

**FOR SALE  
OR LEASE**

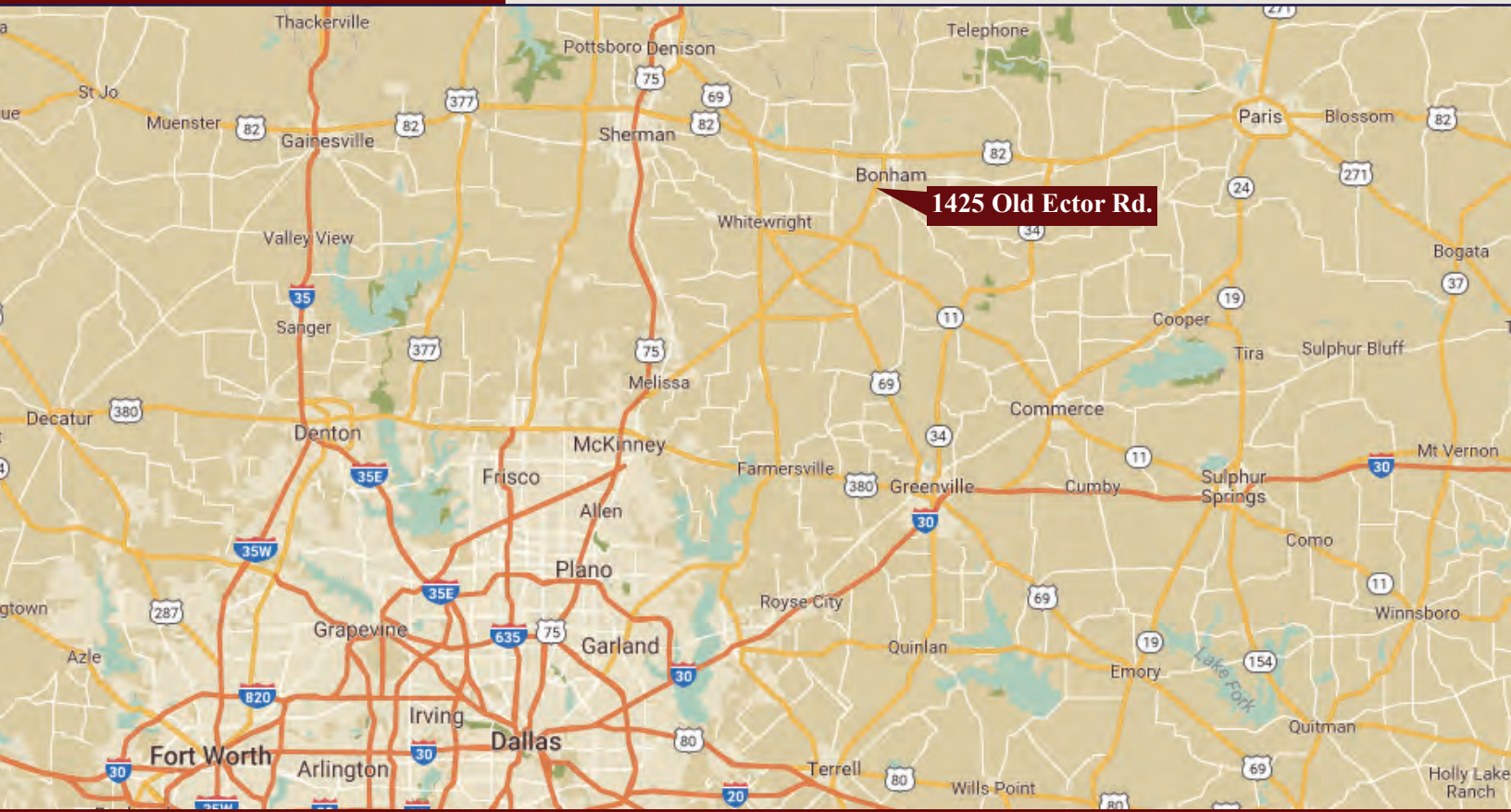
**1425 Old Ector Road | Bonham, TX**



**Sale Price:**  
**\$1,579,000 (\$37.23/sf)**

**Lease Rate:**  
**\$3.75/sf NN**

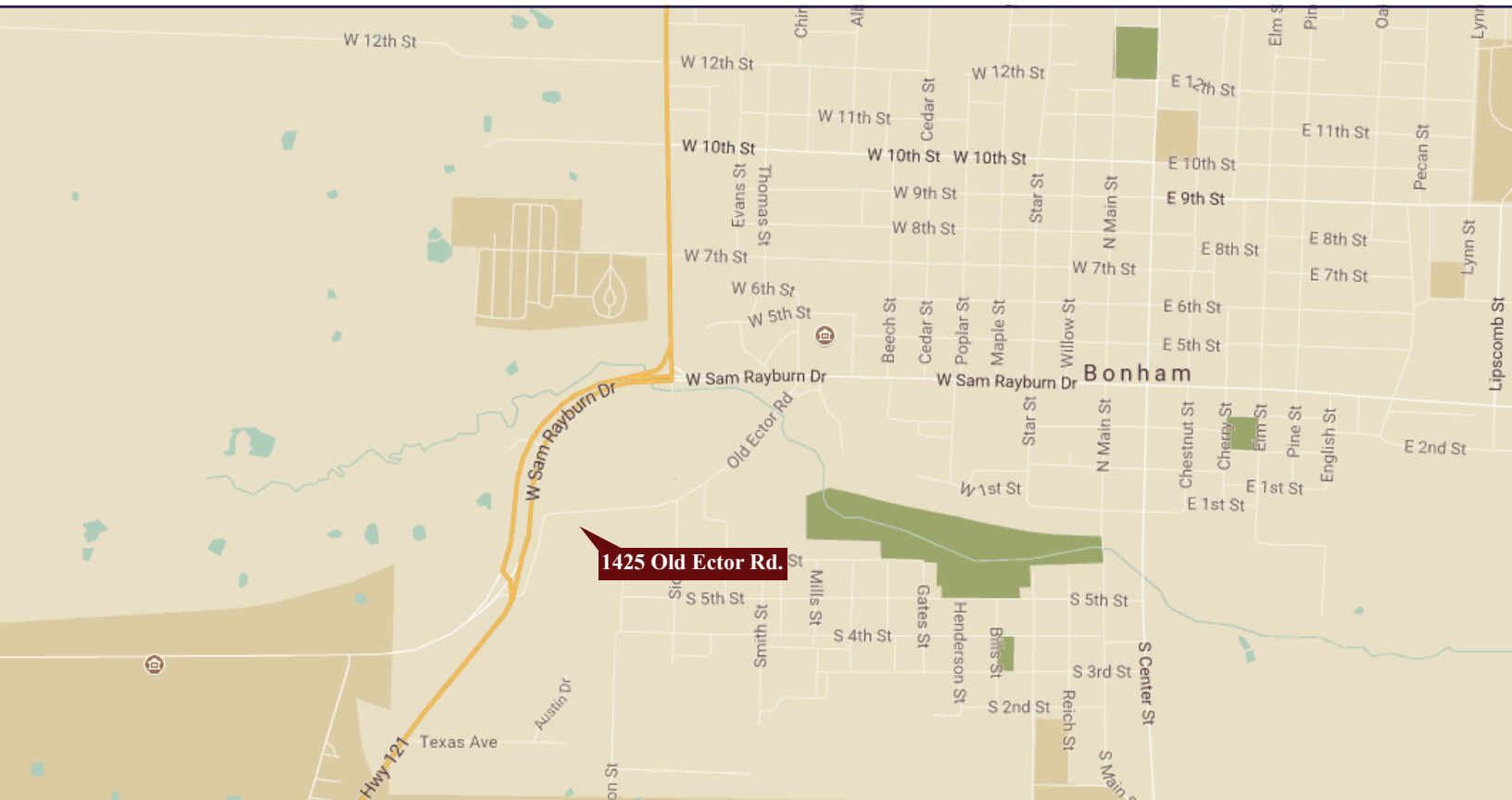
- Building: 42,412 sq. ft.
- Office: 2,440 sq. ft.
- Land: 4.92 Acres
- Insulated metal construction
- 13' 9" to 17' 9" clear height
- 3 dock high doors with levelers
- 1 grade level door 20' W x 14' H
- Sprinklered
- Power: 3-phase, 480 volt, 1600 amps
- Built 1983, renovated 2018
- Can be 100% AC for \$4.00/sf NN





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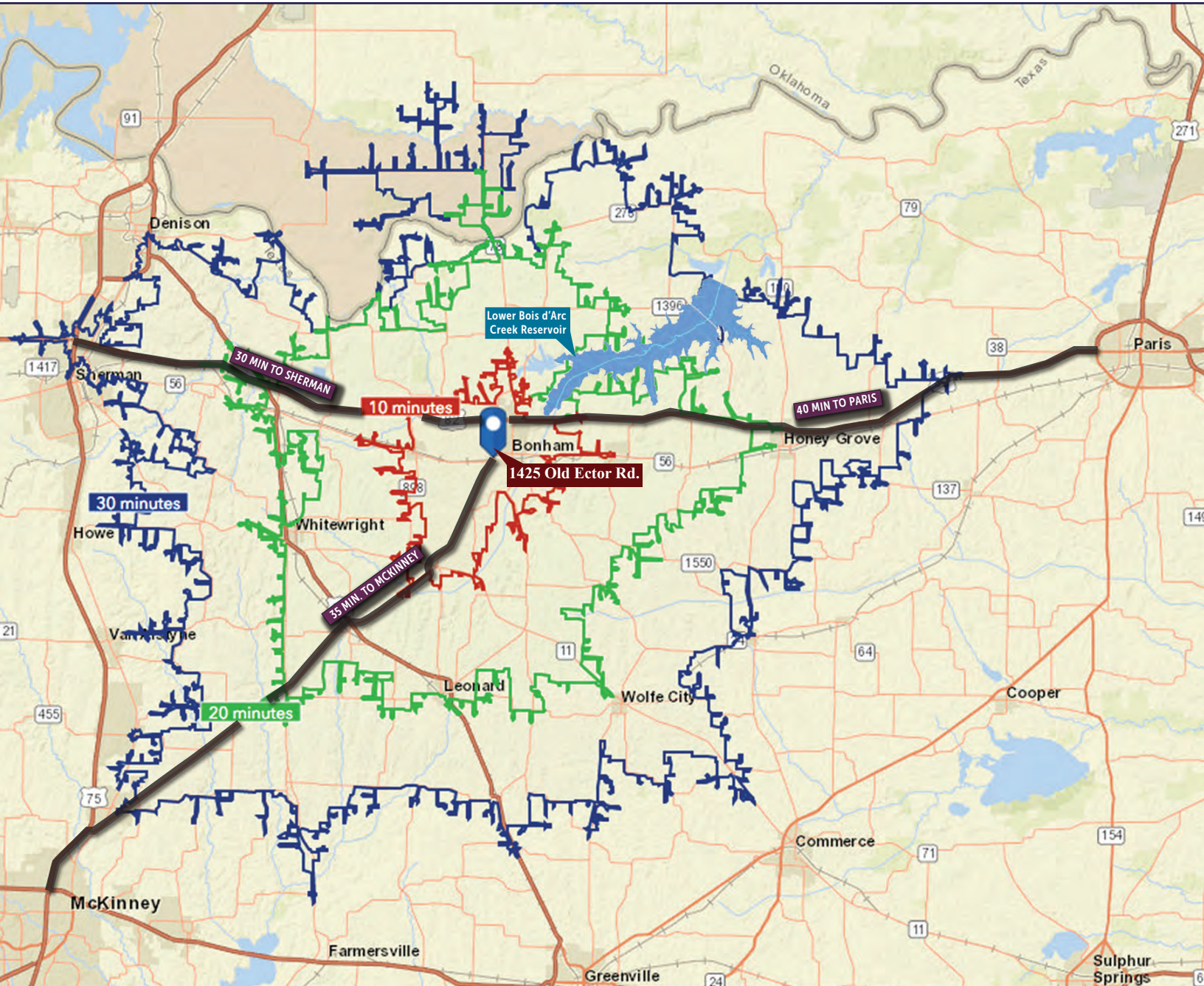
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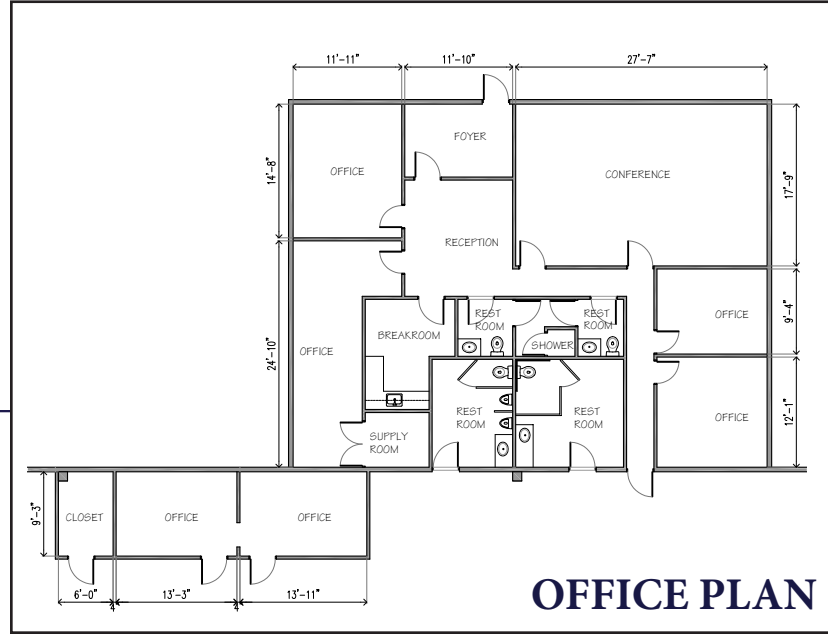
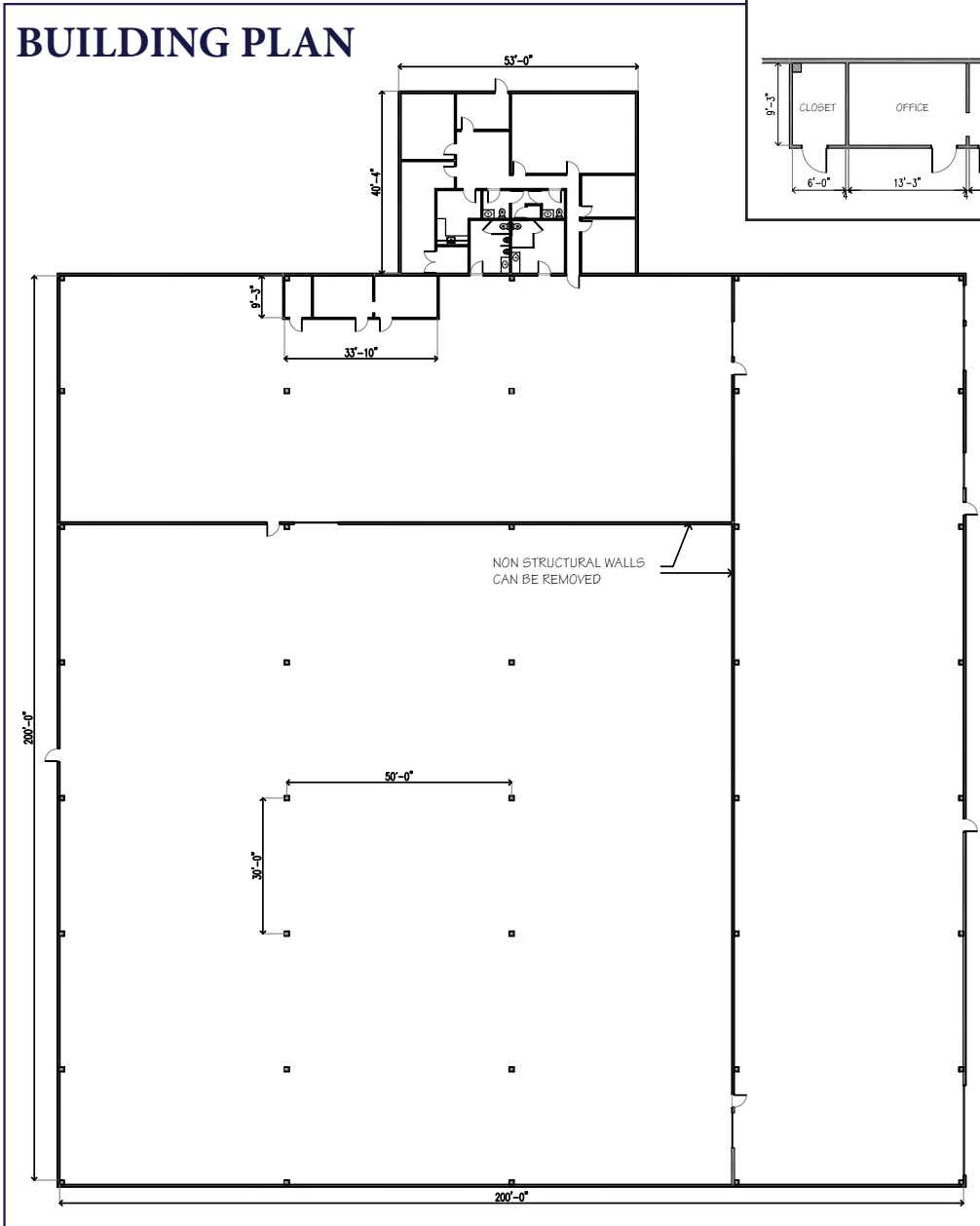




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**BUILDING PLAN**



**OFFICE PLAN**



## TEXAS AND THE DALLAS/FORT WORTH METROPLEX

- Texas enjoyed the highest growth of any state with an increase of 400,000 people in 2017 growing the population to 28.3 million. Texas is the second most populous state behind California.
- Texas gained 330,600 nonagricultural jobs in 2017, a growth rate of 2.7%.
- DFW Metroplex is the 4th largest in the US with a population of 7,400,000.
- DFW Metroplex has a GDP over \$500 Billion ranking it the 10th largest MSA in the world.

## BONHAM, TEXAS

- Rural & accessible – 25 minutes northeast of DFW Metroplex
- Founded in 1836, Bonham is the second oldest city in Texas.
- The county seat of Fannin County.
- Population of 10,200.



### Area Demographics

	10 minutes DT	20 minutes DT	30 minutes DT	Bonham
Population	12,534	29,941	67,863	10,127
Number of Households	3,912	10,560	24,785	2,959
Average Household Income	\$54,795	\$62,940	\$64,387	\$51,427

### Tax Rate

- Bonham has a total tax rate of \$2.65/\$100 Assessed Value.
- Effective January 1, 2018, Bonham is Triple Freeport Tax Exempt.

### Transportation

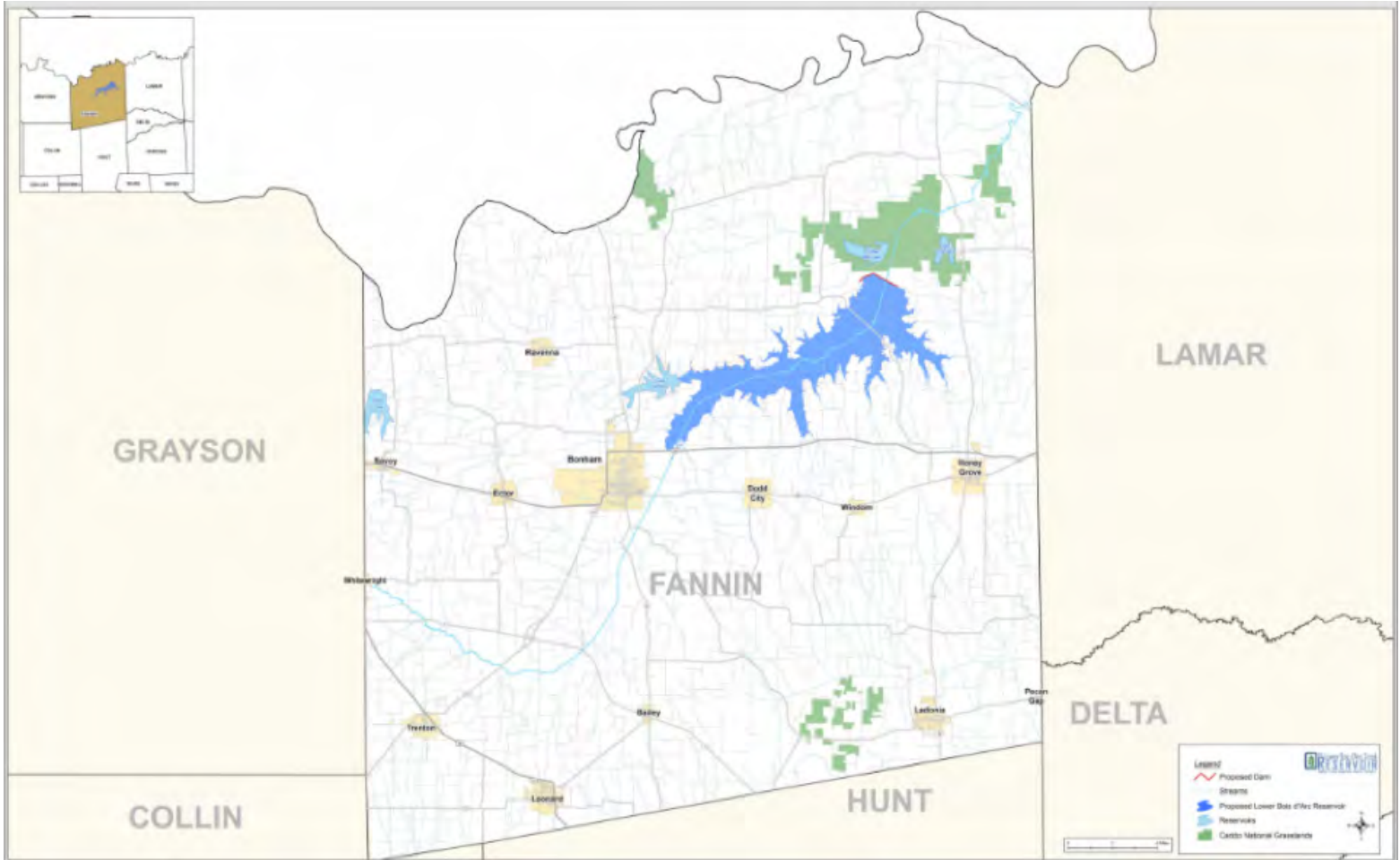
- Bonham is at the junction of Highways 121, 82, 56 and 78.
- Highway 121 is undergoing significant improvements from McKinney to Anna.
- Jones Field Airport has a 4000' runway with fuel and services.

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### **LOWER BOIS D'ARC CREEK RESERVOIR**

The new Lower Bois d'Arc Creek Reservoir will begin construction in 2018 and be completed by 2022 at a cost of \$1.2 Billion. It will be a 16,641-acre lake, part of the North Texas Municipal Water District that serves the Dallas/Fort Worth Metroplex.



**INFORMATION ABOUT BROKERAGE SERVICES**

Texas law requires all real estate licensees 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.

**Disclosure of Agency:** Broker, D.W. Jackson, Inc., dba The Jackson Company, represents Owner.

David W. Jackson has ownership interests in this property.

Broker License # 496565 | Sales Agent License #0276047

Buyer/Tenant \_\_\_\_\_ Date \_\_\_\_\_

Buyer/Tenant \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information Available at [www.trec.texas.gov](http://www.trec.texas.gov)

11.2.2015



**DAVID W. JACKSON, SIOR, CCIM | 214.244.4424**  
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