - 5 & 7 Acre Parcels for Development in Emory, Texas



LAND FOR DEVELOPMENT NEAR LAKE FORK

OVERVIEW:

A rare opportunity to acquire one or both of these development lots in Emory strategically located near Lake Fork. Could offer both short and long term value for investors, developers, or owner-operators in the AirBnB or recreational space.

PROPERTY HIGHLIGHTS:

- Total Acreage: 12 acres across 2 parcels
- Location close to Lake Fork: Located within minutes of Texas lakes
- Zoning: Recreational use potential
- Ownership: Clean title, estate-owned, ready for disposition

LOTS:

Parcel ID 4293

- Acres: 5, Square feet: 217,800
- Beautifully treed area
- Zoning: unrestricted, allowing for various uses such as residential homesite, RV park, storage facility, or mixed-use development

Parcel ID 4257

- Acres: 7, Square feet: 304,920
- Beautiful land, close to the lake and key highways in Emory
- Zoning: unrestricted, allowing for various uses such as residential homesite, RV park, storage facility, or mixed-use development

For more information, please contact **Bethany Williams** or **David English**

469-534-2350 • bwilliams@ridgepcr.com | 214-676-6424 • denglish@ridgepcr.com

LAND IN EMORY, TEXAS

FOR SALE

BUILD YOUR VISION - 5 & 7 Acre Parcels for Development in Emory, Texas

EMORY, TEXAS - COMMERCIAL MARKET OVERVIEW:

DEMOGRAPHICS & GROWTH FACTORS:

- Located in Rains County, a rural but steadily growing area due to its proximity to Lake Fork and Greenville.
- Population growth of 12.2% since 2020 is fueling small business development and increased demand for essential services.
- Lake Fork is a popular destination for the Bassmaster Elite Series tournaments. These tournaments are the highest level of professional bass fishing and attract top anglers.
- Lake Fork is a well-regarded fishing lake and has been features in Bassmaster Magazine top 100 lists.

COMMERCIAL DEMAND:

- Opportunities exist in service-oriented businesses (healthcare, retail, dining) due to limited local supply.
- Emory is the county seat, so government-related commercial activity is a steady anchor.
- Proximity to Lake Fork brings in tourism, making hospitality and retail properties more attractive.
- Increased interest in the lake for fishing is driving demand for RV parks, Airbnbs, and other supportive services.

TRENDS:

- Small strip centers, standalone retail, and mixed-use developments are emerging.
- Average commercial land price ranges between \$2–\$8 per sq ft, depending on highway frontage and utilities.

TRAFFIC COUNTS:

FM-515: 4,863 VPD

FM-2946: 2,041 VPD

(TXDOT 2024)

DEMOGRAPHICS:	3 miles	5 miles	10 miles
2025 Population	2,224	5,663	17,682
2030 Proj. Pop.	2,443	6,088	18,962
Daytime Pop.	1,604	4,524	14,855
Avg. HH Income	\$95,173	\$98,546	\$91,665

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LAND IN EMORY, TEXAS

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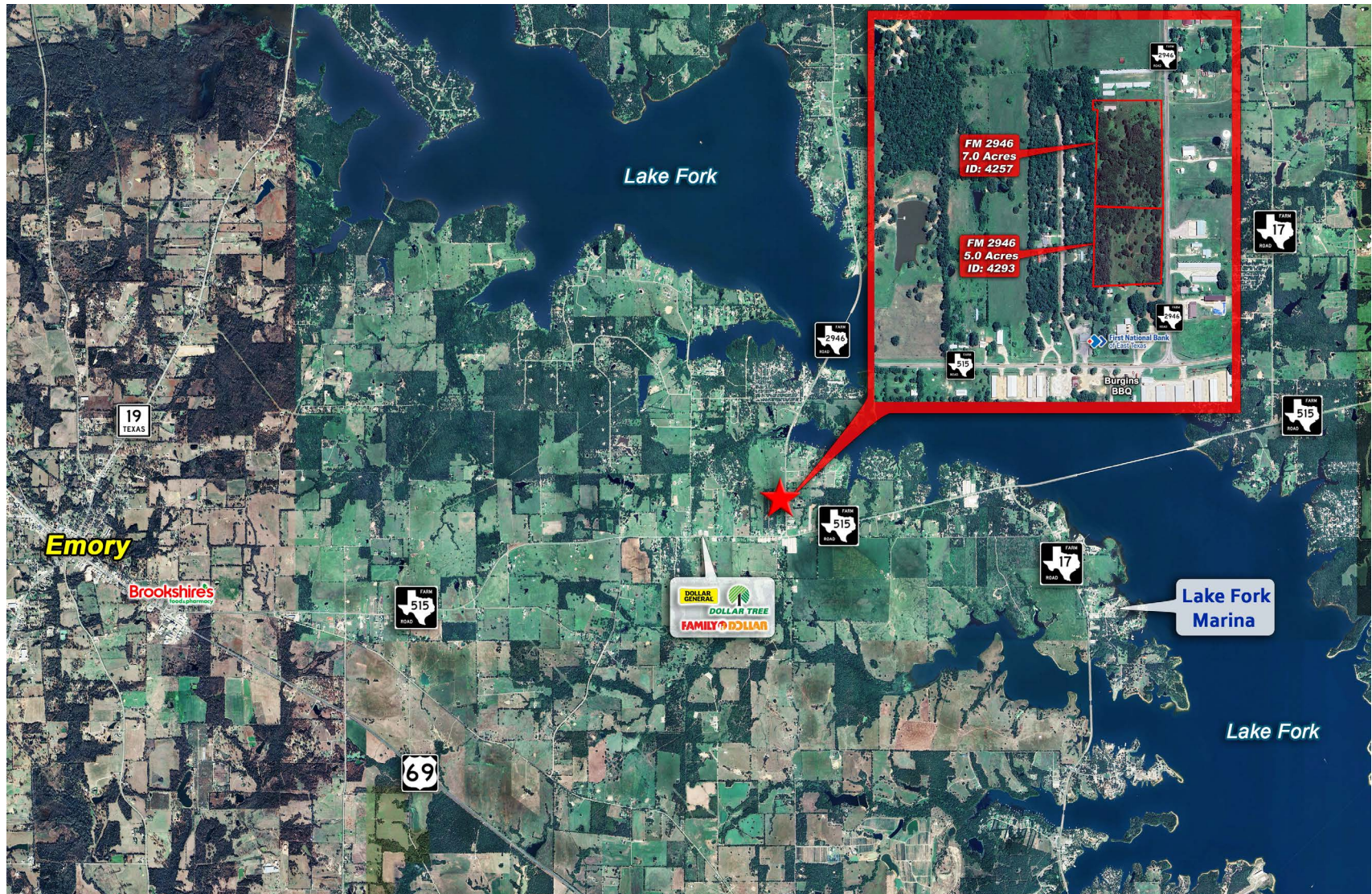
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Information About Brokerage Services

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.

Ridge Pointe Commercial Real Estate LTD	9002250	info@ridgepcr.com	972-961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David English	370006	denglish@ridgepcr.com	214-676-6424
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bethany Williams	801880	bwilliams@ridgepcr.com	469-534-2350
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date