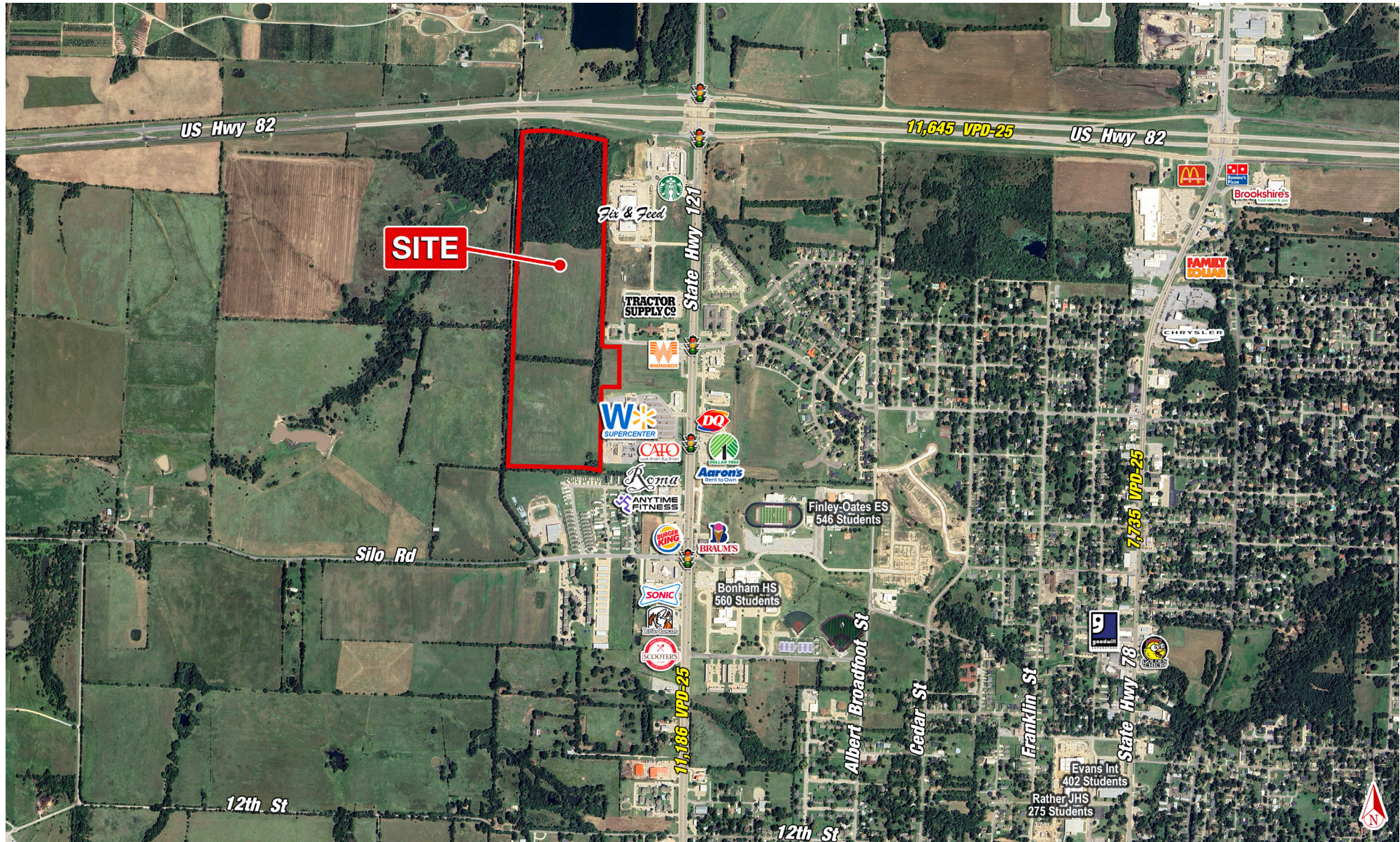


US 82 & HWY 121 | 77+ AC AVAILABLE

SWQ US 82 & HWY 121 BONHAM, TEXAS 75418

SHOP COS.



Jack Weir | JACK@SHOPCOMPANIES.COM | 214-935-5634

Jake Patterson | JPATTERSON@SHOPCOMPANIES.COM | 405-806-7608

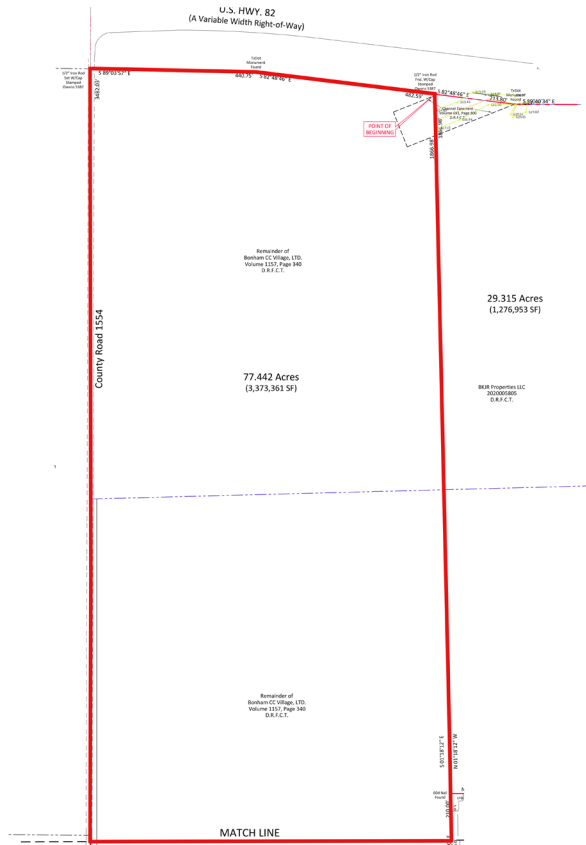
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RETAIL OPPORTUNITY



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	5,562	13,399	19,532
Avg. HH Income	\$89,065	\$90,071	\$92,840
Total Housing Units	2,379	4,341	6,836
Daytime Population	6,937	13,425	17,726
Median Home Value	\$193,421	\$209,091	\$232,307

PROJECT SCOPE

This 77 AC tract is strategically located at the southwest quadrant of Highway 121 and Highway 82 in Bonham, Texas. It offers excellent regional visibility and direct access to two major transportation corridors. The property's size and configuration support a wide range of development opportunities and benefit from ongoing growth in the surrounding area. Its prime location provides strong connectivity to Bonham and the greater North Texas region, including DFW, making it a highly desirable site for future development.

DETAILS

- Price: Call For Rates
- ±77.44 AC Available: For Sale, Ground Lease or BTS
- Mixed Use: Retail & Residential
- Utilities Available on Site

TRAFFIC COUNTS

o US Hwy 82:	11,645 VPD-25
o State Hwy 121:	11,186 VPD-25
o State Hwy 56:	12,894 VPD-25

AREA RETAILERS



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Jake Patterson / JPATTERSON@SHOPCOMPANIES.COM / 405-806-7608

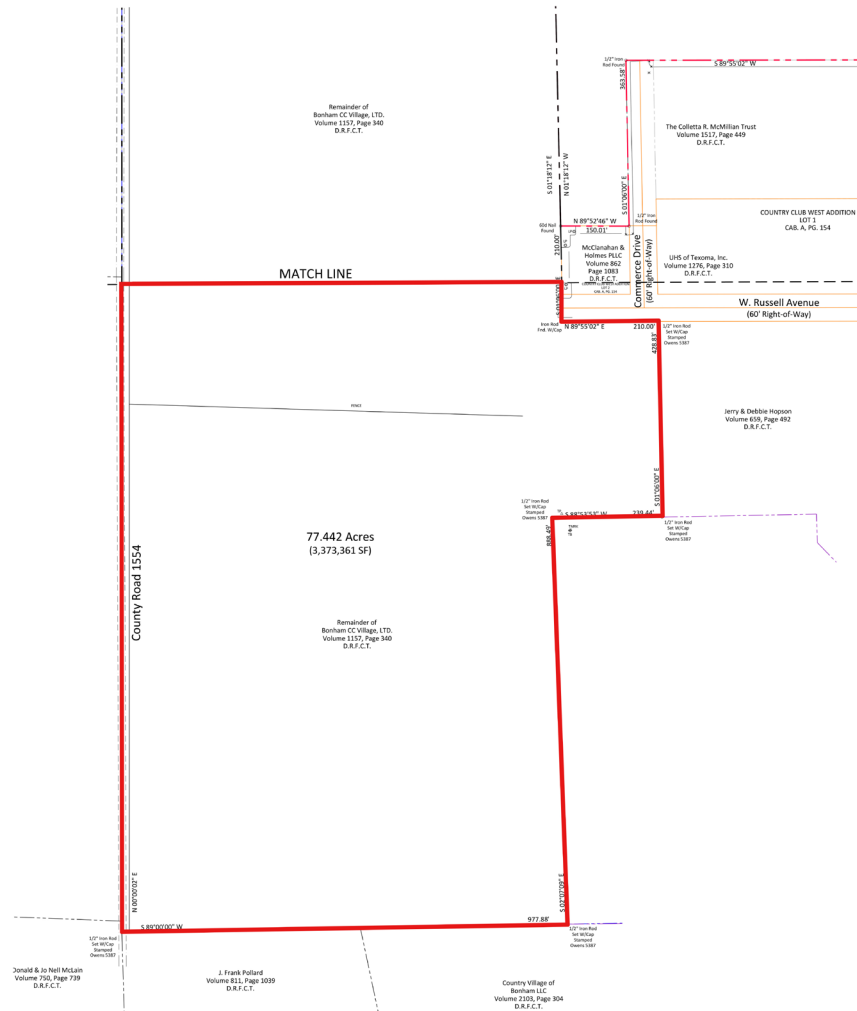
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MIXED USE OPPORTUNITY



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Jake Patterson / JPATTERSON@SHOPCOMPANIES.COM / 405-806-7608

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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.

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:
 - 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.

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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone