



**EDWARDS  
COMMERCIAL  
REAL ESTATE**

**460 EASTSIDE LAKE RD | GRAHAM, TX 76450**



## FOR SALE AT \$2,375,000

Enjoy flying, fishing, ranching, and more on this 120+/- acre ag exempt Lake Graham property. Whether utilizing the 3,100 ft FAA approved runway, the well-stocked pond, the lake access or the numerous buildings on site. The world is your oyster on this site. The property includes the custom 125' x 125' high quality airport hangar with 1,200 sq ft of living area, and 1,200' of mechanical and storage facility enclosed. This hangar features a 65' x 17' hydraulic door and the 15,625 sq ft is clear span to house 15-20 aircrafts comfortably. With 29' of center height you can easily house a king air and more. The acreage is cattle ready with adequate water sources and power. If flying is not your desire, then development or even a fly in community. Let your imagination run wild on this rare lakeside property. Call us today for a tour!



*\*Prices and statuses subject to change without notice.*



### **D. LEE EDWARDS**

**BROKER/OWNER, MCNE**

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www.EdwardsCRE.com







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AERIAL PHOTO

460 EASTSIDE LAKE RD | GRAHAM, TX 76450



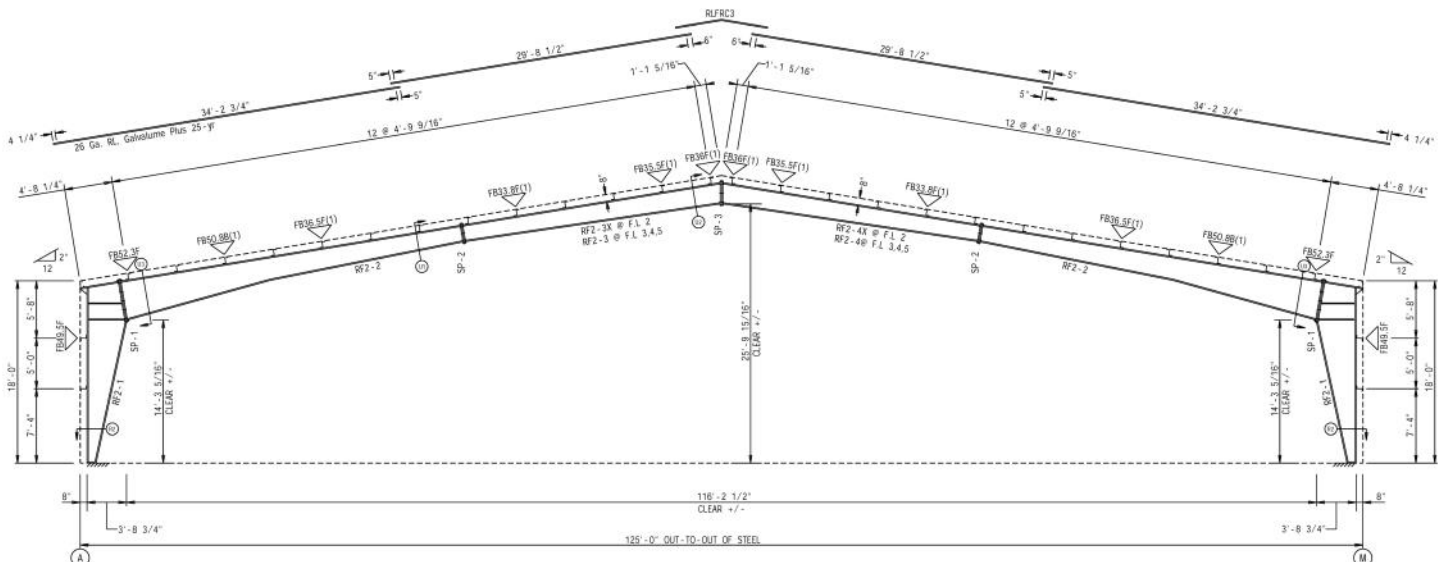




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CH Metal Central - Building Deposit COD Account (22337)				
PROJECT	Jim Clements Hangar	3D BUILDING		
ID	221216-1311-R6-SHS	DESIGN: SH	DRAFT: CD	CHECK: KO
PROJECT ADDRESS	460 Eastside Lake Rd, Graham, TX 76450.	DATE: 03/17/23	SHEET	2 OF 16





## 460 EASTSIDE LAKE RD | GRAHAM, TX 76450

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2010 Population	105	761	4,209
2020 Population	101	734	3,913
2024 Population	95	730	3,909
2029 Population	93	721	3,938
2010-2020 Annual Rate	-0.39%	-0.36%	-0.73%
2020-2024 Annual Rate	-1.43%	-0.13%	-0.02%
2024-2029 Annual Rate	-0.42%	-0.25%	0.15%
2020 Male Population	49.5%	50.0%	49.6%
2020 Female Population	50.5%	50.0%	50.4%
2020 Median Age	56.7	53.2	38.0
2024 Male Population	50.5%	50.8%	50.4%
2024 Female Population	49.5%	49.2%	49.6%
2024 Median Age	57.1	54.2	38.8

In the identified area, the current year population is 3,909. In 2020, the Census count in the area was 3,913. The rate of change since 2020 was -0.02% annually. The five-year projection for the population in the area is 3,938 representing a change of 0.15% annually from 2024 to 2029. Currently, the population is 50.4% male and 49.6% female.

### Median Age

The median age in this area is 38.8, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	90.6%	89.5%	70.7%
2024 Black Alone	1.0%	0.8%	0.8%
2024 American Indian/Alaska Native Alone	1.0%	0.8%	1.4%
2024 Asian Alone	0.0%	0.4%	0.4%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	3.1%	3.6%	15.3%
2024 Two or More Races	4.2%	4.8%	11.3%
2024 Hispanic Origin (Any Race)	5.3%	7.7%	31.5%

Persons of Hispanic origin represent 31.5% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.5 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	120	129	60
2010 Households	47	330	1,592
2020 Households	49	344	1,528
2024 Households	48	348	1,561
2029 Households	48	354	1,611
2010-2020 Annual Rate	0.42%	0.42%	-0.41%
2020-2024 Annual Rate	-0.48%	0.27%	0.50%
2024-2029 Annual Rate	0.00%	0.34%	0.63%
2024 Average Household Size	1.98	2.08	2.49

The household count in this area has changed from 1,528 in 2020 to 1,561 in the current year, a change of 0.50% annually. The five-year projection of households is 1,611, a change of 0.63% annually from the current year total. Average household size is currently 2.49, compared to 2.55 in the year 2020. The number of families in the current year is 1,064 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



## 460 EASTSIDE LAKE RD | GRAHAM, TX 76450

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	0.0%	20.9%	12.8%
<b>Median Household Income</b>			
2024 Median Household Income	\$77,319	\$84,300	\$63,571
2029 Median Household Income	\$84,071	\$91,522	\$72,274
2024-2029 Annual Rate	1.69%	1.66%	2.60%
<b>Average Household Income</b>			
2024 Average Household Income	\$102,296	\$109,270	\$76,871
2029 Average Household Income	\$114,547	\$120,994	\$84,428
2024-2029 Annual Rate	2.29%	2.06%	1.89%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$46,831	\$48,315	\$29,987
2029 Per Capita Income	\$53,560	\$55,107	\$33,733
2024-2029 Annual Rate	2.72%	2.67%	2.38%
<b>GINI Index</b>			
2024 Gini Index	42.3	40.3	36.7
<b>Households by Income</b>			

Current median household income is \$63,571 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$72,274 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$76,871 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$84,428 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$29,987 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$33,733 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	0	111	182
2010 Total Housing Units	63	412	1,795
2010 Owner Occupied Housing Units	42	291	1,131
2010 Renter Occupied Housing Units	6	39	461
2010 Vacant Housing Units	16	82	203
2020 Total Housing Units	64	421	1,761
2020 Owner Occupied Housing Units	43	300	1,085
2020 Renter Occupied Housing Units	6	44	443
2020 Vacant Housing Units	13	80	278
2024 Total Housing Units	63	422	1,793
2024 Owner Occupied Housing Units	42	308	1,134
2024 Renter Occupied Housing Units	6	40	427
2024 Vacant Housing Units	15	74	232
2029 Total Housing Units	63	426	1,831
2029 Owner Occupied Housing Units	43	315	1,183
2029 Renter Occupied Housing Units	5	39	429
2029 Vacant Housing Units	15	72	220
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	51.5	53.0	48.7

Currently, 63.2% of the 1,793 housing units in the area are owner occupied; 23.8%, renter occupied; and 12.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 1,761 housing units in the area and 15.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.42%. Median home value in the area is \$129,688, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.48% annually to \$139,605.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.





# Information About Brokerage Services

11-2-2015

*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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

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