

FOR SALE



BONHAM RETAIL PADS FOR SALE

SEC OF TX-121 & W. RUSSELL AVE | BONHAM, TEXAS



-WOODRING COMMERCIAL-

REAL ESTATE ADVISORS

GREG WOODRING
WOODRINGGREG@GMAIL.COM
214.808.9191

LOCATION:

SEC of TX-121 & W. Russell Avenue
Bonham, Texas 75418

AVAILABLE:

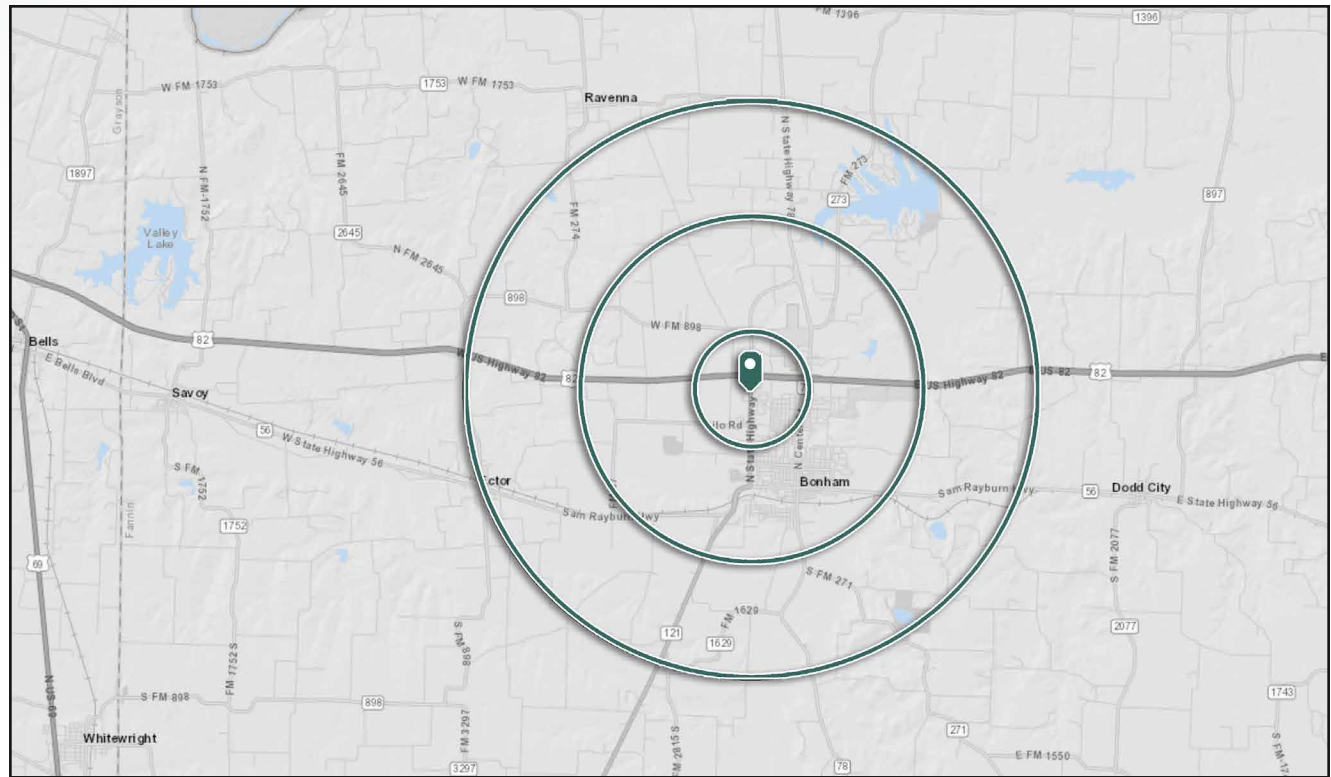
- » **Description:** 2 Building Asset with 2 Drive-Thru's
- » **Size:** Approx. 5,100 SF on 1 Acre
 - **2160 TX-121:** 2,184 SF
 - **1215-1219 Russell Ave:** 2,916 SF
- » **Year Built:** 2020

PRICING:

- » **NOI:** \$211,200
- » **Asking Price:** \$2,640,000
- » **Cap:** 8.00%

TENANT OVERVIEW:

- » 100% Occupied to 3 Tenants: Wings Over Bonham, Satoshi Hibachi Grill, & La Chiquilla.
- » Lease Type: NNN 20 year primary's
- » 15 years remaining on the leases with 10% bumps every 5 years and has 5 guarantors, tenants in place now are all subleases.



2025 POPULATION

1 Mile	2,033
3 Mile	11,466
5 Mile	14,155



DAYTIME POP.

1 Mile	2,649
3 Mile	12,140
5 Mile	14,014



HOUSEHOLDS

1 Mile	938
3 Mile	3,564
5 Mile	4,708



AVG. HH INCOME

1 Mile	\$89,128
3 Mile	\$88,273
5 Mile	\$91,171

BONHAM RETAIL PADS | PROPERTY OVERVIEW



-WOODRING COMMERCIAL-

HIGHLIGHTS:

- » Bonham is the largest city in Fannin County and is located less than a hour North of Dallas.
- » Bonham is home to the natural 26 square mile Bois D'Arc Lake which adds tremendous growth to the County.
- » There are a multitude of retailers and restaurants on the busy TX-121 corridor.
- » The subject hard corner property is in close proximity to Walmart.
- » Area Development right across TX-121 is a 617 acre mixed-use master plan with over 1,500 homes and multi-family development.

TRAFFIC COUNTS:

TX-121: 14,416 VPD ('24)

US-82: 17,334 VPD ('24)

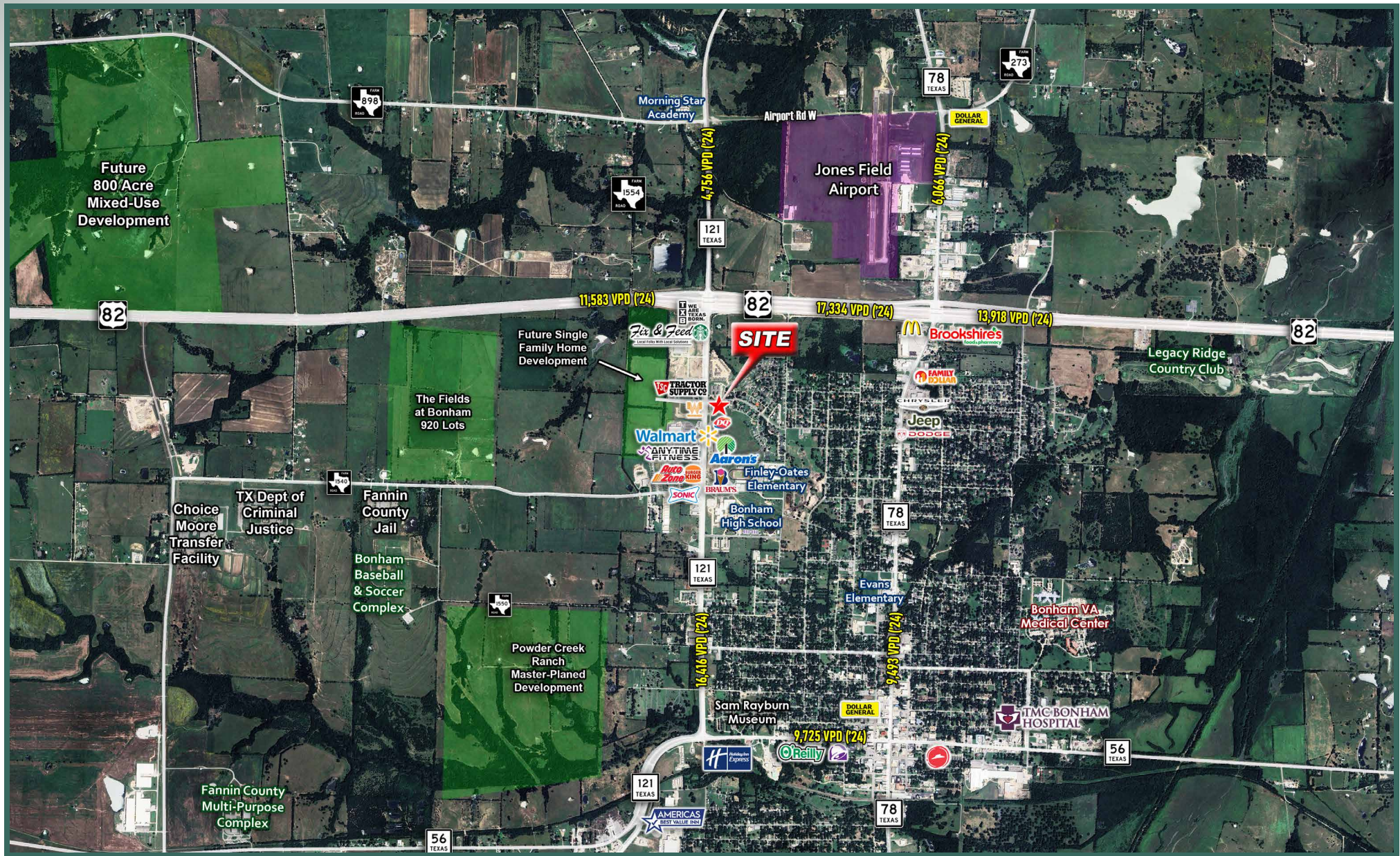
NEARBY RETAILERS:



BONHAM RETAIL PADS | PROPERTY HIGHLIGHTS



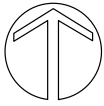
-WOODRING COMMERCIAL-



BONHAM RETAIL PADS | NEIGHBORHOOD AERIAL



-WOODRING COMMERCIAL-



SCALE 1" = 50'



July 25, 2020

Larry Probeck, RPLS
Texas Registration No. 5187
Probeck Land Surveyors
TBPELS Firm No. 10042600
lprobeck@earthlink.net

NOTES:

1. Fidelity National Title Insurance Company Title Commitment:
GF. No.: FT-44122-900122001990.

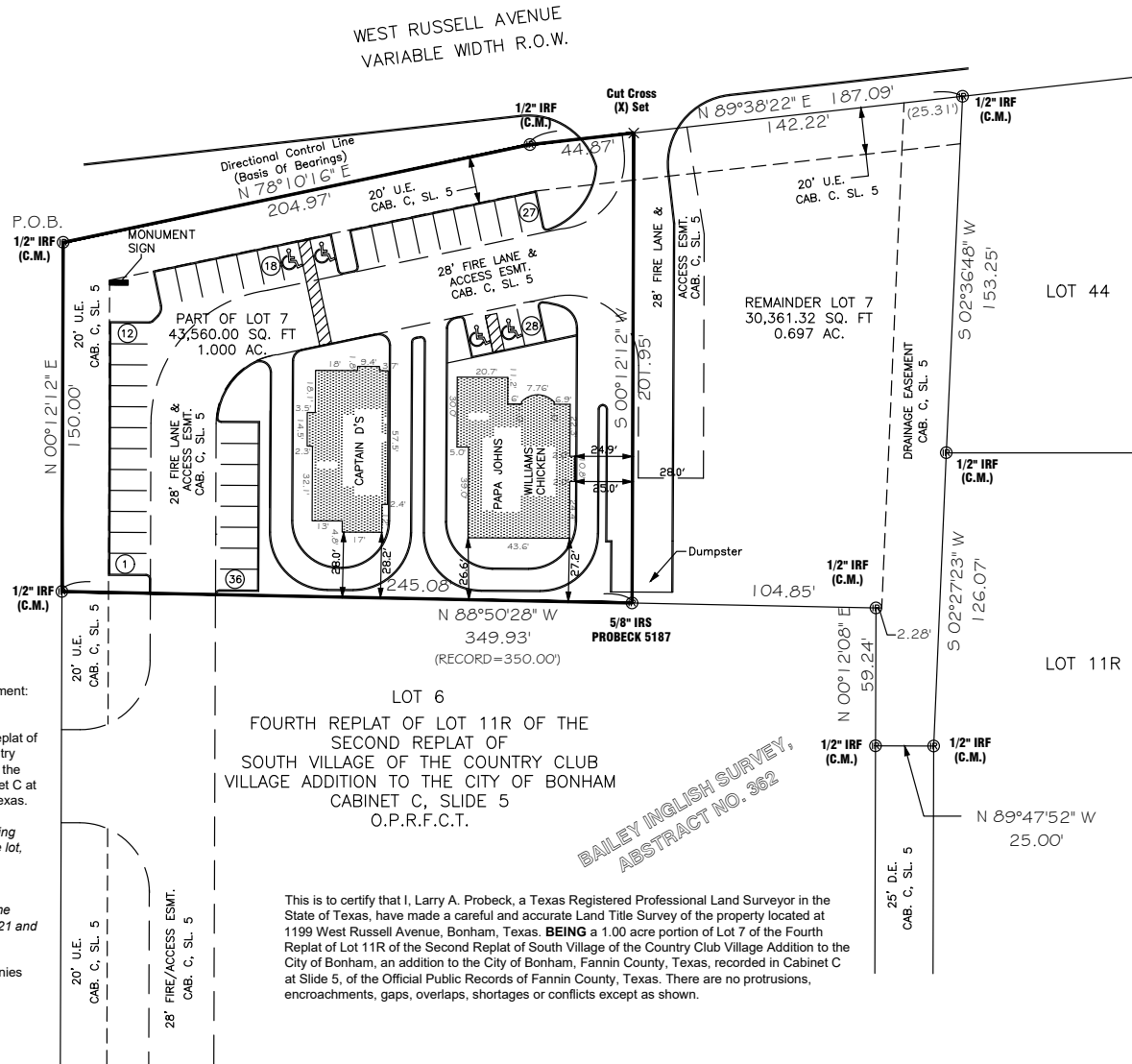
2. Basis of Bearings. Bearings are based on the Fourth Replat of Lot 11R of the Second Replat of South Village of the Country Club Village Addition to the City of Bonham, an addition to the City of Bonham, Fannin County, Texas, recorded in Cabinet C at Slide 5, of the Official Public Records of Fannin County, Texas.

4. A Mutual Shared Vehicular Access Easement and Parking Agreement between the owner(s) of Tract A (the 1.00 acre lot, tract or parcel) of Lot 7 and the owner(s) of Tract B (the Remaining 0.697 acre portion of Lot 7) agree to provide vehicular access and parking easement(s) for ingress and egress, to and from, over and across, Tracts A and B for the purpose of allowing access to Texas State Highway No. 121 and West Russell Avenue.

4. A Metes and Bounds description of even date accompanies this survey Map or Plat and is made a part hereby.

Page 1 of 4

TEXAS STATE HIGHWAY NO. 121



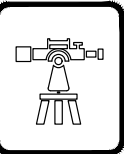
BAILEY INGLISH SURVEY,
ABSTRACT NO. 362

This is to certify that I, Larry A. Probeck, a Texas Registered Professional Land Surveyor in the State of Texas, have made a careful and accurate Land Title Survey of the property located at 1199 West Russell Avenue, Bonham, Texas. **BEING** a 1.00 acre portion of Lot 7 of the Fourth Replat of Lot 11R of the Second Replat of South Village of the Country Club Village Addition to the City of Bonham, an addition to the City of Bonham, Fannin County, Texas, recorded in Cabinet C at Slide 5, of the Official Public Records of Fannin County, Texas. There are no protrusions, encroachments, gaps, overlaps, shortages or conflicts except as shown.

PROBECK LAND SURVEYORS

P.O. BOX 550695 DALLAS, TEXAS 75355-0695
OFFICE (214) 549-5349 FAX (214) 553-1914

TITLE SURVEY ~ 1199 W. RUSSELL AVENUE
LOT 7, REPLAT OF LOT 11R, SECOND REPLAT
SOUTH VILLAGE OF COUNTRY CLUB VILLAGE
CITY OF BONHAM, FANNIN COUNTY, TEXAS



Copyright 2020, Probeck Land Surveyors

BONHAM RETAIL PADS | SURVEY



-WOODRING COMMERCIAL-



BONHAM RETAIL PADS | PROPERTY PHOTOS



-WOODRING COMMERCIAL-



BONHAM RETAIL PADS | PROPERTY PHOTOS



-WOODRING COMMERCIAL-



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.

Woodring Commercial LLC.

9015177

woodringgreg@gmail.com

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

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 1-1