

# SEC HWY 380 & 114

HWY 380, Bridgeport, TX 76426



**Jim Leatherwood**

Managing Partner / Broker

O: 817.849.8282

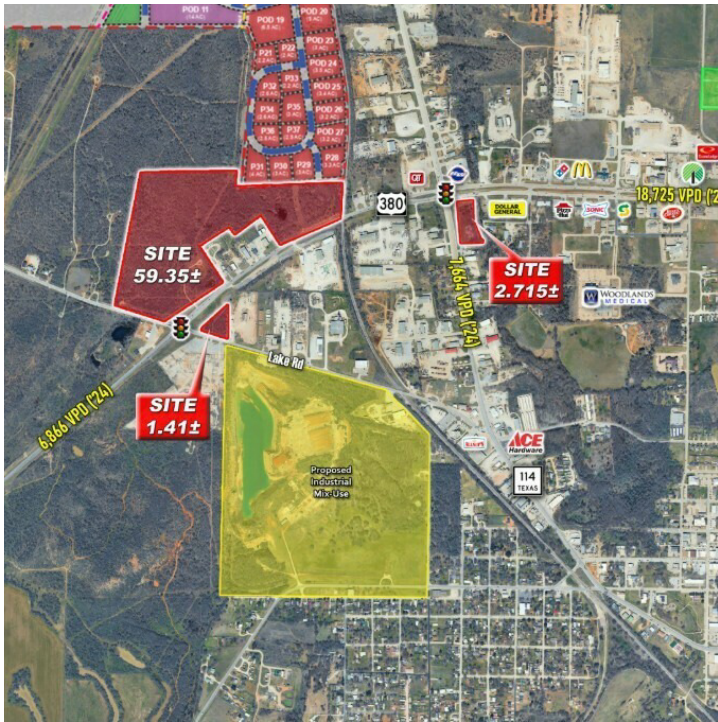
C: 214.926.8654

[jleatherwood@silveroakcre.com](mailto:jleatherwood@silveroakcre.com)

# SEC HWY 380 & 114

COMMERCIAL FOR SALE

HWY 380, Bridgeport, TX 76426



## OFFERING SUMMARY

<b>Sale Price:</b>	Call Broker For Details
<b>Lot Size:</b>	2.715 +/- Acres
<b>Utilities:</b>	Water: Available Sewer: Available Electric: Available *To Be Verified By Buyer
<b>Zoning:</b>	"C" Commercial *To Be Verified By Buyer
<b>County:</b>	Wise

## PROPERTY OVERVIEW

This 2.715± acre commercial site in growing Bridgeport offers prime Highway 380 frontage at a lighted intersection with excellent visibility and access. The property can also be divided for added flexibility. Located near Lake Bridgeport and northwest of the DFW metroplex, the area continues to see strong growth and traffic.

## PROPERTY HIGHLIGHTS

- Strong opportunity for investment, development, or owner-user potential
- Exceptional visibility at a lighted intersection
- Hard corner available
- Option to divide for flexibility
- Ideal uses: retail such as; coffee shop, QSR, restaurant, or auto repair, etc.

### Jim Leatherwood

Managing Partner / Broker

O: 817.849.8282

C: 214.926.8654

jleatherwood@silveroakcre.com



# SEC HWY 380 & 114

COMMERCIAL FOR SALE

HWY 380, Bridgeport, TX 76426



**Jim Leatherwood**

Managing Partner / Broker

O: 817.849.8282

C: 214.926.8654

[jleatherwood@silveroakcre.com](mailto:jleatherwood@silveroakcre.com)



**SILVER OAK**  
COMMERCIAL REALTY

# SEC HWY 380 & 114

COMMERCIAL FOR SALE

HWY 380, Bridgeport, TX 76426



**Jim Leatherwood**

Managing Partner / Broker

O: 817.849.8282

C: 214.926.8654

[jleatherwood@silveroakcre.com](mailto:jleatherwood@silveroakcre.com)



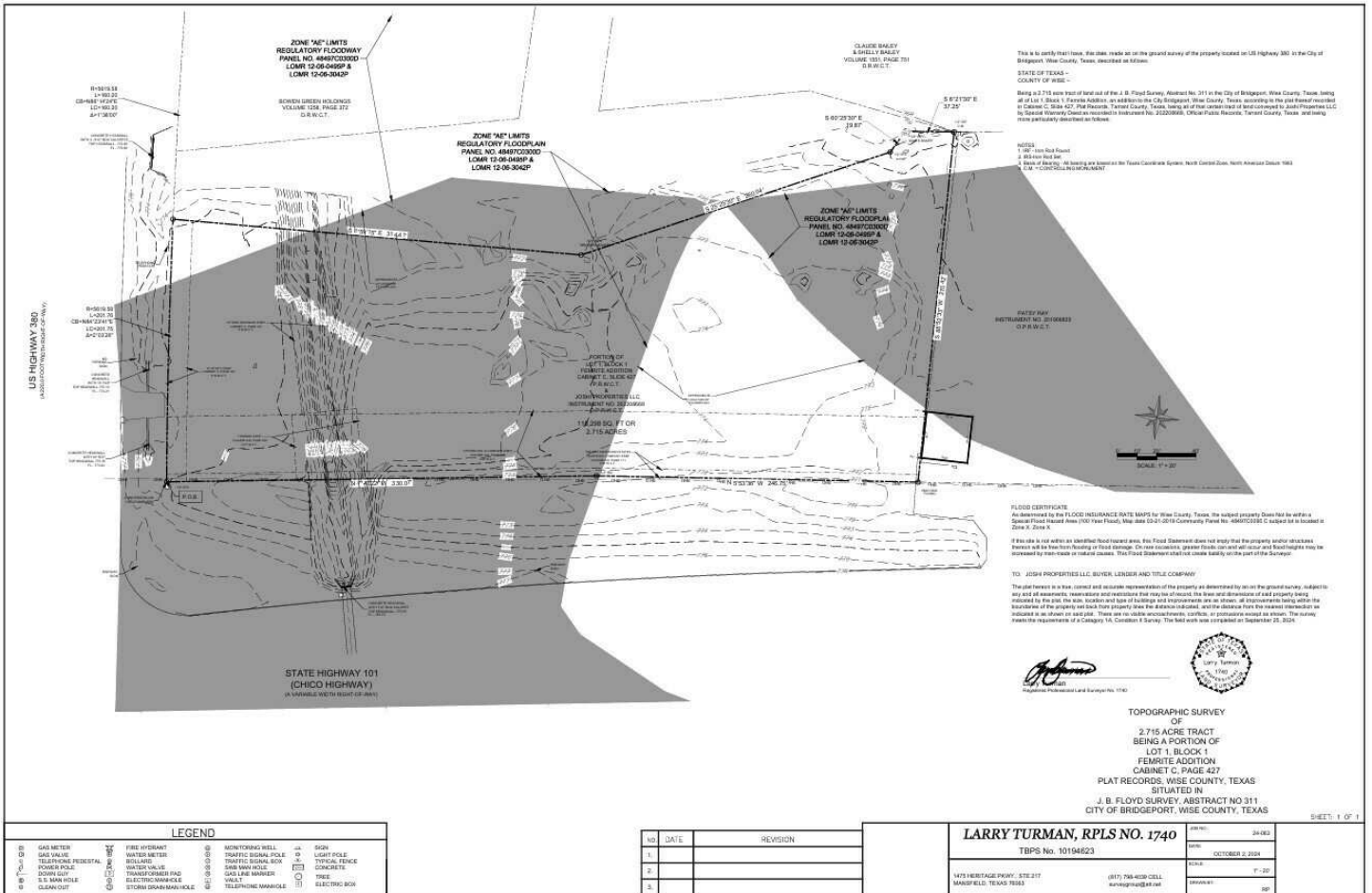
**SILVER OAK**  
COMMERCIAL REALTY



# SEC HWY 380 & 114

COMMERCIAL FOR SALE

HWY 380, Bridgeport, TX 76426



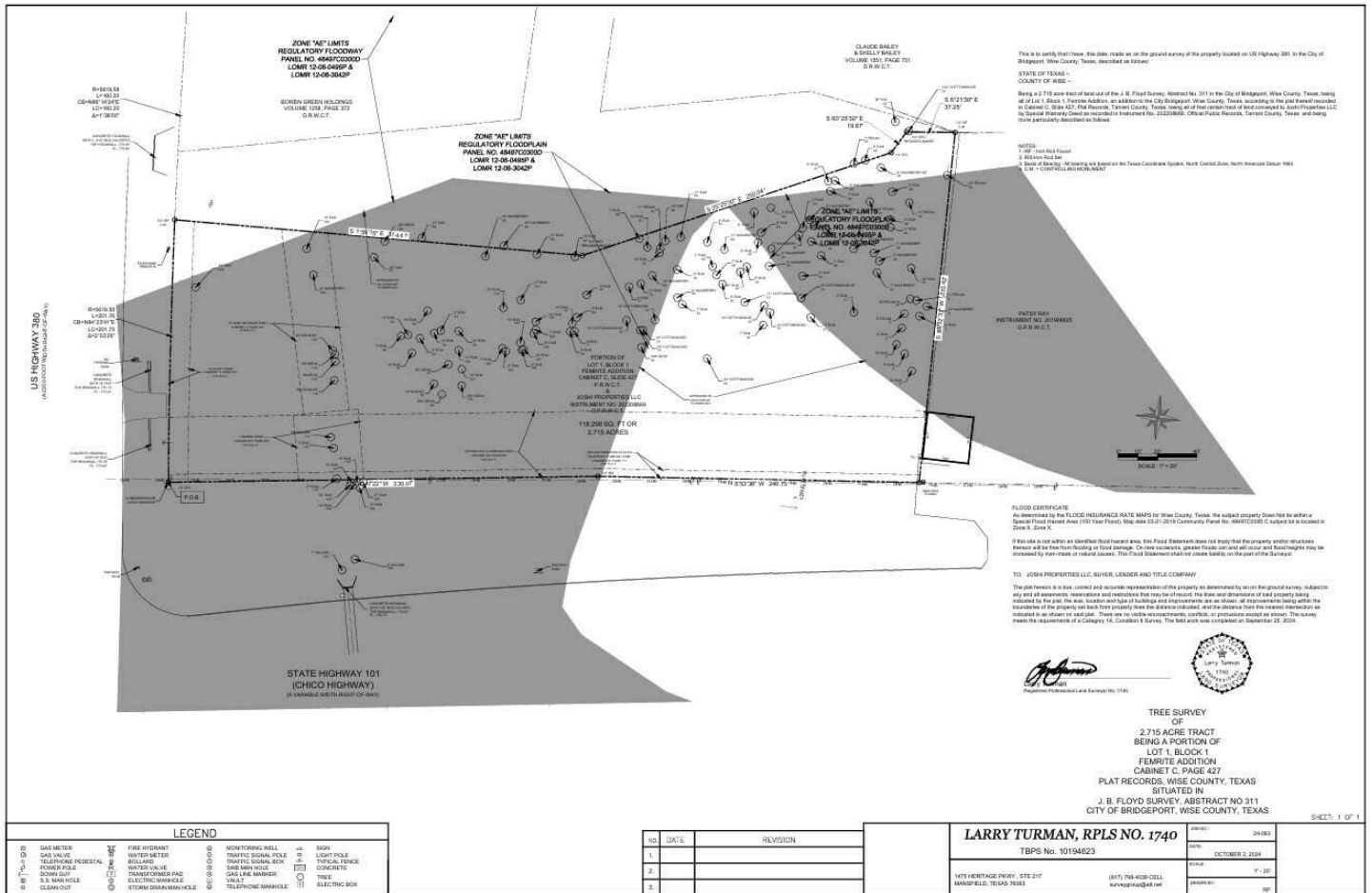
**Jim Leatherwood**  
 Managing Partner / Broker  
 O: 817.849.8282  
 C: 214.926.8654  
 jleatherwood@silveroakcre.com



# SEC HWY 380 & 114

COMMERCIAL FOR SALE

HWY 380, Bridgeport, TX 76426



**Jim Leatherwood**  
 Managing Partner / Broker  
 O: 817.849.8282  
 C: 214.926.8654  
 jleatherwood@silveroakcre.com



# Executive Summary

Chico Hwy 2  
Chico Hwy, Bridgeport, Texas, 76426  
Rings: 3, 5, 7 mile radii



Population	3 miles	5 miles	7 miles
2010 Population	6,979	9,329	12,956
2020 Population	7,030	9,593	13,728
2025 Population	7,112	9,816	14,253
2030 Population	6,877	9,571	14,137
2010-2020 Annual Rate	0.07%	0.28%	0.58%
2020-2025 Annual Rate	0.22%	0.44%	0.72%
2025-2030 Annual Rate	-0.67%	-0.50%	-0.16%

Age	3 miles	5 miles	7 miles
2025 Median Age	35.2	37.1	39.2
U.S. median age is 39.1			


  

Race and Ethnicity	3 miles	5 miles	7 miles
White Alone	59.3%	64.4%	70.2%
Black Alone	2.3%	2.3%	1.8%
American Indian Alone	0.9%	0.9%	0.9%
Asian Alone	0.6%	0.5%	0.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	17.9%	15.3%	12.2%
Two or More Races	19.0%	16.6%	14.4%
Hispanic Origin	45.6%	39.0%	31.7%
Diversity Index	78.8	75.5	70.0

Households	3 miles	5 miles	7 miles
2010 Total Households	2,038	2,933	4,269
2020 Total Households	2,151	3,136	4,660
2025 Total Households	2,183	3,214	4,853
2030 Total Households	2,111	3,136	4,830
2010-2020 Annual Rate	0.54%	0.67%	0.88%
2020-2025 Annual Rate	0.28%	0.47%	0.78%
2025-2030 Annual Rate	-0.67%	-0.49%	-0.09%
2025 Average Household Size	3.05	2.87	2.81
Wealth Index	87	94	110

<b>Mortgage Income</b>	<b>3 miles</b>	<b>5 miles</b>	<b>7 miles</b>
2025 Percent of Income for Mortgage	17.1%	17.8%	18.3%
<b>Median Household Income</b>			
2025 Median Household Income	\$90,324	\$90,720	\$95,060
2030 Median Household Income	\$98,277	\$99,514	\$102,901
2025-2030 Annual Rate	1.70%	1.87%	1.60%
<b>Average Household Income</b>			
2025 Average Household Income	\$106,883	\$109,941	\$118,841
2030 Average Household Income	\$114,950	\$119,152	\$129,400
<b>Per Capita Income</b>			
2025 Per Capita Income	\$34,055	\$36,310	\$40,928
2030 Per Capita Income	\$36,622	\$39,383	\$44,707
2025-2030 Annual Rate	1.46%	1.64%	1.78%
<b>Income Equality</b>			
2025 Gini Index	38.4	40.4	41.8
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	49.7	48.2	49.2
<b>Housing Unit Summary</b>			
Housing Affordability Index	123	118	116
2010 Total Housing Units	2,281	3,390	4,962
2010 Owner Occupied Hus (%)	66.2%	69.5%	73.7%
2010 Renter Occupied Hus (%)	33.8%	30.5%	26.3%
2010 Vacant Housing Units (%)	10.7%	13.5%	14.0%
2020 Housing Units	2,375	3,558	5,321
2020 Owner Occupied HUs (%)	65.7%	69.1%	73.5%
2020 Renter Occupied HUs (%)	34.3%	30.9%	26.5%
Vacant Housing Units	10.2%	13.3%	14.1%
2025 Housing Units	2,429	3,673	5,510
Owner Occupied Housing Units	66.8%	70.2%	74.6%
Renter Occupied Housing Units	33.2%	29.8%	25.4%
Vacant Housing Units	10.1%	12.5%	11.9%
2030 Total Housing Units	2,444	3,709	5,591
2030 Owner Occupied Housing Units	1,472	2,282	3,713
2030 Renter Occupied Housing Units	639	854	1,117
2030 Vacant Housing Units	333	573	761

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.



# 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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

**Silver Oak Commercial Realty, LLC**      **9000679**      **info@silveroakcre.com**      **817-849-8282**

Name of Sponsoring Broker (Licensed Individual or Business Entity)      License No.      Email      Phone

James Leatherwood      0493949      jleatherwood@silveroakcre.      817-849-8282

Name of Designated Broker of Licensed Business Entity, if applicable      License No.      Email      Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable      License No.      Email      Phone

Name of Sales Agent/Associate      License No.      Email      Phone

Buyer/Tenant/Seller/Landlord Initials

Date