



Property Summary

Building SF:	4,000
Lot Size:	0.15 Acres
Price:	\$95,000

**Reduced
Price!!**

Property Overview

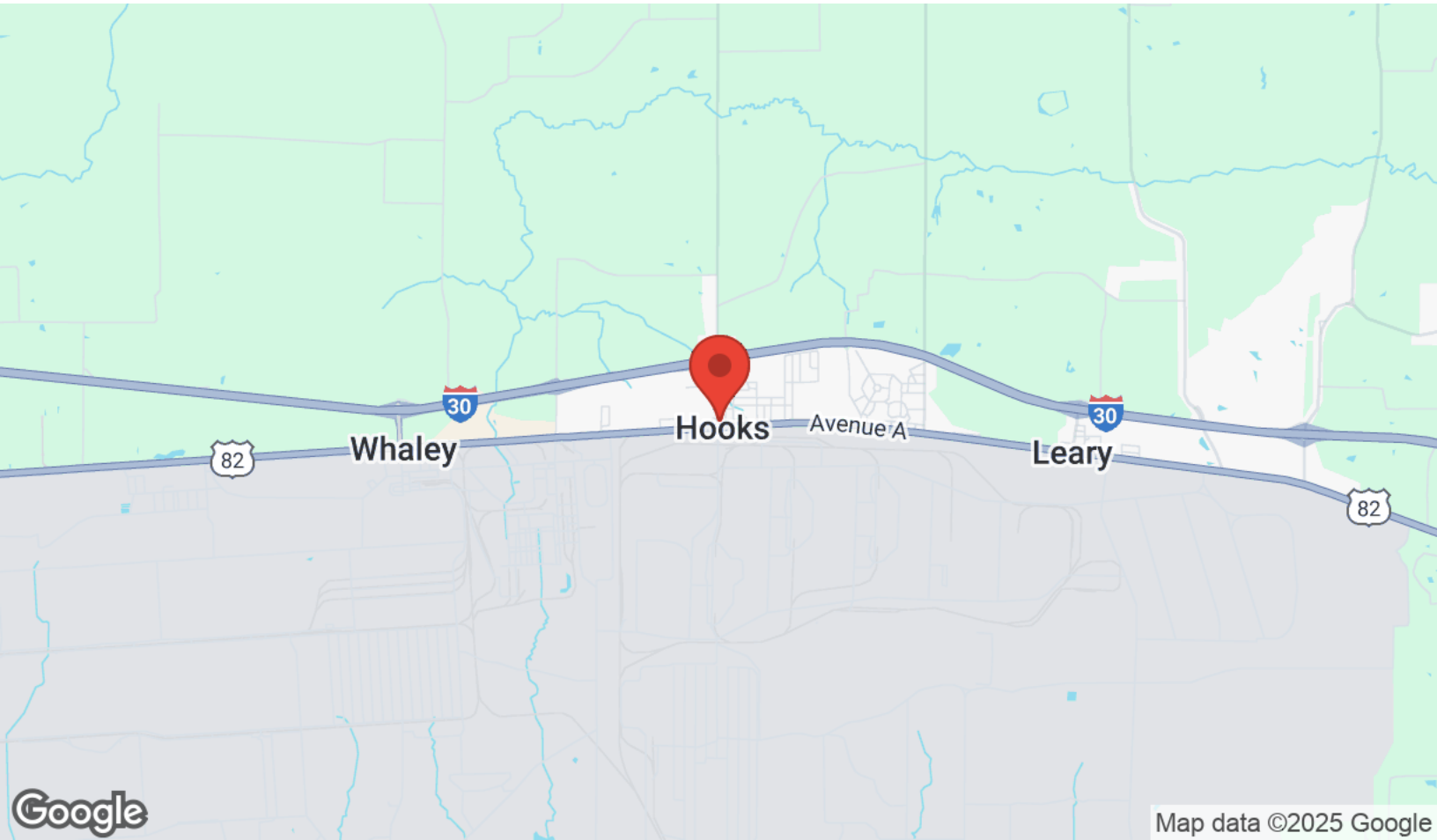
Commercial property located directly on Main Street and south of Interstate-30 in Hooks, Texas, with approximately 4,000 square feet of space. Previously home to an insurance agency, this building is situated at the high-traffic intersection of Main Street and Highway 82, ensuring maximum visibility for both local and passing travelers. This property is perfectly suited for both office and retail use, offering endless possibilities for your business.

There is parking available at the rear of the property.

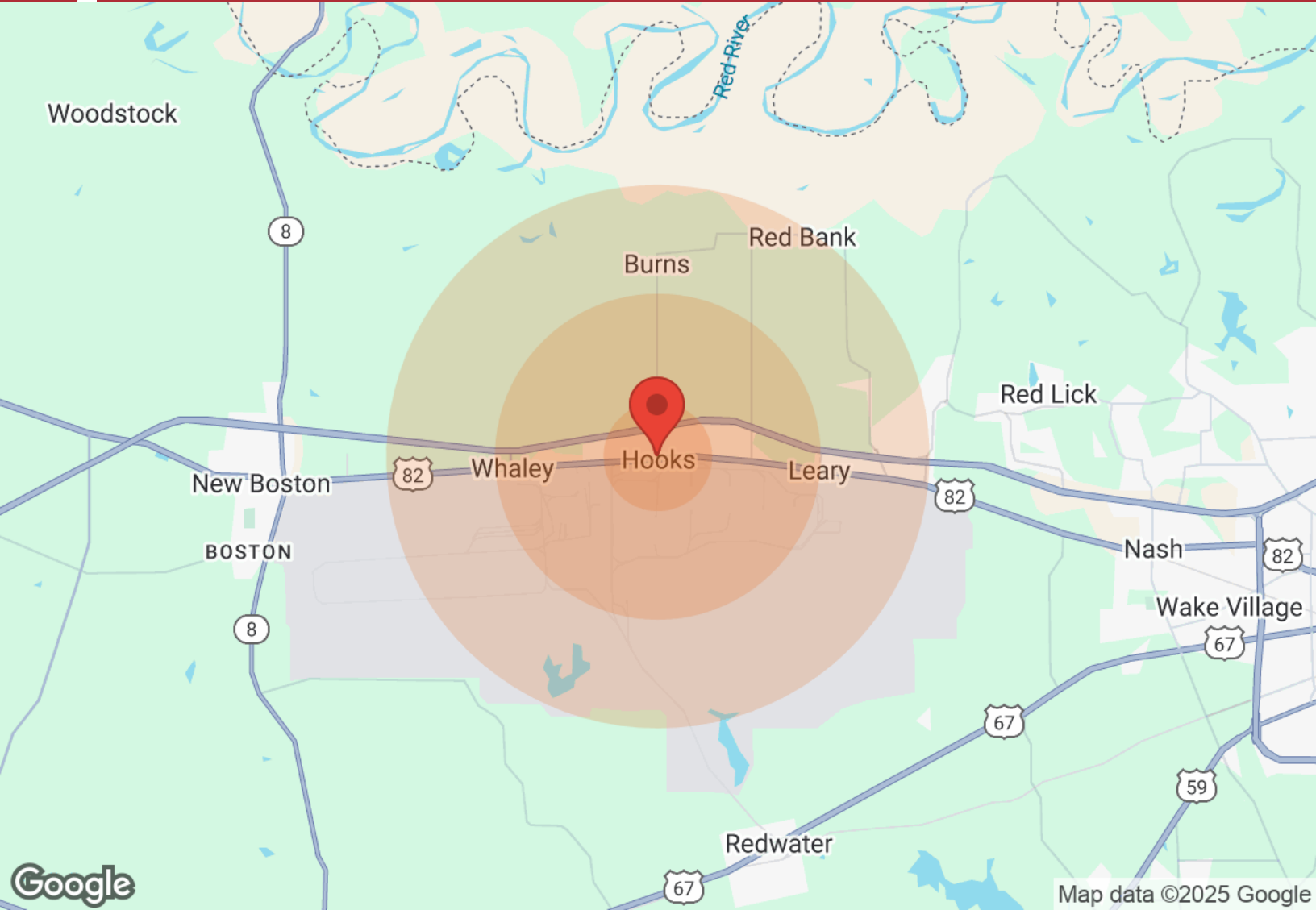
Location Overview

Located on Main Street directly next to the Whisenhunt City Pharmacy in Hooks, TX.









Population	1 Mile	3 Miles	5 Miles
Male	881	2,247	2,715
Female	951	2,519	3,013
Total Population	1,832	4,766	5,728

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	402	1,020	1,211
Ages 15-24	288	718	849
Ages 25-54	729	1,804	2,162
Ages 55-64	187	575	698
Ages 65+	226	649	808

Race	1 Mile	3 Miles	5 Miles
White	1,502	4,110	4,744
Black	223	450	747
Am In/AK Nat	N/A	4	4
Hawaiian	N/A	N/A	N/A
Hispanic	131	248	265
Multi-Racial	214	404	466

Income	1 Mile	3 Miles	5 Miles
Median	\$43,569	\$44,302	\$45,196
< \$15,000	150	289	289
\$15,000-\$24,999	109	361	371
\$25,000-\$34,999	84	148	182
\$35,000-\$49,999	87	281	339
\$50,000-\$74,999	120	346	476
\$75,000-\$99,999	119	258	343
\$100,000-\$149,999	74	166	222
\$150,000-\$199,999	6	25	25
> \$200,000	N/A	11	11

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,113	2,821	3,457
Occupied	973	2,483	3,047
Owner Occupied	611	1,775	2,280
Renter Occupied	362	708	767
Vacant	140	338	410

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mike Ingram	726048	mike@amreal.com	903-277-2179
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

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