DUWEST
CREATING, ENHANCING & PROTECTING VALUE

SWC SH-121 & US-82

BONHAM, TEXAS 75418

Pad Sites & Land for Sale

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OVERVIEW

- Pad sites and land available at the southwest corner of SH-121 & US-82 in Bonham, the most highly trafficked intersection in Bonham
- 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

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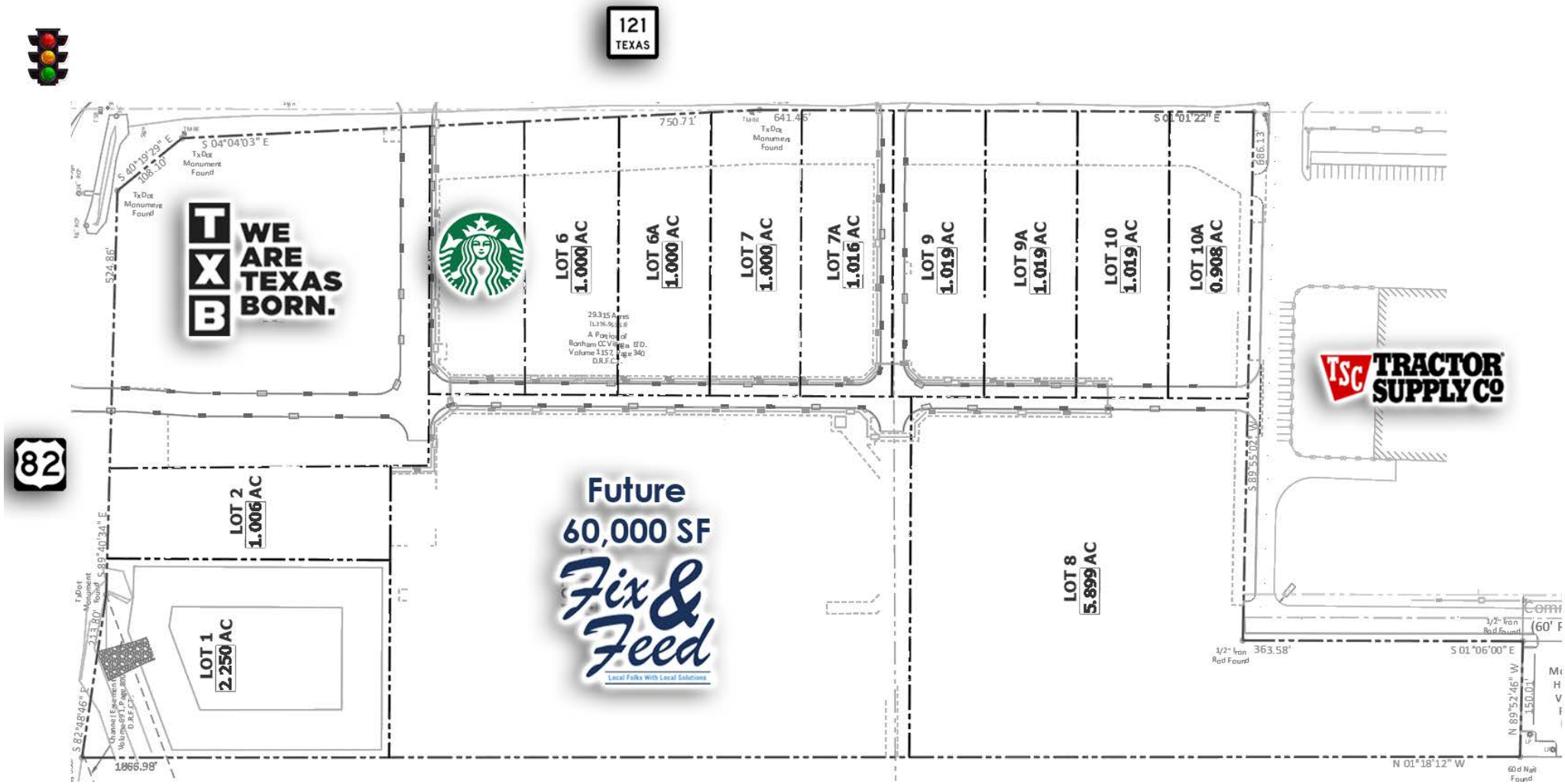

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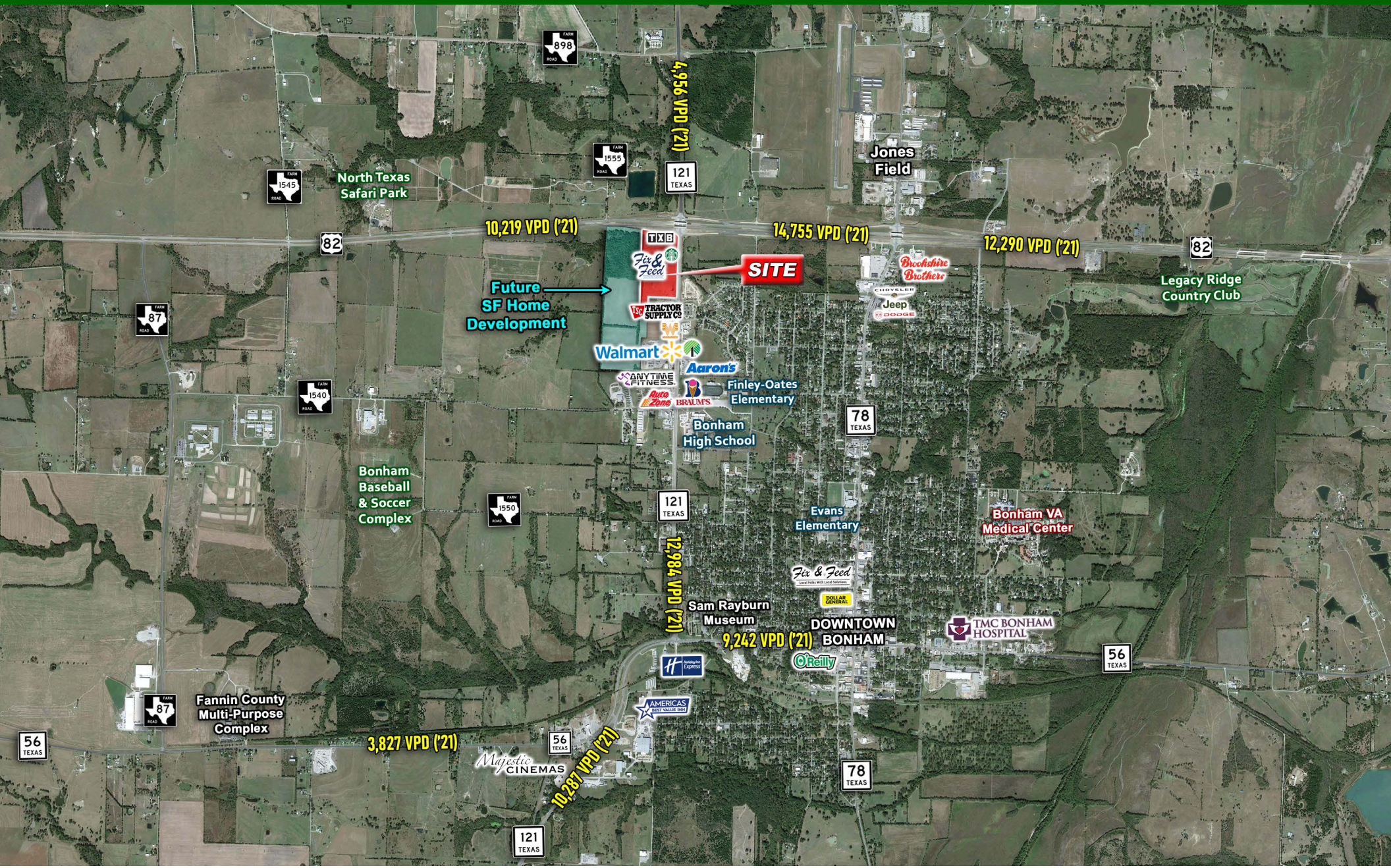

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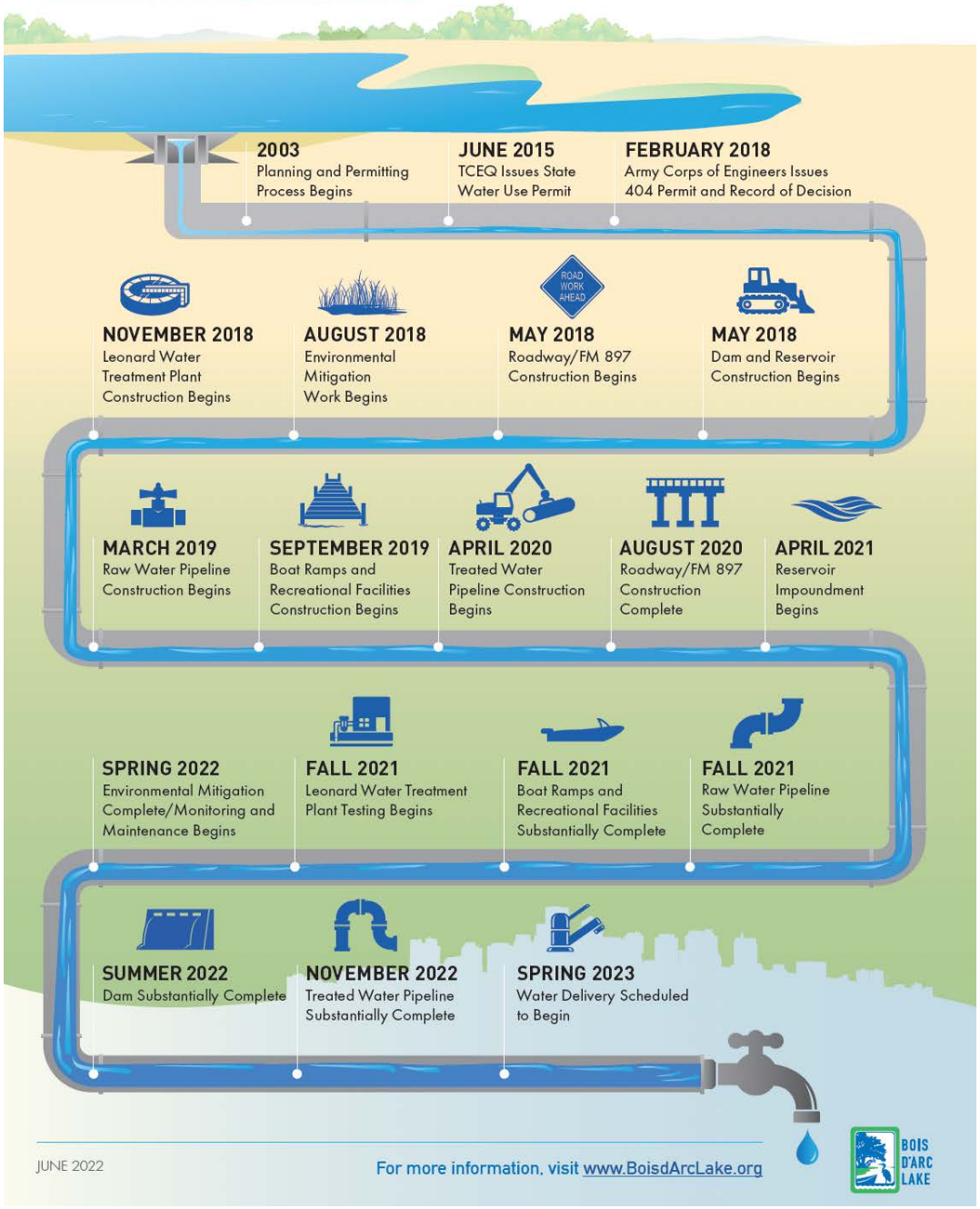
BOIS D'ARC LAKE

- 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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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.

EQUAL HOUSING OPPORTUNITY

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.

DuWest Management Inc.	605046		214-720-0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 _____