

Gunter Road



OFFERING MEMORANDUM

1940 Gunter Road
Whitesboro, TX 76273

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Exclusively Marketed by:

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precgroup.com



01

Executive Summary

Investment Summary

Location Summary

GUNTER ROAD

OFFERING SUMMARY

ADDRESS	1940 Gunter Road Whitesboro TX 76273
COUNTY	Grayson
BUILDING SF	3,912 SF
LAND ACRES	9.98
YEAR BUILT	1997
APN	228975

FINANCIAL SUMMARY

PRICE	\$1,150,000
PRICE PSF	\$293.97

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	106	2,767	8,418
2023 Median HH Income	\$81,818	\$75,249	\$72,284
2023 Average HH Income	\$119,332	\$99,578	\$96,501

Property Description

- Beautiful 10-acre multi-dwelling ranch just outside city limits, featuring 4 livable homes, outbuildings, stalls, a corral; with a pasture big enough for a small arena or pond.
- House #1 is a 3-bed, 2-bath completely remodeled with a new roof, energy-efficient windows, and doors, transferable warranty.
- On the north end of the property, the 2nd home, a 1 bed, 1 bath barn-dominium nicely appointed with a gas cooktop, double ovens, granite countertops, high cathedral ceiling opens up the comfortable living area.



- You can also enjoy the 910-square-foot loft perfect for a home theater or game room. If you love to entertain, you'll find house #3, the bunkhouse is 30x40, 1 bed, 1-bath, and the large kitchen is the best place to host your friends and family.

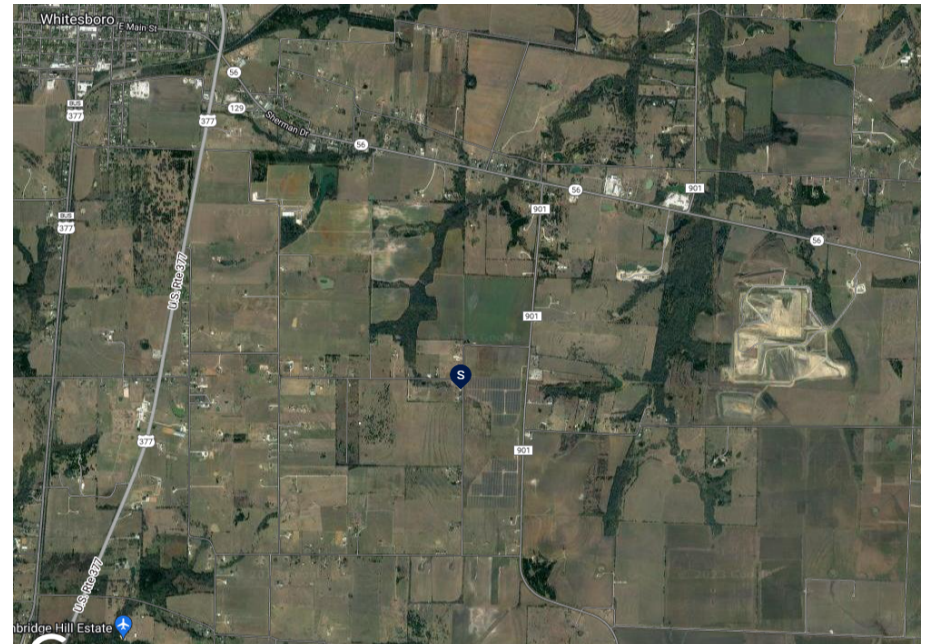
- Secluded on the southside of the property is house #4, a 3 bed, 2 bath modular home, the open floor plan features a large kitchen with a farmhouse sink.
- Property has tons of commercial potential. Buildings could be used right away to produce income while you plan your expansion project. Plenty of room to add more “tiny homes”, build a flex/industrial park or create a storage space for large equipment, vehicles, or boats/RVs. The possibilities are endless!



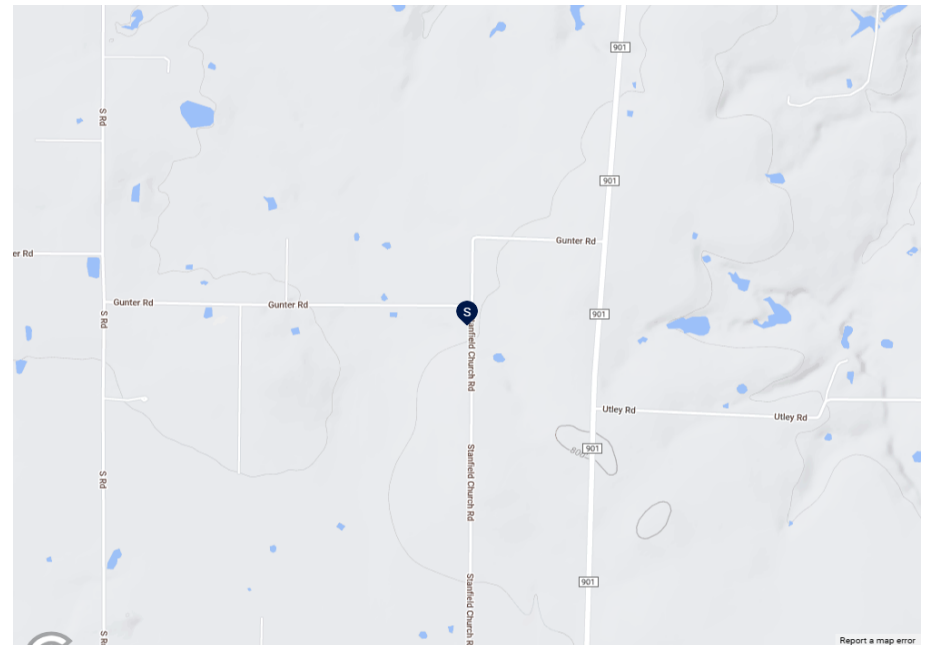
Location Highlights

- With easy access to Hwy 82, this property is ideal for a commercial flex building or industrial park.
- Plenty of room to build more "tiny homes" or move the buildings out and create a clean slate to build your business.
- Whitesboro is one of the fastest growing cities in Grayson county. Don't miss out on your chance to get in on the action!

Regional Map



Locator Map





02

Property Description

Property Features

Property Images

GUNTER ROAD

PROPERTY FEATURES

BUILDING SF	3,912
LAND ACRES	9.98
YEAR BUILT	1997
# OF PARCELS	1
NUMBER OF BUILDINGS	4









GUNTER ROAD



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Preeminent CRE Group LLC</u>	<u>9013075</u>	<u>john.torres@precgroup.com</u>	<u>(469)520-1198</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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
IABS 1-0 Date

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