

3402 Goodnight Blvd, Wills Point, TX



4,990 SF Hostel for Sale
Located on 1.72 Acres
Outside of City Limits
Frontage on Highway 80
<20 Min. from First Monday

Main Contact

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3402 Goodnight Blvd, Wills Point, TX

Property Overview

For Sale: 4,990-square-foot hostel, Old Texas Bunkhouse, located in Wills Point, TX. This property features well-appointed rooms, each equipped with a coffee machine, mini fridge, storage racks, and private air conditioning units. Additional amenities include multiple shared restrooms, a communal area with family rooms, a fully equipped kitchen, and an outdoor patio with barbecue facilities. Situated on 1.72 acres with valuable frontage along Highway 80, this property offers significant potential outside of city limits. Its prime location, just under 30 minutes from Canton's First Monday Trade Days, 12 miles from Splash Kingdom Waterpark, and easily accessible to truck drivers and travelers along US-80, ensures high occupancy rates. The property boasts a strong online reputation with a 4-star review rating on Google and Booking.com. For further details, please contact Jon Stafford.





Wills Point, TX Retail Map



The property is located less than 20 minutes from Canton First Monday Trade Days.



354 FT Frontage on US-80



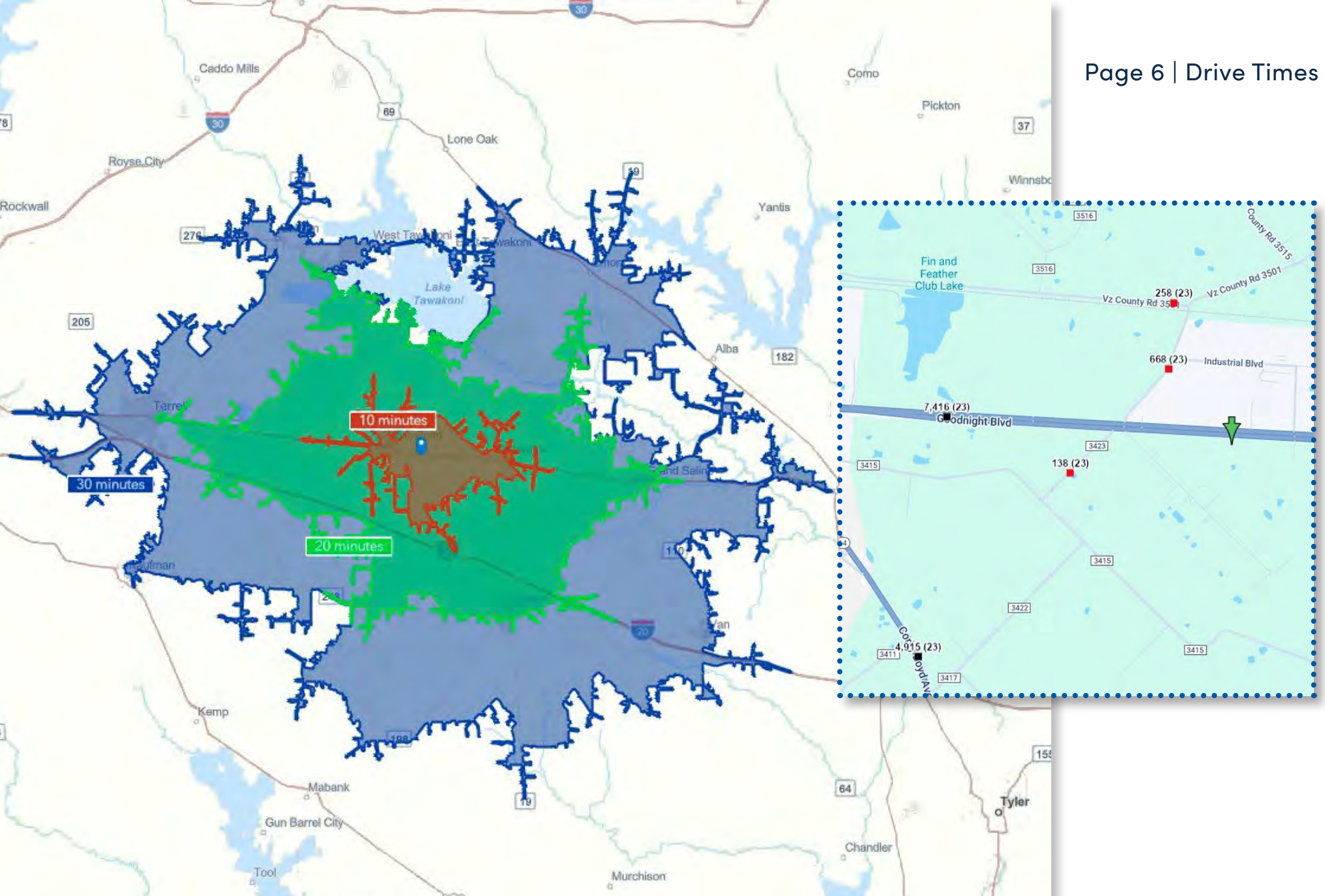
1.50 Miles from SH-64



8 Miles from I-20



8.50 Miles from SH-19





Market Profile

3402 Goodnight Blvd, Wills Point, Texas, 75169
Drive time: 10, 20, 30 minute radii

sri
Latitude: 32.69945
Longitude: -95.96868

	10 minutes	20 minutes	30 minutes
Population Summary			
2010 Total Population	6,639	30,567	90,358
2020 Total Population	7,372	34,729	102,101
2020 Group Quarters	62	400	1,385
2024 Total Population	7,646	36,394	106,619
2024 Group Quarters	59	384	1,349
2029 Total Population	7,808	37,686	110,086
2024-2029 Annual Rate	0.42%	0.70%	0.64%
2024 Total Daytime Population	7,294	33,224	100,386
Workers	3,181	12,937	40,994
Residents	4,113	20,287	59,392
Household Summary			
2010 Households	2,500	11,454	33,188
2010 Average Household Size	2.61	2.63	2.68
2020 Total Households	2,726	12,981	37,164
2020 Average Household Size	2.68	2.64	2.71
2024 Households	2,862	13,783	39,344
2024 Average Household Size	2.65	2.61	2.68
2029 Households	2,983	14,550	41,287
2029 Average Household Size	2.60	2.56	2.63
2024-2029 Annual Rate	0.83%	1.09%	0.97%
2010 Families	1,778	8,232	24,090
2010 Average Family Size	3.13	3.09	3.14
2024 Families	1,959	9,395	27,248
2024 Average Family Size	3.18	3.15	3.22
2029 Families	2,029	9,828	28,191
2029 Average Family Size	3.13	3.11	3.20
2024-2029 Annual Rate	0.70%	0.91%	0.68%
Housing Unit Summary			
2000 Housing Units	2,576	12,274	33,796
Owner Occupied Housing Units	63.9%	68.4%	68.3%
Renter Occupied Housing Units	26.4%	19.5%	19.8%
Vacant Housing Units	9.7%	12.2%	11.9%
2010 Housing Units	2,818	13,137	37,822
Owner Occupied Housing Units	59.4%	65.5%	64.8%
Renter Occupied Housing Units	29.3%	21.7%	22.9%
Vacant Housing Units	11.3%	12.8%	12.3%
2020 Housing Units	3,005	14,439	41,316
Owner Occupied Housing Units	58.7%	65.5%	65.6%
Renter Occupied Housing Units	32.0%	24.4%	24.3%
Vacant Housing Units	8.8%	10.1%	10.1%
2024 Housing Units	3,116	15,144	43,460
Owner Occupied Housing Units	60.8%	67.6%	66.8%
Renter Occupied Housing Units	31.0%	23.5%	23.7%
Vacant Housing Units	8.2%	9.0%	9.5%
2029 Housing Units	3,228	15,862	45,642
Owner Occupied Housing Units	64.0%	70.4%	68.6%
Renter Occupied Housing Units	28.4%	21.3%	21.8%
Vacant Housing Units	7.6%	8.3%	9.5%



106,619

2024 Population
30 Minutes



\$90,011

2024 Average HH Income
30 Minutes



39,344

2024 Households
30 Minutes



47,773

2024 Employees
30 Minutes

Property Summary

Address	3402 Goodnight Blvd, Wills Point, TX
County	Van Zandt County
Year Built	1996
Zoning	Within ETJ
Size	4,990 Square-Feet
Acres	1.72 Acres
Business	Old Texas Bunkhouse



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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.

11-2-2015



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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Date