

FOR SALE

Ranch / Agricultural Land

NWC of FM 2645 & W FM 898, Bonham, TX

±127 Acres



(972) 529-1371 • craigintl.com



Craig International • 6850 TPC Drive, Suite 104, McKinney, TX 75070

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LOCATION: Northwest Corner of FM 2645 & W FM 898; approx.
0.75 mi north of US-82

ACREAGE: ±127 Ac

ZONING: N/A

JURISDICTION: Fannin County

ISD: Ector ISD

UTILITIES: Southwest Fannin Special Utility District

ELECTRIC/GAS: Fannin Electric Cooperative/Atmos Energy

CABLE/FIBER: Nextlink, 360 Broadband and Sparklight

FRONTAGE: FM 898 - Approx. 850'
FM 2645 - Approx. 2,200'
CR 1265 - Approx. 550'

LEGAL DESCRIPTION: BBB & C RR Co. Survey, A-132; R.W. Lee Survey,
A-642; Asa Mitchell Survey, A-761; C. Bourland
Survey, A-55

CAD PROPERTY ID: 71678; 78870; 120796; 78871; 70673

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A RARE 127-ACRE OPPORTUNITY WITH SCALE & FLEXIBILITY

Located at the northwest corner of FM 2645 and W FM 898, this ±127-acre tract combines substantial scale, excellent road exposure and attractive natural features within one contiguous holding. The property offers approximately 2,200 feet of frontage along FM 2645 and an additional 850 feet along W FM 898, providing exceptional visibility and flexibility for future planning.

The land features a balanced mix of open pasture, mature tree lines, wooded areas, rolling terrain and a large on-site lake. Together, these attributes create an appealing setting for continued ranching or agricultural use, a private recreational or estate property, future residential development, or strategic long-term land investment.

Less than a mile north of US 82, the property retains the privacy and character of rural Fannin County while remaining convenient to Bonham, Sherman/Denison and surrounding North Texas communities. With no municipal jurisdiction and extensive frontage on two paved farm-to-market roads, the tract offers a level of access, versatility and long-term optionality rarely found in a single large-acreage property.

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Regional Connectivity & Area Drivers



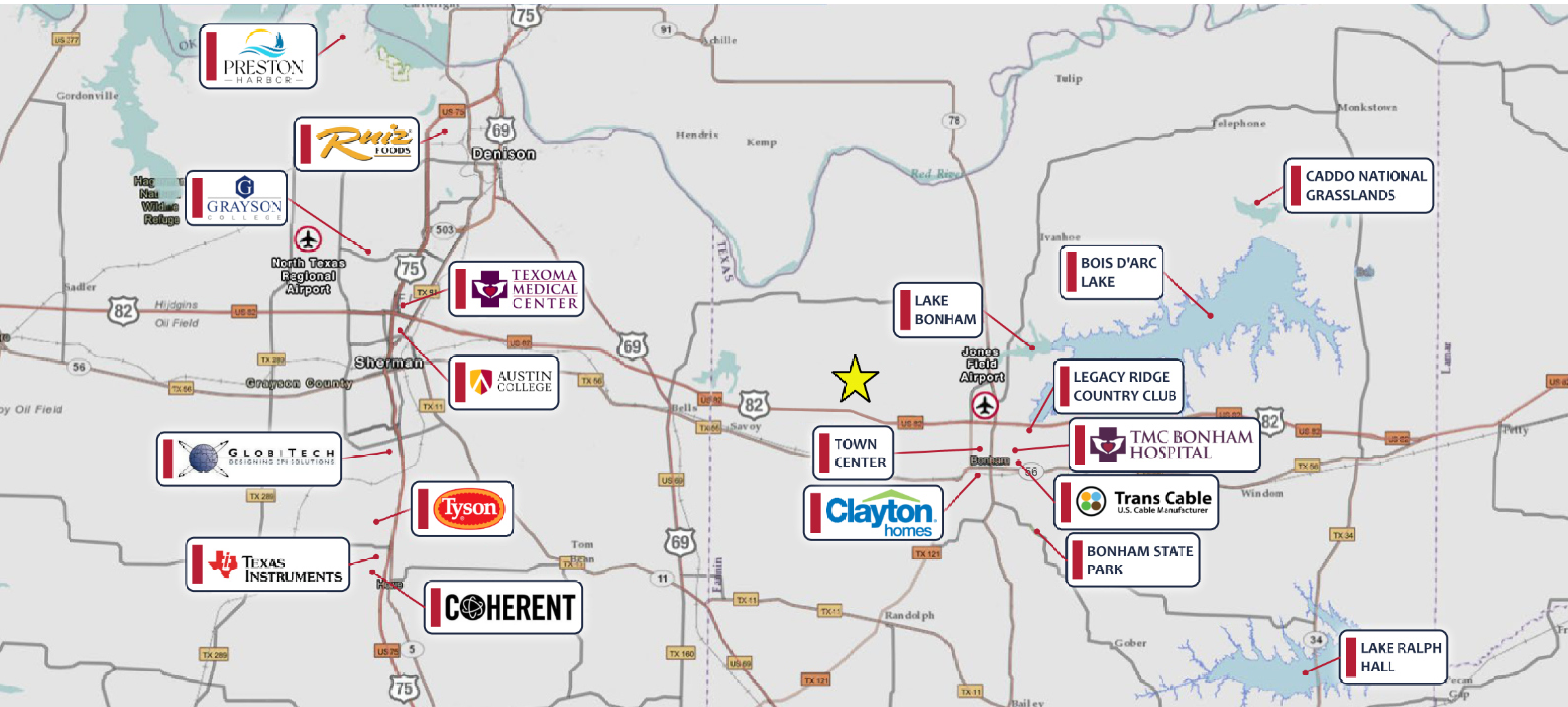
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Fannin County, Texas



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POSITIONED FOR FANNIN COUNTY'S NEXT CHAPTER OF GROWTH

Situated just north of US 82 between Bonham and the Sherman/Denison corridor, the property occupies a strategic position within a part of North Texas experiencing steady population growth and increasing investment. Bonham serves as the Fannin County seat and regional center at the intersection of US 82 and State Highway 121. Fannin County's population increased from 35,836 in 2020 to an estimated 39,265 in 2025 - growth of approximately 9.6% in five years.

To the west, Texas Instruments has begun production at SM1, the first of four planned fabs at its Sherman semiconductor mega-site, while SM2 is well underway with its exterior structure complete. Long-term plans contemplate up to \$40 billion of investment across the campus, supporting as many as 3,000 direct jobs and thousands more regionally.

To the east, Bois d'Arc Lake - the first major Texas reservoir built in nearly three decades - has emerged as a recreational and economic catalyst. The 16,600-acre lake, together with Lake Bonham and the county's rural amenities, is drawing greater attention to Fannin County.

With highway access, major employment investment and expanding recreational amenities, the property offers investors, developers and end users a significant land position within the growing US 82 corridor.

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KEY FEATURES

- ±127 Contiguous Acres
- NWC of FM 2645 & W FM 898
- Approx. 2,200' of Frontage on FM 2645
- Approx. 850' of Frontage on W FM 898
- Less Than One Mile North of US 82
- Open Pasture, Mature Trees & Wooded Areas
- Large On-Site Lake
- Gently Rolling Topography & Varied Elevations
- Fannin County Jurisdiction
- Convenient Access to Bonham & Sherman/Denison
- Ranch, Recreational, Estate or Long-Term Investment Potential



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Craig International is a full-service commercial real estate brokerage, development, and consulting firm, family owned and operated in Collin County since 1980.

Headquartered in McKinney, Texas, Craig International has built a respected reputation over more than four decades through perseverance, dedication, and a long-standing commitment to its clients, partners, and community.

As an established leader in commercial real estate investment and development, the company has been associated with some of the region's most high-profile projects.

Guided by vision, attention to detail, and follow-through, Craig International continues to build on a proven track record of performance, success, and lasting value creation.

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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.

11-03-2025



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Craig International, Inc	403157	jcraig@craigtntl.com	(972) 529-1371
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone

James Tolivar Craig, III	531352	jcraig@craigtntl.com	(972) 529-1371
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
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Name of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



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