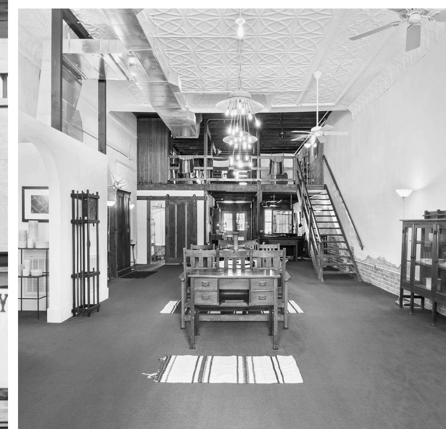
118 W. Grand St. - Whitewright, TX

OFFERING MEMORANDUM



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Whitewright, TX 75491

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PREEMINENT CRE GROUP

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CONTENTS

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118 W. GRAND ST. - WHITEWRIGHT, TX

01 Location

PROPERTY DESCRIPTION

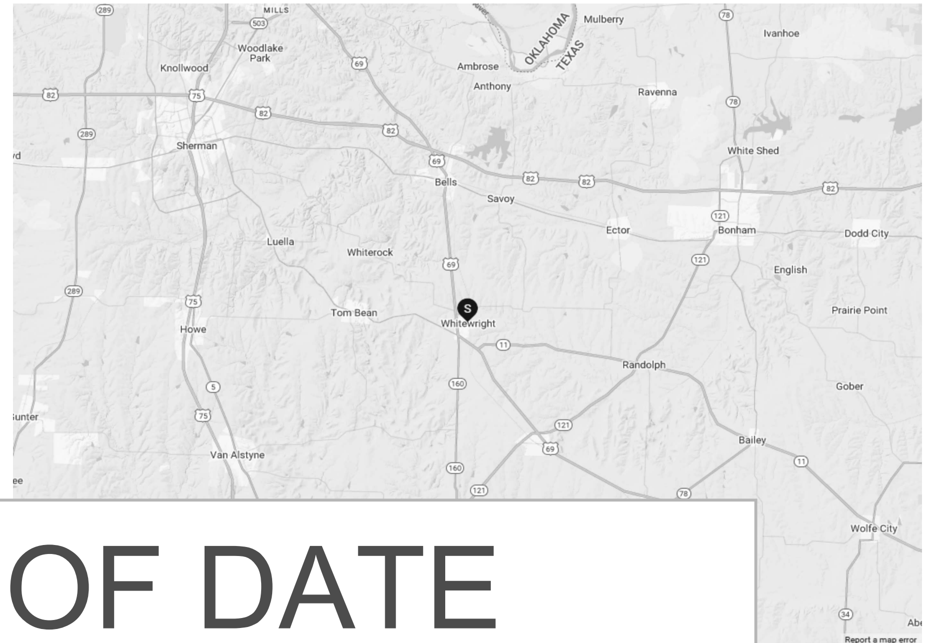
» Historic Charm Meets Endless Possibilities – 118 W Grand St, Whitewright, TX

Step into a piece of history with this stunning 1908 residence, offering 3,875 sq. ft. of character-rich living space in the heart of Whitewright. This unique property seamlessly blends historic charm with modern versatility, featuring soaring ceilings, elegant arches, and multiple inviting seating areas.

A 1-bedroom, 1-bath apartment adds flexibility—ideal for guests, rental income, or a private retreat. The main living/retail space boasts a loft overlooking the grand open area, perfect for relaxation or creative use. Whether you envision a spacious home, an inspiring live-work space, or a boutique retail opportunity, the potential is limitless.

Don't miss this rare opportunity to own a timeless gem with unmatched character and possibilities. Schedule a tour today and bring your vision to life!

Regional Map



MAP OUT OF DATE

This map needs refreshing due to an address change or related change.

To fix > edit the map > click "Refresh" if it appears and then "Save"

Local Map

LOCATION HIGHLIGHTS

» The property is located in Whitewright, a historic city in Grayson County, Texas, known for its small-town charm and friendly community atmosphere.

» Whitewright offers a variety of amenities and services, including local restaurants such as The Pizza Place and The Whitewright Depot, providing dining options for potential customers and employees.

» The property's proximity to major roadways like Highway 69 and FM 151 provide convenient access for customers and employees, enhancing the property's accessibility.

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- Whitewright is known for its strong community spirit, with events like the Whitewright Chamber of Commerce's annual Christmas Parade and the local Farmers Market fostering community engagement.

- The city's economic development efforts, such as the Whitewright Economic Development Corporation, aim to support local businesses and attract investment, potentially benefiting the property's commercial prospects.

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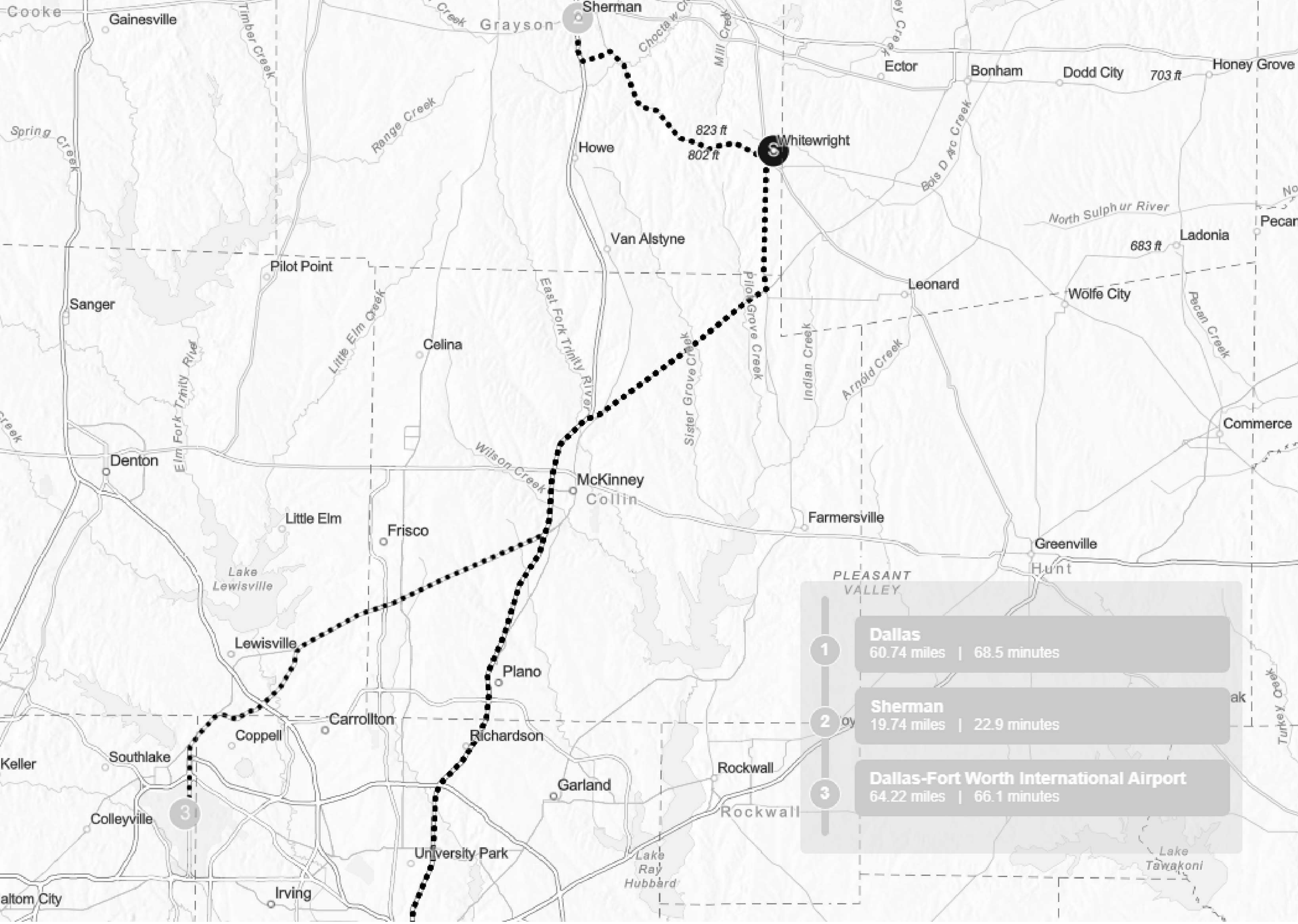

Cooke
Gainesville
Timber Creek
Grayson
Sherman
Choctaw Creek
Mill Creek
Ector
Bonham
Dodd City
703 ft
Honey Grove
Spring Creek
Range Creek
823 ft
802 ft
Howe
Whitewright
Bois D Arc Creek
North Sulphur River
Pecan
Van Alstyne
Ladonia
683 ft
Pilot Point
Leonard
Wolfe City
Sanger
East Fork Trinity River
Pilot Grove Creek
Pecan Creek
Little Elm Creek
Celina
Sister Grove Creek
Indian Creek
Arnold Creek
Elm Fork Trinity River
Commerce
Denton
Wilson Creek
McKinney
Collin
Little Elm
Frisco
Farmersville
Greenville
Hunt
Lake Lewisville
PLEASANT VALLEY
Lewisville
Plano
Carrollton
Coppell
Richardson
Southlake
Keller
Rockwall
Garland
Colleyville
Rockwall
University Park
Lake Ray Hubbard
Lake Tawakoni
Irving
altom City
1
Dallas
60.74 miles | 68.5 minutes
2
Sherman
19.74 miles | 22.9 minutes
3
Dallas-Fort Worth International Airport
64.22 miles | 66.1 minutes

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118 W. GRAND ST. - WHITEWRIGHT, TX

02 Property Description

PROPERTY HIGHLIGHTS

BUILDING SF	3,875
# OF PARCELS	1
YEAR BUILT	1908
YEAR RENOVATED	2022
ZONING TYPE	Commercial
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	2
SKYLIGHT	1
SEPARATE ENTRANCES	2

MULTI-FAMILY VITALS

PRIVATE BALCONIES	1

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Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

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Grayson CAD Web Map

1/19/2025, 8:12:41 PM

City Limits   Abstracts   Parcels

1:564

0   0   0.01   0.02 mi

0   0.01   0.01   0.02 km

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Grayson County Appraisal District, BIS Consulting - www.bisconsulting.

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of bounda

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OPEN
ARROYO'S
MEXICAN RESTAURANT
Est. 2013
ADAN'S
WHITEWRIGHT


BANK







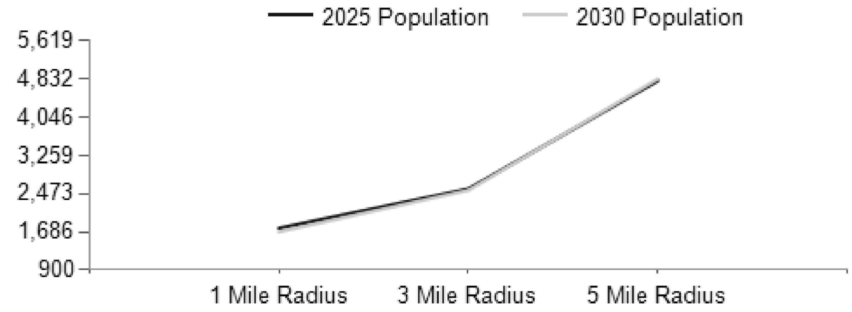

AND SONS

118 W. GRAND ST. - WHITEWRIGHT, TX

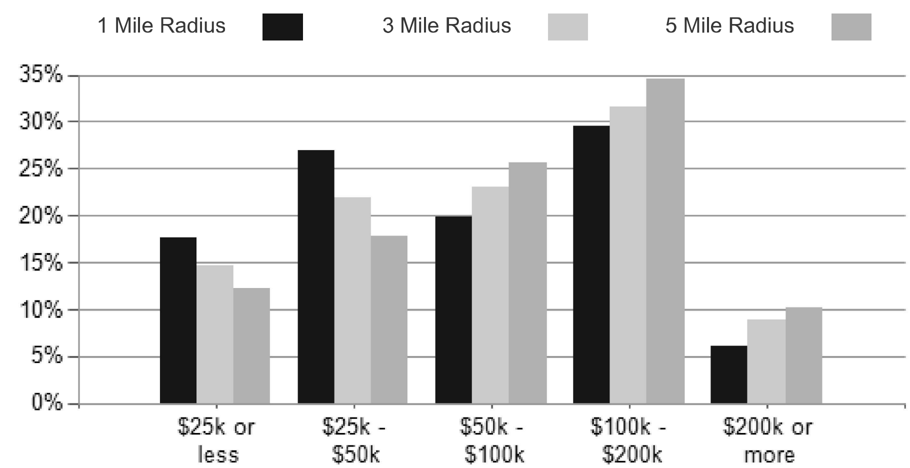
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,821	2,349	3,946
2010 Population	1,629	2,284	4,202
2025 Population	1,762	2,571	4,793
2030 Population	1,686	2,542	4,832
2025-2030: Population: Growth Rate	-4.40%	-1.15%	0.80%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	88	102	149
$15,000-$24,999	38	45	72
$25,000-$34,999	53	62	99
$35,000-$49,999	140	158	223
$50,000-$74,999	66	125	279
$75,000-$99,999	76	106	186
$100,000-$149,999	155	211	413
$150,000-$199,999	57	106	214
$200,000 or greater	43	88	184
Median HH Income	$62,967	$76,762	$85,240
Average HH Income	$88,444	$101,496	$109,416

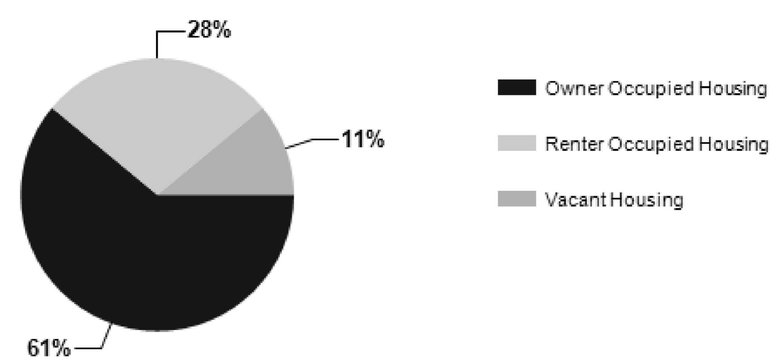
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	752	945	1,568
2010 Total Households	642	877	1,582
2025 Total Households	717	1,003	1,817
2030 Total Households	690	992	1,829
2025 Average Household Size	2.46	2.56	2.64
2025-2030: Households: Growth Rate	-3.80%	-1.10%	0.65%



2025 Household Income

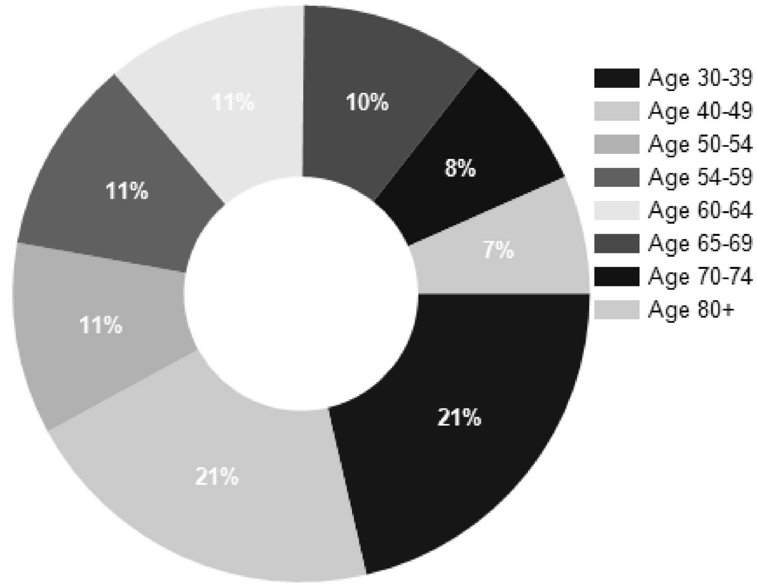


2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	106	147	257
2025 Population Age 35-39	116	164	291
2025 Population Age 40-44	109	159	302
2025 Population Age 45-49	106	154	295
2025 Population Age 50-54	112	168	320
2025 Population Age 55-59	114	176	335
2025 Population Age 60-64	118	180	353
2025 Population Age 65-69	108	161	309
2025 Population Age 70-74	81	127	252
2025 Population Age 75-79	69	105	202
2025 Population Age 80-84	43	64	117
2025 Population Age 85+	29	41	76
2025 Population Age 18+	1,350	1,986	3,736
2025 Median Age	40	42	43
2030 Median Age	42	43	44



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$55,019	$73,503	$85,349
Average Household Income 25-34	$84,254	$96,316	$106,531
Median Household Income 35-44	$86,658	$99,121	$104,836
Average Household Income 35-44	$100,660	$115,221	$124,769
Median Household Income 45-54	$92,020	$102,750	$106,978
Average Household Income 45-54	$107,000	$119,742	$129,400
Median Household Income 55-64	$75,643	$90,659	$101,968
Average Household Income 55-64	$94,248	$114,396	$124,281
Median Household Income 65-74	$48,742	$60,364	$67,589
Average Household Income 65-74	$77,981	$89,044	$94,810
Average Household Income 75+	$68,287	$71,701	$72,854

118 W. GRAND ST. - WHITEWRIGHT, TX

04 **Additional Information**

Information About Brokerage Services

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
John Torres	**0686924**	**john.torres@precregroup.com**	**(469)520-1198**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Myndee Allen	**0758513**	**myndee.allen@precregroup.com**	**(903)647-3766**
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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