

FOR SALE

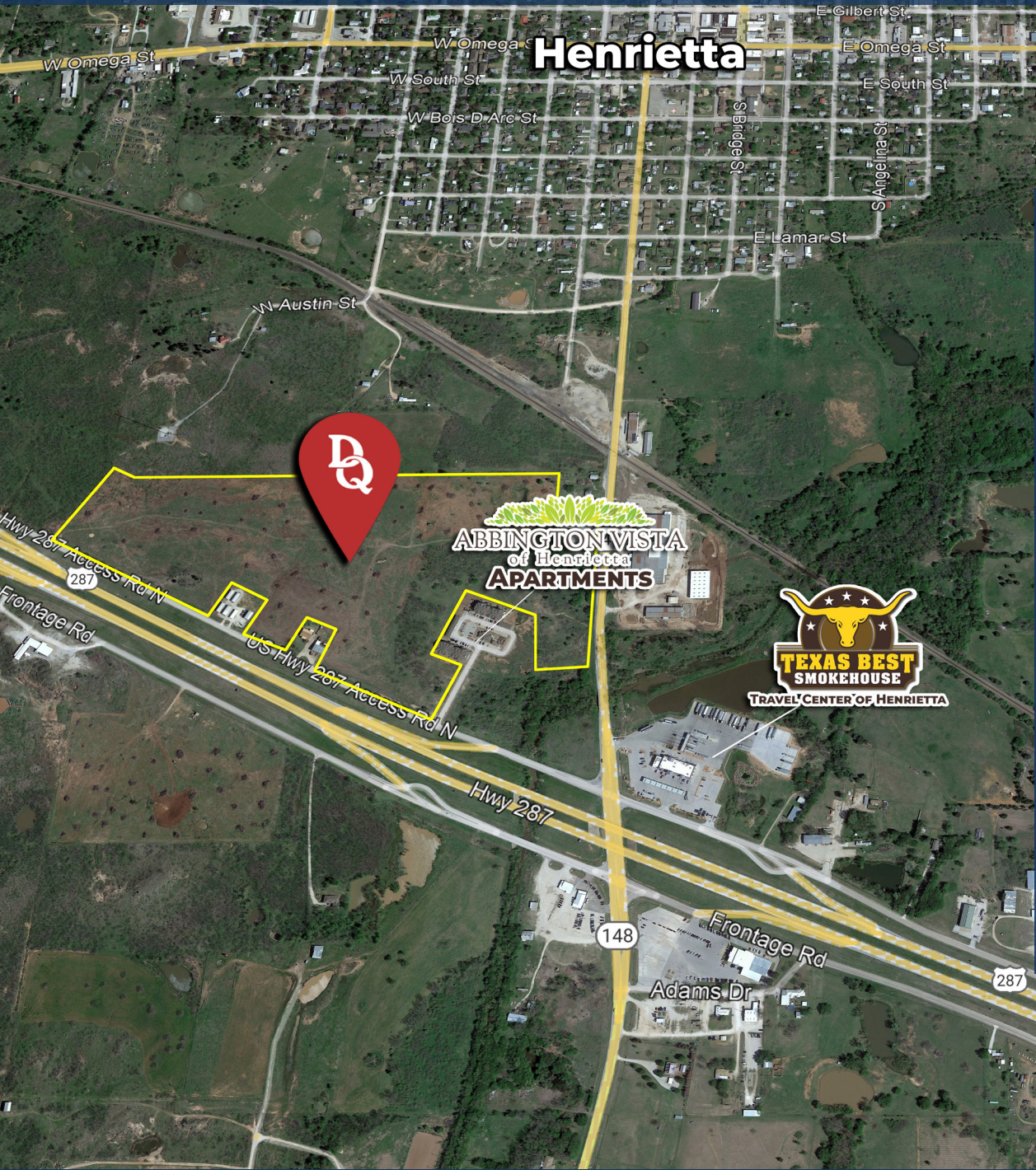
65.97 AC in Henrietta

US Hwy 287
Henrietta, Texas 76365



DON
QUICK
& Associates, Inc.

1000 N Interstate 35, Round Rock, TX 78681 | 512.255.3000 | www.donquick.com



PROPERTY DETAILS

65.97 acres For Sale in Henrietta, TX

Adjacent to recently completed 48 unit apartment complex and large travel plaza.

Half-mile of frontage on two-way access road.

Property has electricity and easy access to water and wastewater.

Clay County
No Zoning

SALE PRICE

\$1,831,500.00



LOCATION

US HWY 287 15 minutes south of Wichita Falls just west of intersection State Hwy 148.

90 minutes northwest of Ft. Worth.

Northbound access at US-287 and TX-148



Southbound access at US-287 and TX-148





- 1. APARTMENTS
37.4 acres
1,476,339 s.f. footprint
100 units
40,749 s.f. total
332 units @ 120 s.f. ea.
1,078 parking spaces
- CLUBHOUSE
6,800 s.f.
- 2. DRINK-TREAT
1.5 acres
1-story
4,600 s.f. building
20 spaces
- 3. DRINK-TREAT
1.5 acres
1-story
4,600 s.f. building
20 spaces
- 4. STORAGE UNITS
10 acres
1-story
150,000 s.f.
- OFFICE
6,800 s.f.
20 parking spaces
- 5. OPEN PARKING
14 acres



MARSHALL FERON GROUP, INC.
MEMPHIS, TN
www.marshallferongroup.com

Preliminary Site Layout

Henrietta, Texas



8000 Summerhill Drive
Hudsonville, MI 49428
(616) 881-1811
gvl@groupgvl.com

For Informational Purposes Only



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City of Henrietta Future Land Use & Thoroughfare Plan

Legend

Future Land Use

- Low Density Residential
- Medium Density Residential
- Commercial
- Recreational
- Public & Semi-Public
- Industrial / Technology
- Floodplain (FEMA)
- Area of Potential Localized Flooding

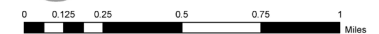
Thoroughfare Plan

- Local Streets
- Collector Streets
- Major Roads
- Henrietta City Limits
- ETJ
- Railroad

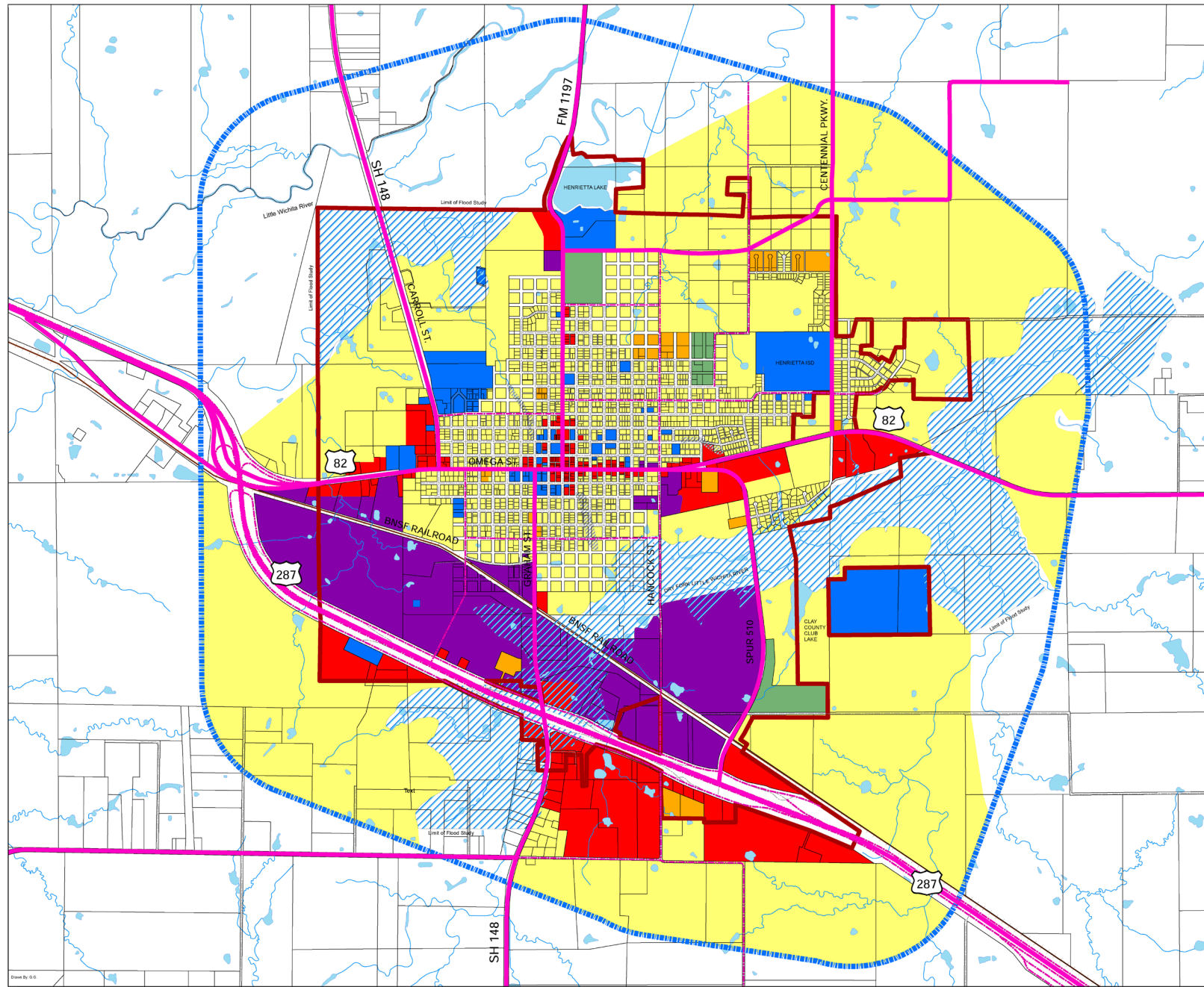


Scale: 1:12,000

Date: 1/5/2021



Mundo and Associates, Inc.
Engineering • City Planning • Economic Development



"This Future Land Use and Thoroughfare Plan Map, being a part of the Comprehensive Plan, shall not constitute zoning regulations or establish zoning district boundaries."

Source: City of Henrietta, For Informational Purposes Only



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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 or 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 Initials	Tenant Initials	Seller Initials	Landlord Initials	Date