

VENTURE GROUP SWC HWY 121 & RUSSELL AVE FOR LEASE OR SALE

214.378.1212

SWC HWY 121 & RUSSELL AVE BONHAM, TX

PROPERTY FOR LEASE OR SALE

LOCATION

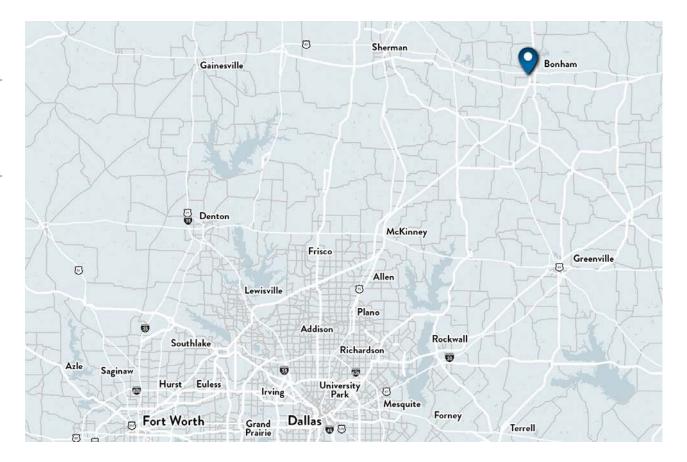
SWC HWY 121 & RUSSELL AVE

TRAFFIC COUNTS

HWY 121	HWY 82
12,984 VPD	8,961 VPD

PROPERTY HIGHLIGHTS

- ★ 2023 COMPLETION OF BOIS D'ARC LAKE IS PROJECTED TO BRING SIGNIFICANT ECONOMIC AND RESIDENTIAL GROWTH
- ★ BOIS D'ARC LAKE IS PLANNED TO SPAN 26 SQUARE MILES, JUST 3 SQUARE MILES SMALLER THAN LAKE TRAVIS
- ★ FIRST MAJOR RESERVOIR CONSTRUCTED IN TEXAS IN ROUGHLY 30 YEARS
- ★ HIGHEST TRAFFIC ROAD IN BONHAM
- ★ 200,000 SF WALMART PULLING REGULAR CUSTOMERS FROM 14 TOWNS INCLUDING BONHAM



2022 DEMOGRAPHIC SUMMARY

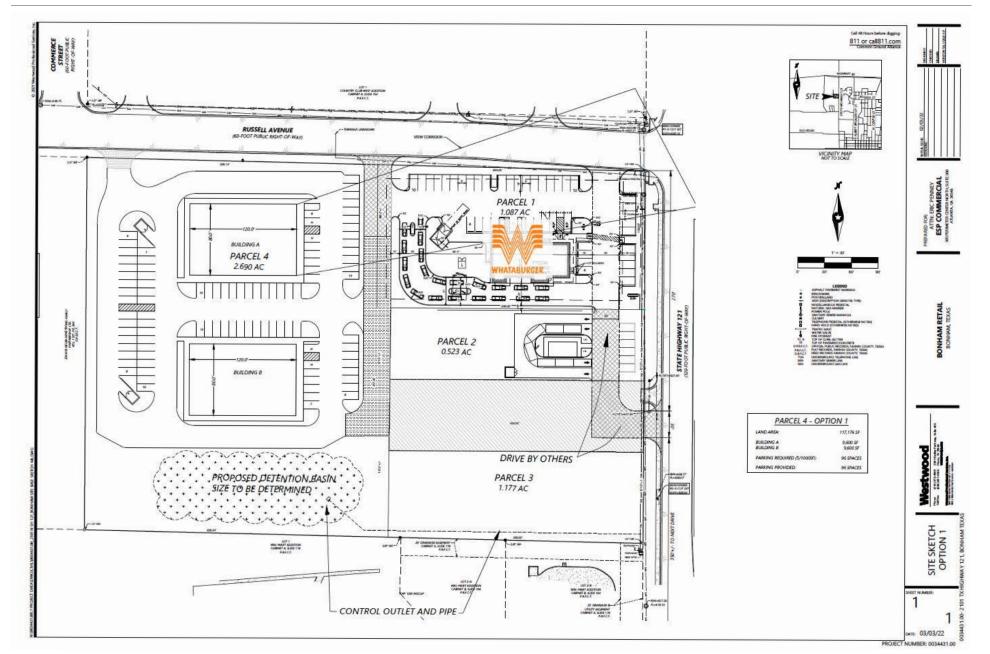
	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,721	11,507	14,678
EST. DAYTIME POPULATION	2,041	10,914	12,344
EST. AVG. HH INCOME	\$58,235	\$67,453	\$71,340

AREA ATTRACTIONS





KREIMER@VENTURELANDGROUP.NET



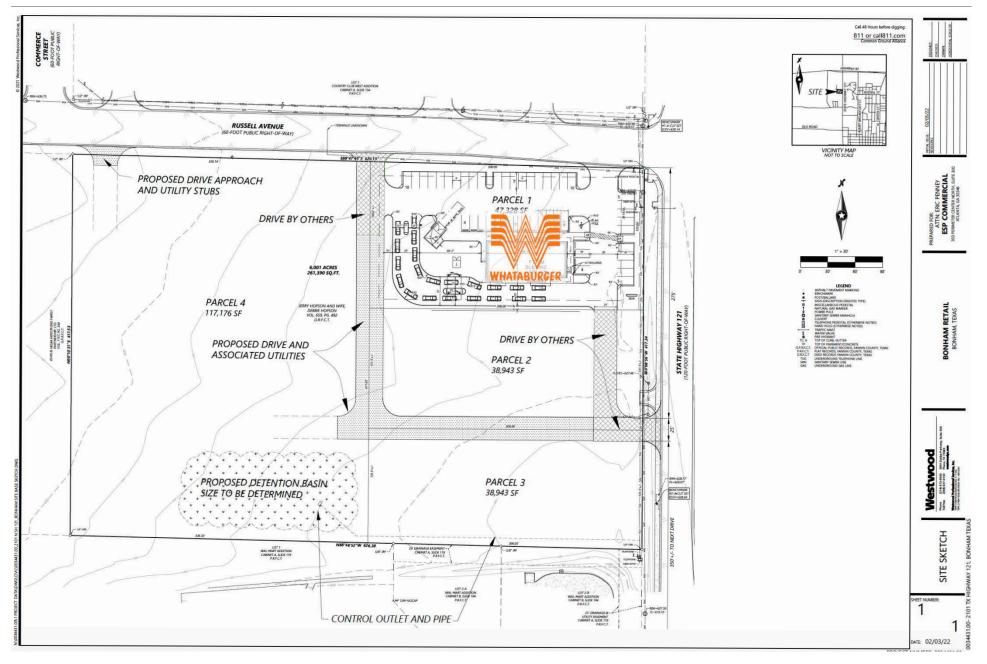
SITE PLAN

KEN REIMER KREIMER@VENTURELANDGROUP.NET

WAY VENTURE GROUP



SITE PLAN

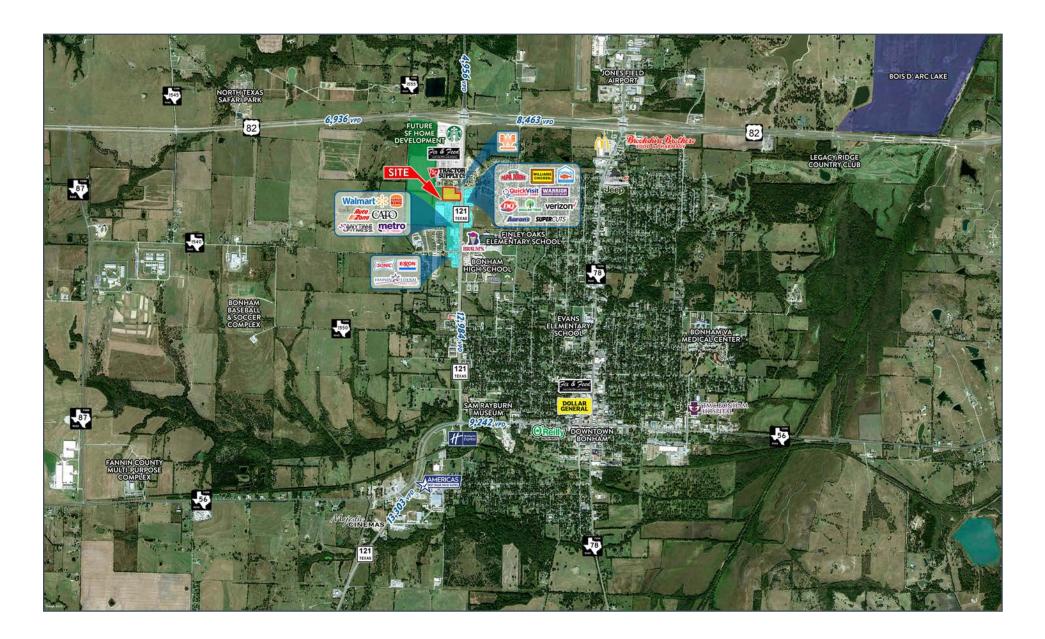


WAY VENTURE GROUP











69

rminal Storage Reservic

Leonard Water Treatment Plant

SHERMAN

MCKINNEY

Connects to the NTMWD

regional water system

TIMELINE FOR PROJECTS BOIS D'ARC LAKE IS EXPECTED TO BOOST LOCAL ECONOMIC ACTIVITY IN FANNIN COUNTY AT LEAST \$509 MILLION DURING SINK -CONSTRUCTION AND \$166 MILLION EACH 2003 **JUNE 2015** FEBRUARY 2018 MAY 2018 **MAY 2018** AUGUST 2018 NOVEMBER 2018 Texos Commission on Environmental Quality Iss State Water Use Permit Planning and Permitting Process Begins Dam and Res eonard Water Treatment Plant Construction Beg YEAR AFTER COMPLETION. Army Corps of Engine Issues 404 Permit and Record of Decision Witigation Work Begins NTMWD WILL EXTEND FM 897 BETWEEN 击 III 20 SPRING 2021 HIGHWAY 82 AND FM 1396 AND BUILD SUMMER 2021 WINTER 2021 SUMMER 2020 SPRING 2020 FALL 2019 SPRING 2019 odway/FM 897 Treated Water Pipe Row Water Pipeline Construction Begins A BRIDGE TO PROVIDE NORTH-SOUTH tion Bea ACCESS OVER THE LAKE. 10-11 1 WINTER 2022 SPRING 2022 SUMMER 2021 FALL 2021 SPRING 2023 Environmental Mitigati Complete/Full Monitori LAKE WILL BE AVAILABLE TO THE PUBLIC Plant Testing Begins Complete FOR RECREATIONAL ACTIVITIES. D'ARC LAKE erby Mitigation Site PROJECTED ECONOMIC BENEFITS DENISON Raw Water Pump Station

Enlo

West Delta

Boat ramos

Lake Operations Center

- DEMAND FOR WATERFRONT AND NEAR WATERFRONT HOMES WILL * SUPPORT RESIDENTIAL CONSTRUCTION OF APPROXIMATELY 3,200 HOMES OVER A 30-YEAR PERIOD.
 - \$166 MILLION OF ANNUAL ECONOMIC ACTIVITY PER YEAR IN FANNIN COUNTY.
 - NON-LOCAL RECREATIONAL VISITORS TO BOIS D'ARC LAKE COULD CONTRIBUTE \$17 MILLION TO \$22 MILLION ANNUALLY TO THE FANNIN COUNTY ECONOMY AND INCREASE LOCAL LABOR **INCOME BETWEEN \$6.2 AND \$8.3 MILLION.**
 - NEW PERMANENT AND WEEKEND RESIDENTS WILL CONTRIBUTE MORE THAN \$81 MILLION ANNUALLY IN ECONOMIC ACTIVITY IN FANNIN COUNTY.

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Treated Water Pump Station

White Roc

69

0" Raw Water Piplir

Flat Prairie

KEN REIMER VENTURE GROUP

New FM 897 Road and Bridge

Ector BONHAM

Upstream Mitigation Site

LEONARD



















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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.



11-2-2015

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 andbuyer) 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;
 - o 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 todisclose, 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.

Kenneth Edward Reimer	428933	kreimer@venturelandgroup.net	214-378-1212
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Xxxxxxxxxxxxxxxxxxxx	xxxxxxx	*****	Ххххххххххх
Designated Broker of Firm	License No.	Email	Phone
Xxxxxxxxxxxxxxxxxxxxx	XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	Xxxxxxxxxx
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