

Business For Sale

Luxury Events Center



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207 Emberson Chapel Rd,

Pilot Point, TX 76258



SYNOPSIS

Destin Ranch - A Luxury Event Center for Sale

Nestled north of Dallas and just 7 miles from Lake Ray Roberts, Destin Ranch offers a perfect blend of luxury and adventure on 20 scenic acres. This exquisite 4,000 sq ft hall is perfect size for a wedding, Birthday bash, Sweet Sixteen, Quinceañera, and more!

The property features a private 1-acre fishing pond with a dock and a wooded area for those amazing event photoshoots!

Nearby attractions like Texas Tulips, Sharkosa Wildlife Ranch, and Firelight Vineyards add to the charm of this versatile property for a destination event center!

The property also has an AirBnB home that can be leased as well to provide accommodations to the event parties.

Experience the elegance and tranquility of Destin Ranch, your new luxurious event center!



BUSINESS DETAILS

Destin Ranch Events Center

- Building has been completely renovated in 2023
- Over \$150K invested in setting up the place
- Owners was not able to focus on business due to family obligations
- Huge growth opportunities
- Hardly any social media presence
- Buyer will get 7 events pre-booked already for the next few months!





GROWTH OPPORTUNITIES

Growth Opportunities – Dustin Ranch

- Create online & social media presence, currently limited to an Instagram account with less than 25 posts!
- Promote the location for corporate events.
- Partnering with local event vendors
- Adding catering services
- Adding event amenities for rent such as Photo booths and backdrops
- Offer outdoors events
- Lease the AirBnB property to offer accommodations for event parties



LEASE INFORMATION

- > The Destin Ranch property is not for sale!
- > The business buyer will have a new lease with the purchase of the business
- > Buyer will have the choice of leasing the event hall (4,000 SF) on its own or to add the adjacent AirBnB home into the lease package.
- AirBnB property can be viewed here:
 https://www.airbnb.com/rooms/812206788270934863
- Lease terms: \$3,333/month + NNN
- New lease will be signed at closing

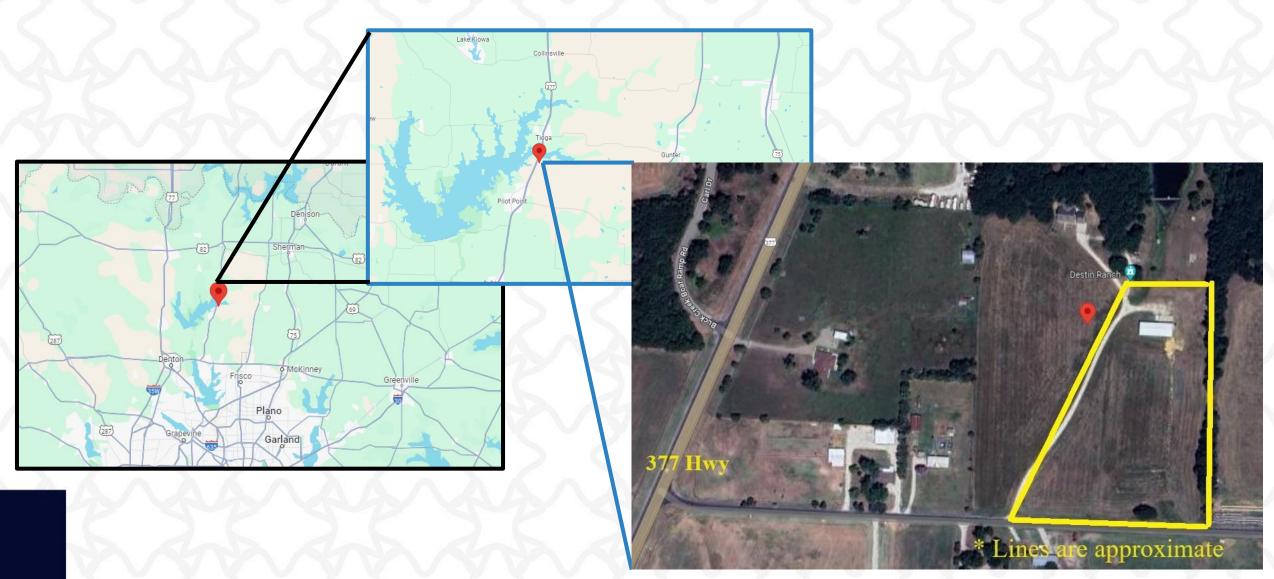


ONLINE PRESENCE

- Currently no online presence other than an Instagram account with less than 25 pics
- Zero other social media presence!
- No presence for the events business
- No presence for the other provided services
- No vendors partnership cross promotions.



LOCATION













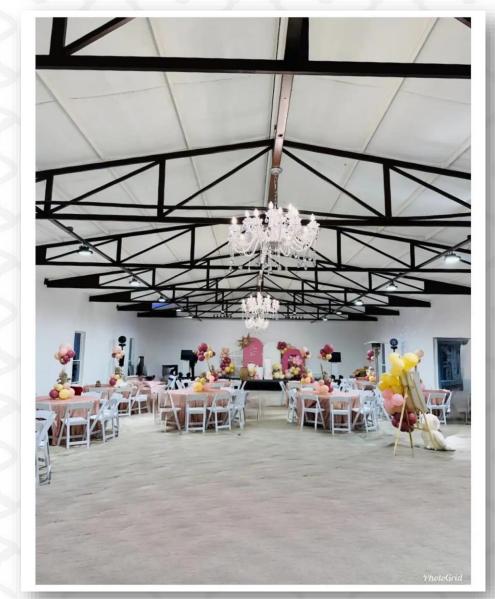


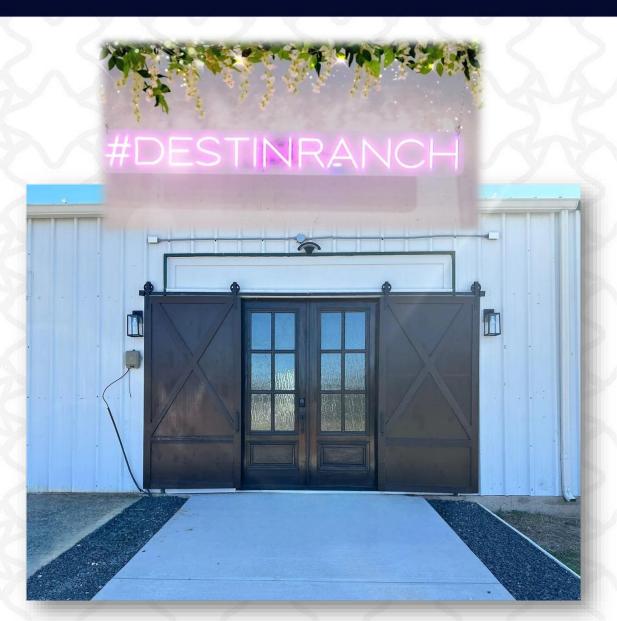


















The AirBnB House next to the events center

















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Contact



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the business and whether the business complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties, businesses and services are





Information About Broker Services



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS® EXHIBIT "C"

11-2-2015



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee 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.

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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Primary Assumed Business Name				
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Licensed Supervisor of Sales Agent/	License No.	Email	Phone	
Associate				
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