



FOR SALE

±17.136 @ SWC SH-121 & US-82, BONHAM, TEXAS 75418

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DUWEST
 CREATING, ENHANCING & PROTECTING VALUE

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OVERVIEW

- ±17.136 acres available at the southwest corner of SH-121 & US-82 in Bonham, the most highly trafficked intersection in Bonham
- Fix & Feed now open & Starbucks will be open by the end of September
- Adjacent to future residential development
- Located just north of Walmart, pulling customers from 14 towns, including Bonham
- Close proximity to Bois D'Arc Lake, projected to bring significant economic and residential growth to the area
- Bois D'Arc lake, spanning ±26 square miles, is the first major reservoir constructed in Texas in ±30 years
- Call for Pricing



TRAFFIC COUNTS

SH-121 @ SH-56: 12,984 VPD south of site
US-82: 10,219 VPD (TXDOT 2021)

DEMOGRAPHICS

	5-mile	10-mile	15-mile
2022 Population	13,715	19,852	32,710
Daytime Pop.	13,669	17,828	27,888
Households	4,499	6,966	11,835
Avg HH Income	\$80,760	\$84,375	\$88,223



CONCEPTUAL SITE PLAN

Lots 6-10A
0.908 AC -
1.019 AC



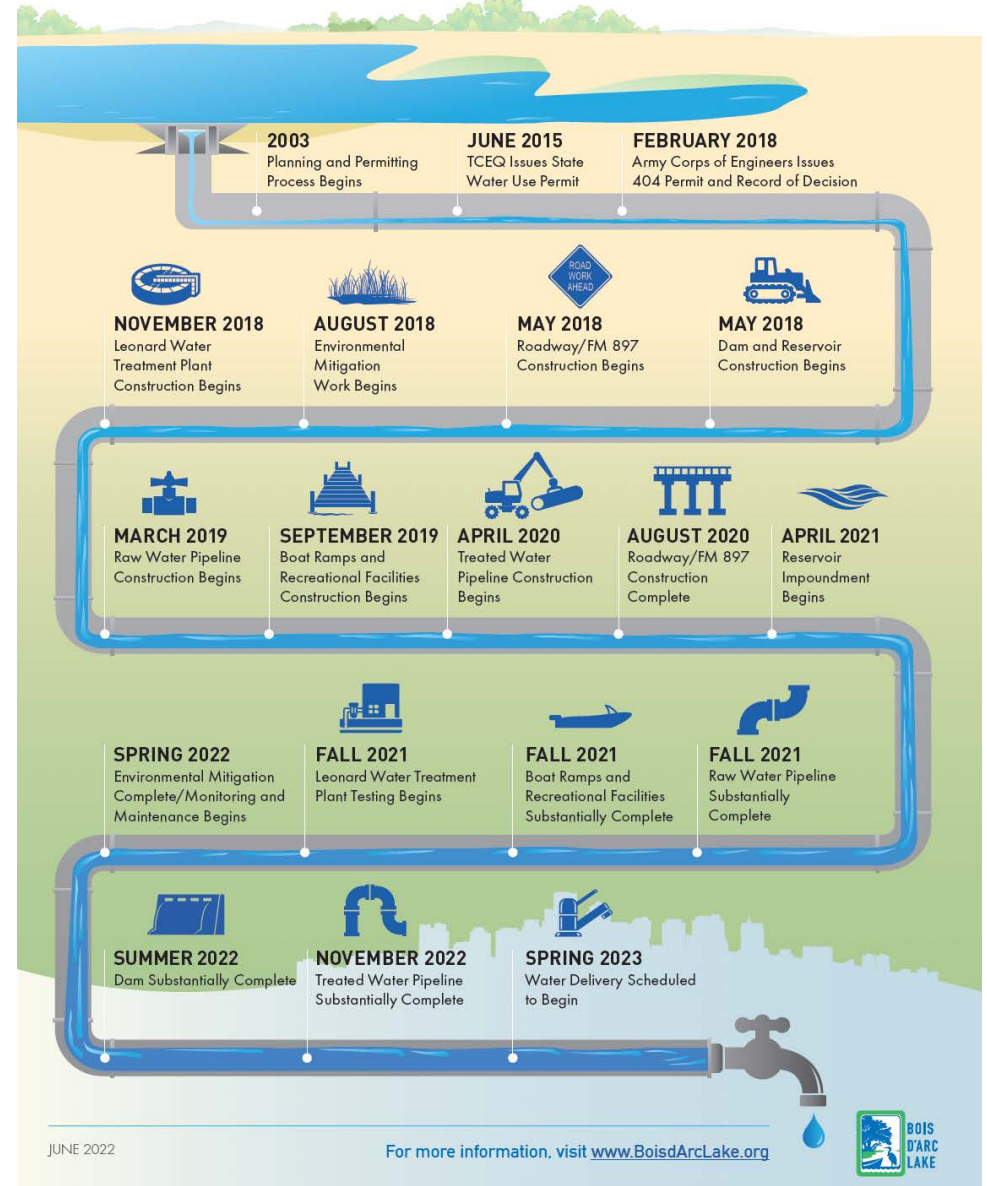
BOIS D'ARC LAKE

- Bois D'Arc lake is expected to boost local economic activity in fannin county at least \$509 during construction and \$166 million each year after completion.
- NTMWD will extend FM 897 between Highway 82 and FM 1396 and build a bridge to provide north-south access over the lake.
- The lake will be available to the public for recreational activities.

PROJECTED ECONOMIC BENEFITS

- 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.

TIMELINE FOR PROJECTS



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