



EBG

EUREKA BUSINESS GROUP

Build-to-Suit RETAIL

**1177 Beasley Blvd
Whitewright, TX 75491**

0.92AC Commercial Lot



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Property Package

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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 property and whether the property 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.

Commercial Lot in Whitewright, Texas – Prime Build-To-Suit Opportunity

Location: 1177 Beasley Blvd Whitewright, TX 75491

Lot Size: 0.92 Acres

Zoning: Commercial

Traffic: 4,324VPD

Property Overview:

This 0.92-acre commercial lot in Whitewright, TX, offers a prime opportunity for development in the rapidly growing area of North Texas. Zoned for commercial, this lot can be an ideal location for Retail stores, QSR, coffee shops, donuts, restaurants, gas stations, Bank, medical, Office, Auto Related, bar, car wash, Convenience stores and more!

The build-to-suit option provides flexibility, allowing you to tailor the space to meet your specific business needs.

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Statistics:

- **Population:** Whitewright has a population of approximately 1,800 residents, with a broader market in the surrounding areas contributing to potential customer traffic.
- **County:** Grayson County has seen rapid growth in recent years and been the recipient of major employers and economic development.

Development Potential:

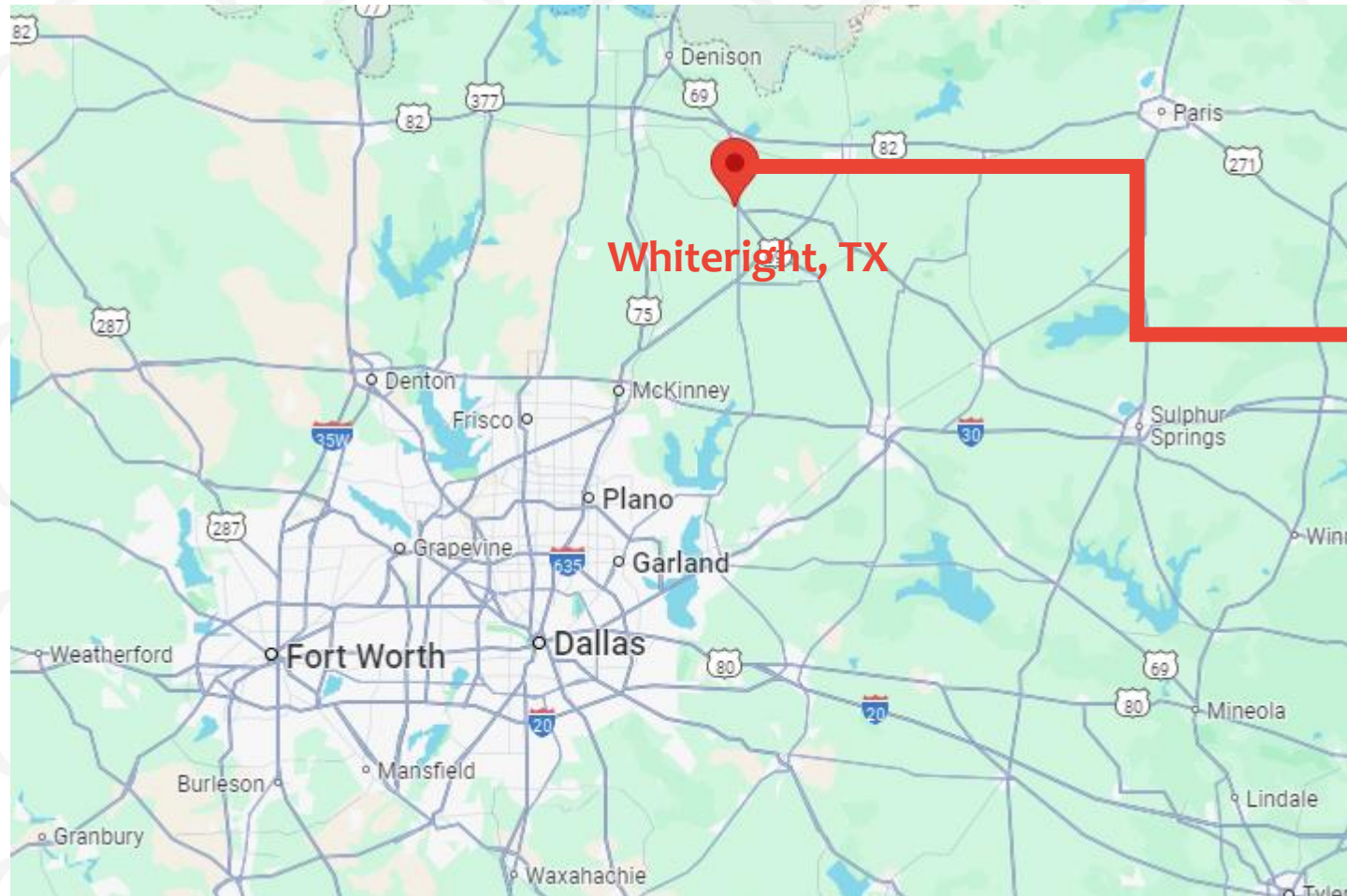
Given the lot's location and zoning, this property is well-suited for a variety of commercial uses. The build-to-suit option allows retail chains and local business owners to create a custom space that meets their unique requirements, whether it be for a retail store, restaurant, or other commercial enterprises.

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Location Highlights:

- **Proximity to Major Highways:** The lot is strategically located on Highway 11, providing easy access and high visibility for businesses. This highway is a key thoroughfare in the area, connecting Whitewright to nearby towns and cities.
- **Growing Population:** Whitewright is projected to have a steady population growth in the next few years, making it an attractive location for new businesses. The town offers a friendly, small-town atmosphere with a strong sense of community, while still being within a reasonable driving distance of nearby cities and employment centers.
- **Economic Growth:** The economic development in Whitewright and surrounding areas has seen an uptick in recent years, driven by new businesses and residential developments all over North Texas. This growth is expected to continue, making now an opportune time to establish presence in North Texas cities.

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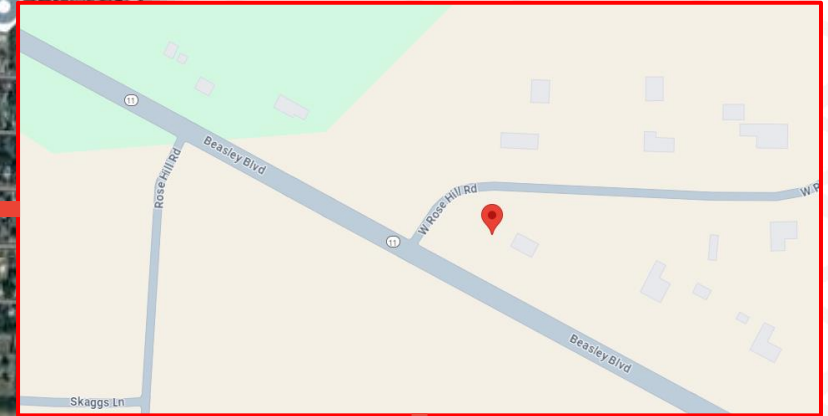


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The statements and figures presented herein, while not guaranteed, are secured from sources deemed to be reliable. This information is subject to changes and withdrawal without notice. THIS PROPERTY IS OFFERED "AS IS, WHERE IS, WITH ALL FAULTS." Broker is advising reader to conduct its own independent evaluation, valuation and assessment of the property.



Property Information

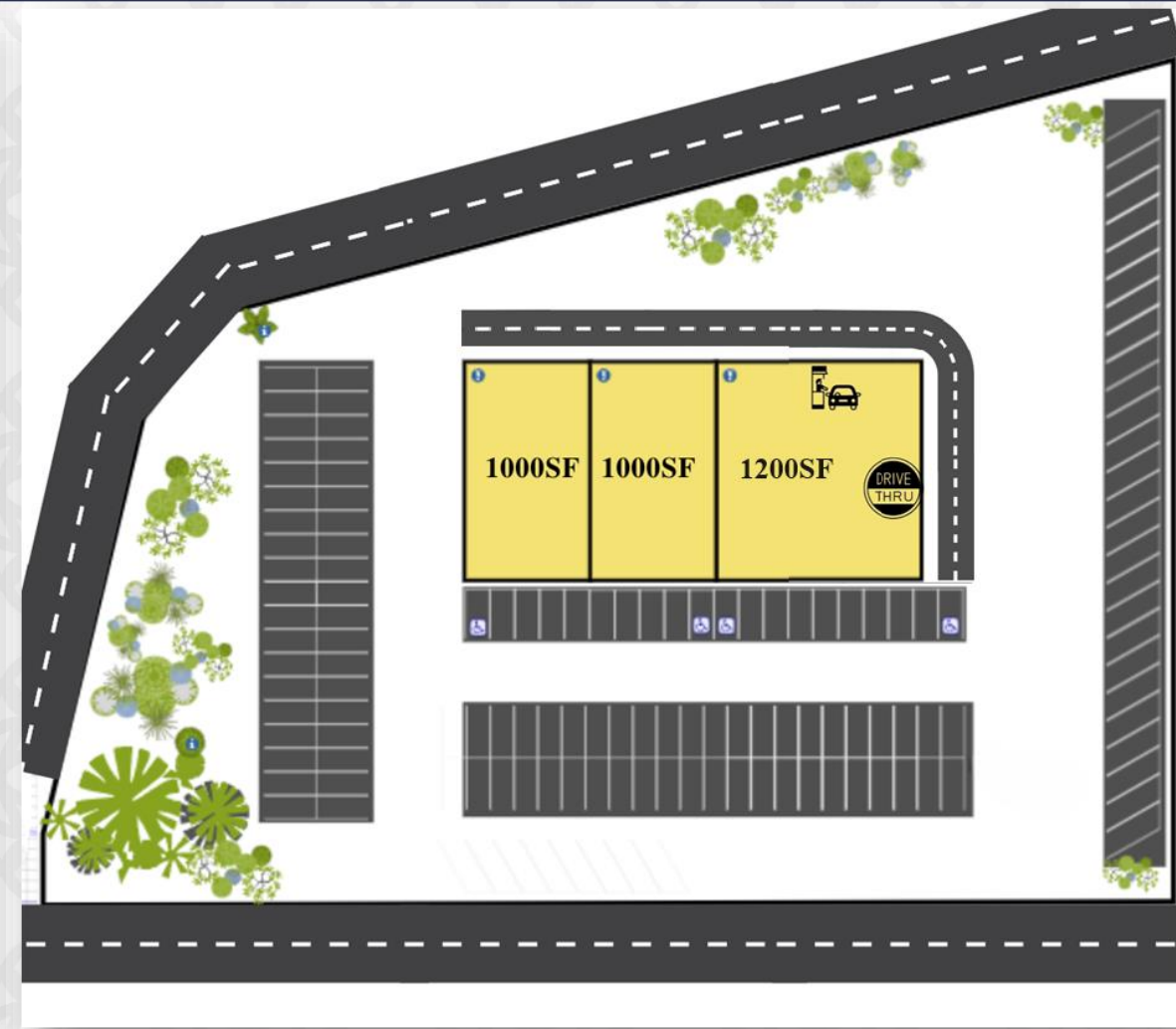
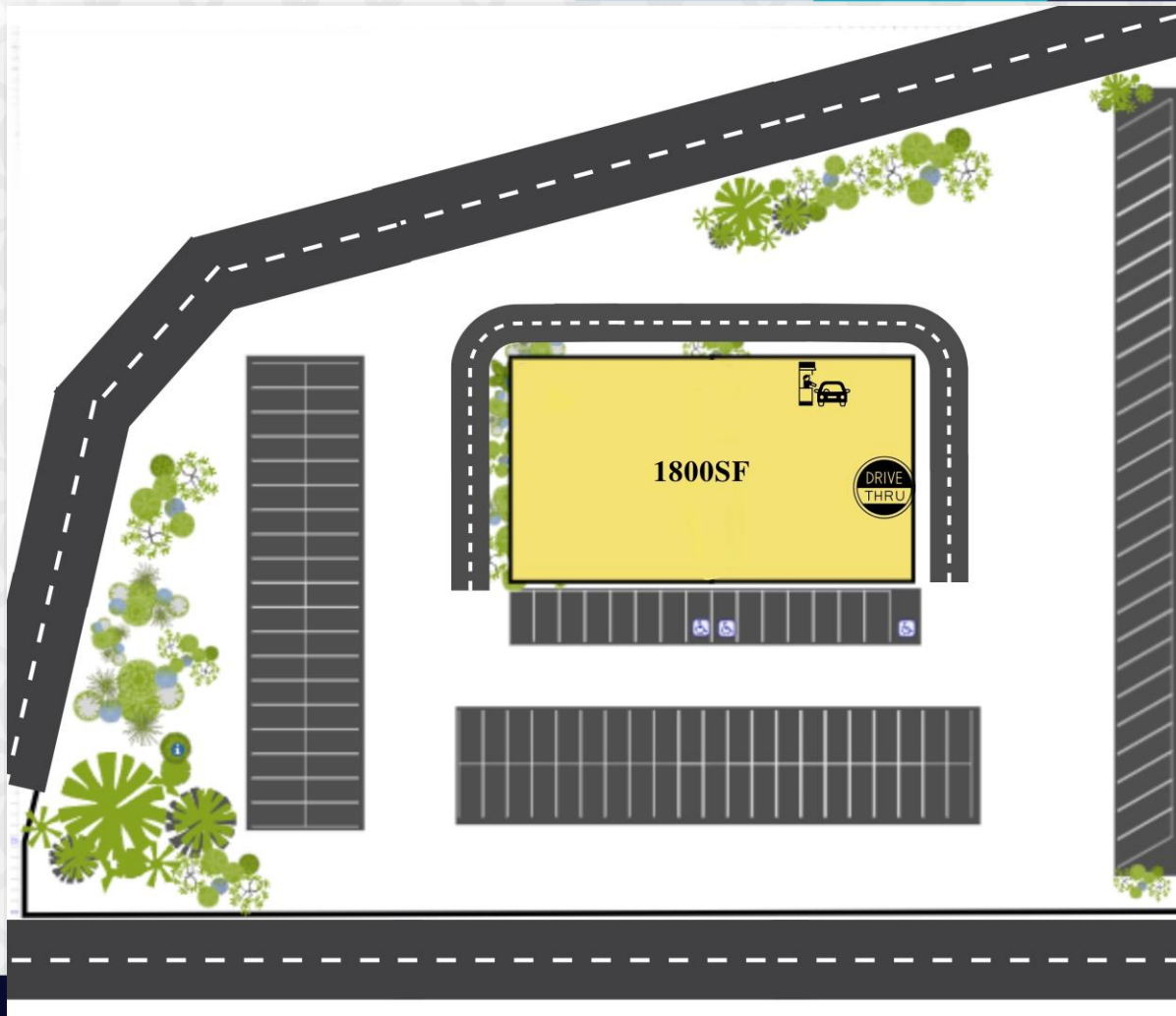


Nearby Retail

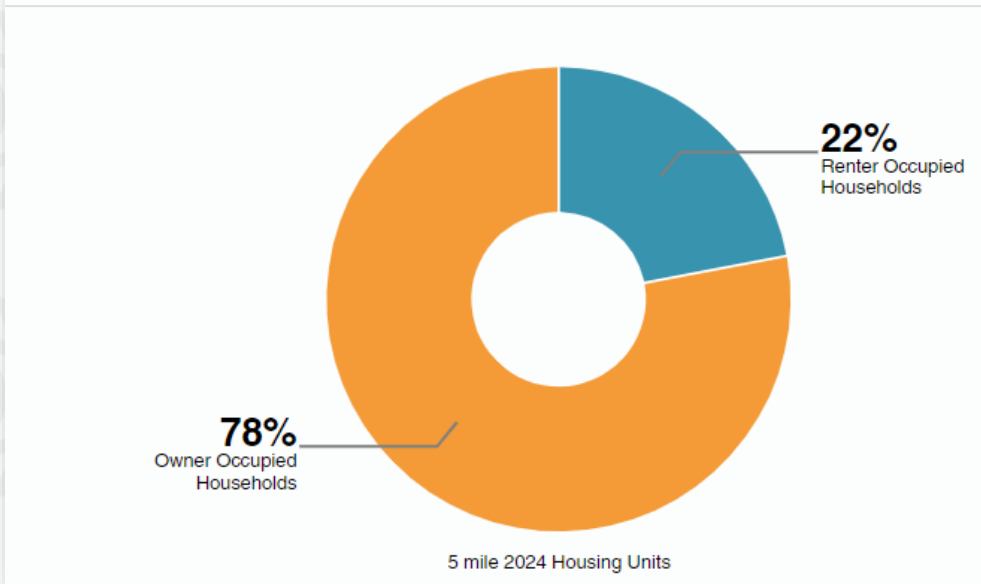
National brands and fast-food chains located close by along Hwy 11 include Sonic , Dairy Queen, Dollar Tree / Family Dollar, O'Reilly Auto Parts, Domino's Pizza, Spring Market, Farmers Insurance and Other local businesses, which draw consistent traffic to the area. The proximity of these established businesses enhances the attractiveness of this lot for new developments.



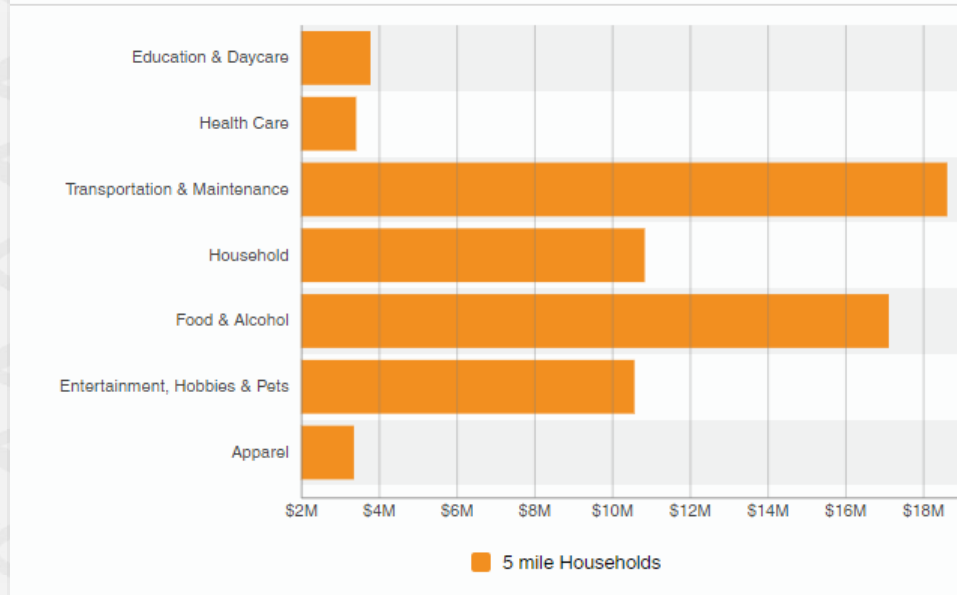
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Housing Occupancy



Consumer Spending

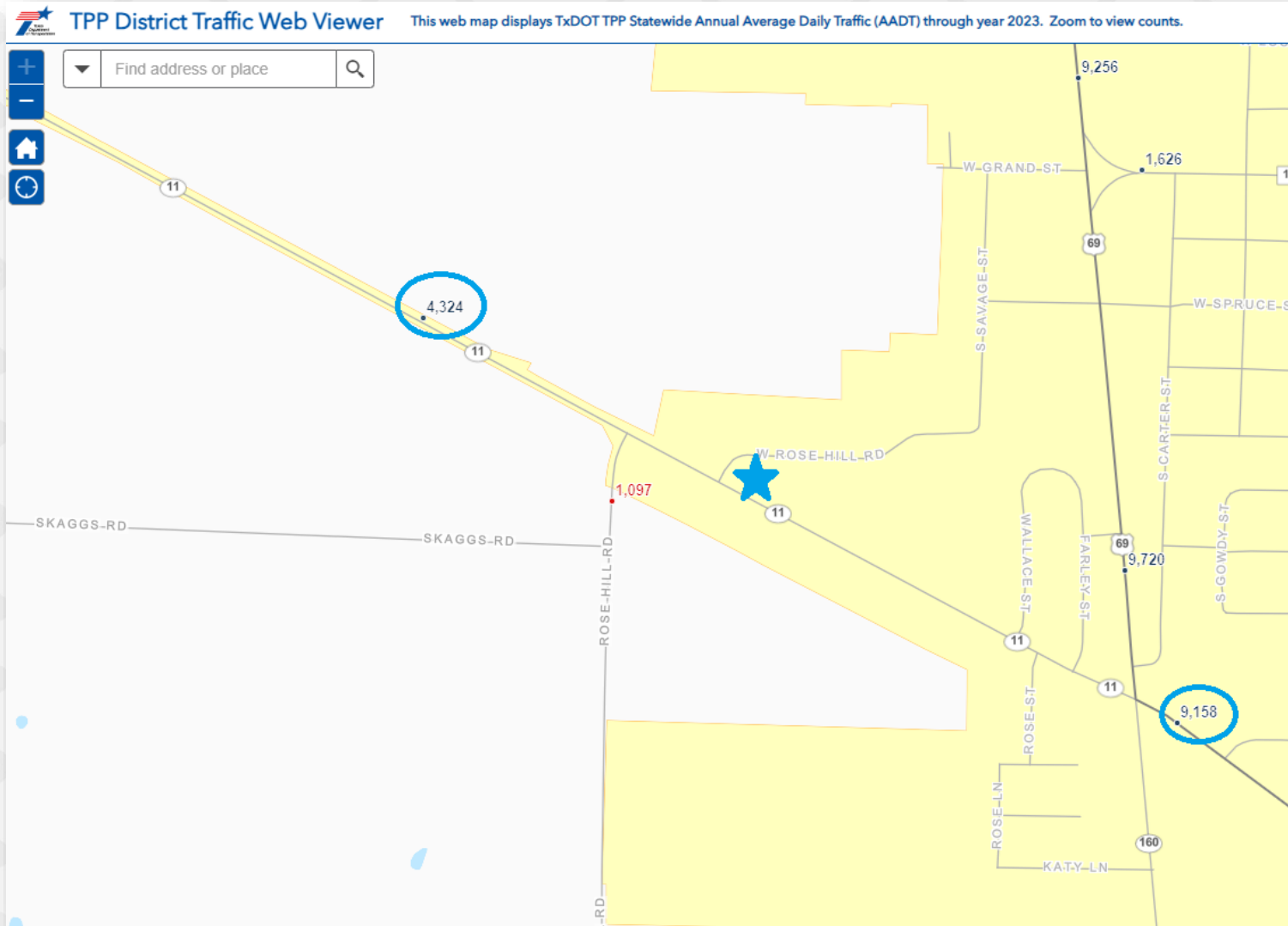


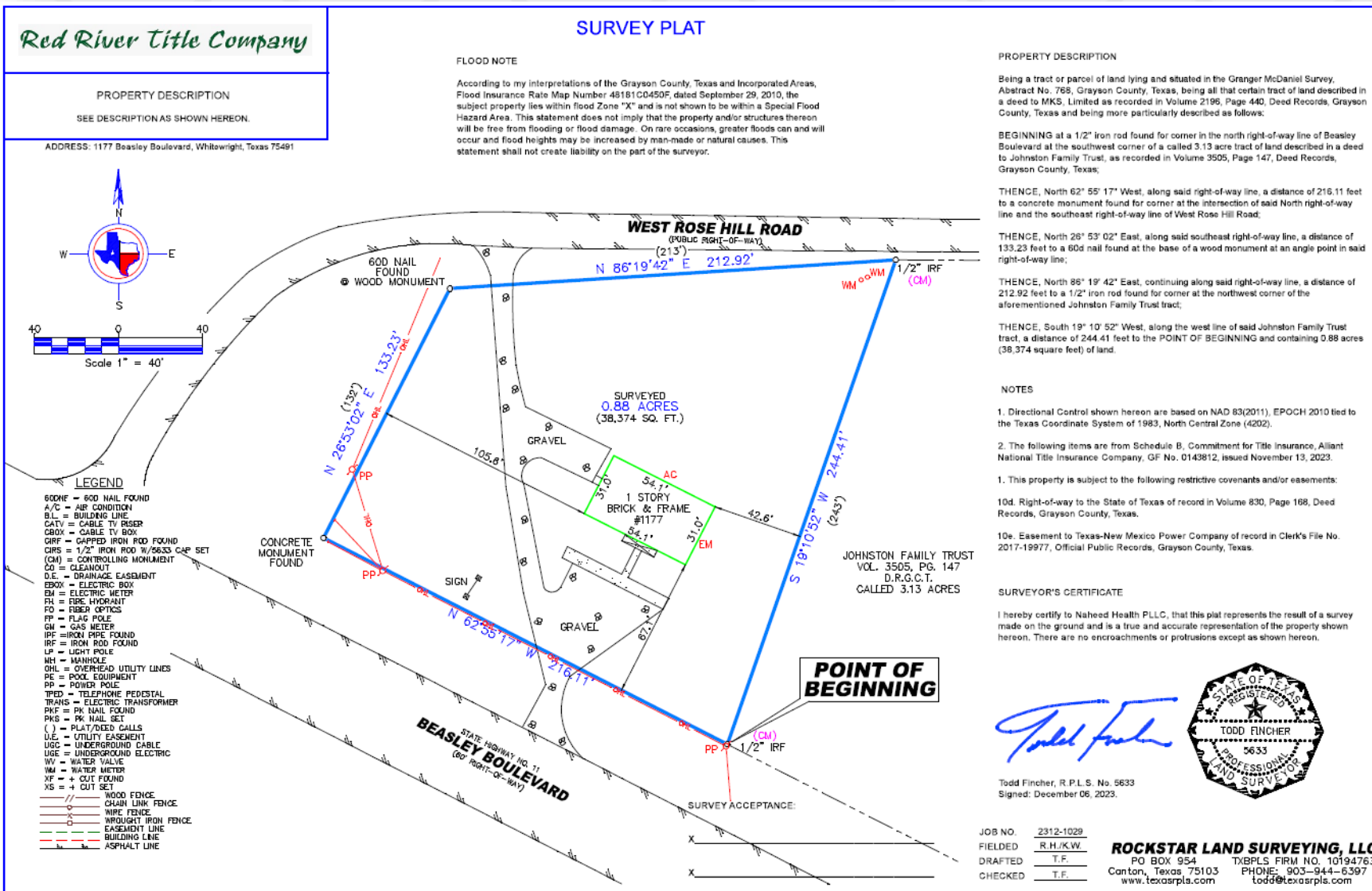
Population

	3 mile	5 mile	10 mile
2024 Population	2,387	5,042	19,950
2029 Population Projection	2,658	5,553	22,156
Annual Growth 2024-2029	2.3%	2.0%	2.2%

Income

	3 mile	5 mile	10 mile
Avg Household Income	\$86,575	\$97,388	\$98,447







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Contact



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.

<u>Eureka Business Group</u>	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joseph Gozlan</u>	<u>0593483</u>	<u>Joseph@EBGTexas</u>	<u>(903)600-0616</u>
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	_____	Date	_____

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Information available at www.trec.texas.gov
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