



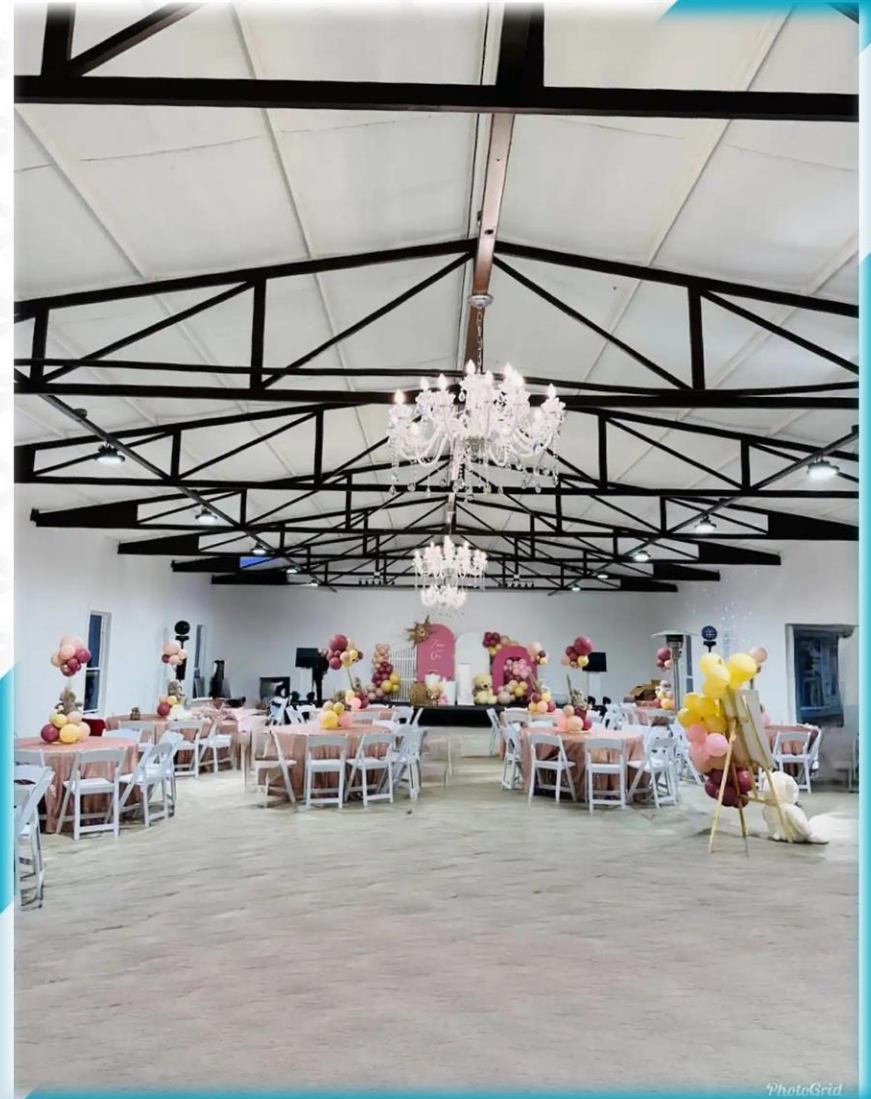
EBG

EUREKA BUSINESS GROUP



Business For Sale

Luxury Events Center



Joseph Gozlan | E: Joseph@EBGTexas.com
| O: (903) 600-0616 | M: (469) 443-6336

207 Emberson Chapel Rd,
Pilot Point, TX 76258

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!

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 – 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

- **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

- 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.





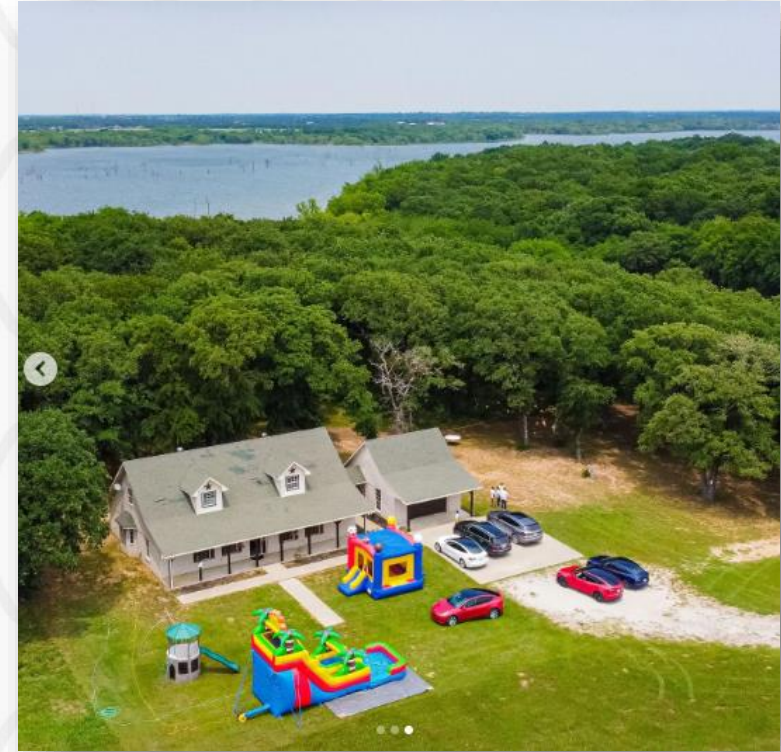
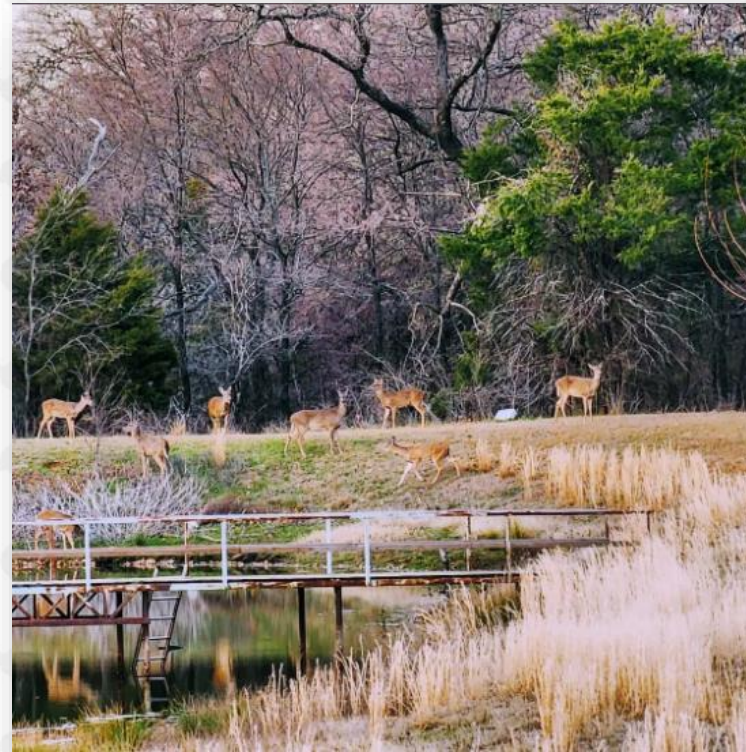






The AirBnB House next to the events center







EBG

EUREKA BUSINESS GROUP

JOSEPH GOZLAN



Joseph@EBGTexas.com



(903) 600-0616



Contact



LEGAL DISCLAIMER

All materials and information received or derived from Eureka Business Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the business, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the business, projected financial performance of the business for any party's intended use or any and all other matters.

Neither Eureka Business Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eureka Business Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the business.

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 marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

