



NWC IH-30 & FM 69

SULPHUR SPRINGS, TX

PROPERTY OVERVIEW

Located in Hopkins County, just outside the city limits of Sulphur Springs, the property consists of 134.2 acres that could be master planned or subdivided for future commercial development and potentially residential uses. The property is currently zoned agricultural (AG). Sulphur Springs – Hopkins County is located in Northeast Texas on the Interstate 30 corridor just a short drive east of the Dallas-Ft. Worth Metroplex and its 34 major transportation routes. That position in the right corner of Texas makes it accessible to multiple points of business and interest, including one of the busiest NAFTA corridors in the United States Interstate 30. State Highway 11, State Highway 19 and US 67 augment the transportation network.

AREA RETAILERS

Walmart



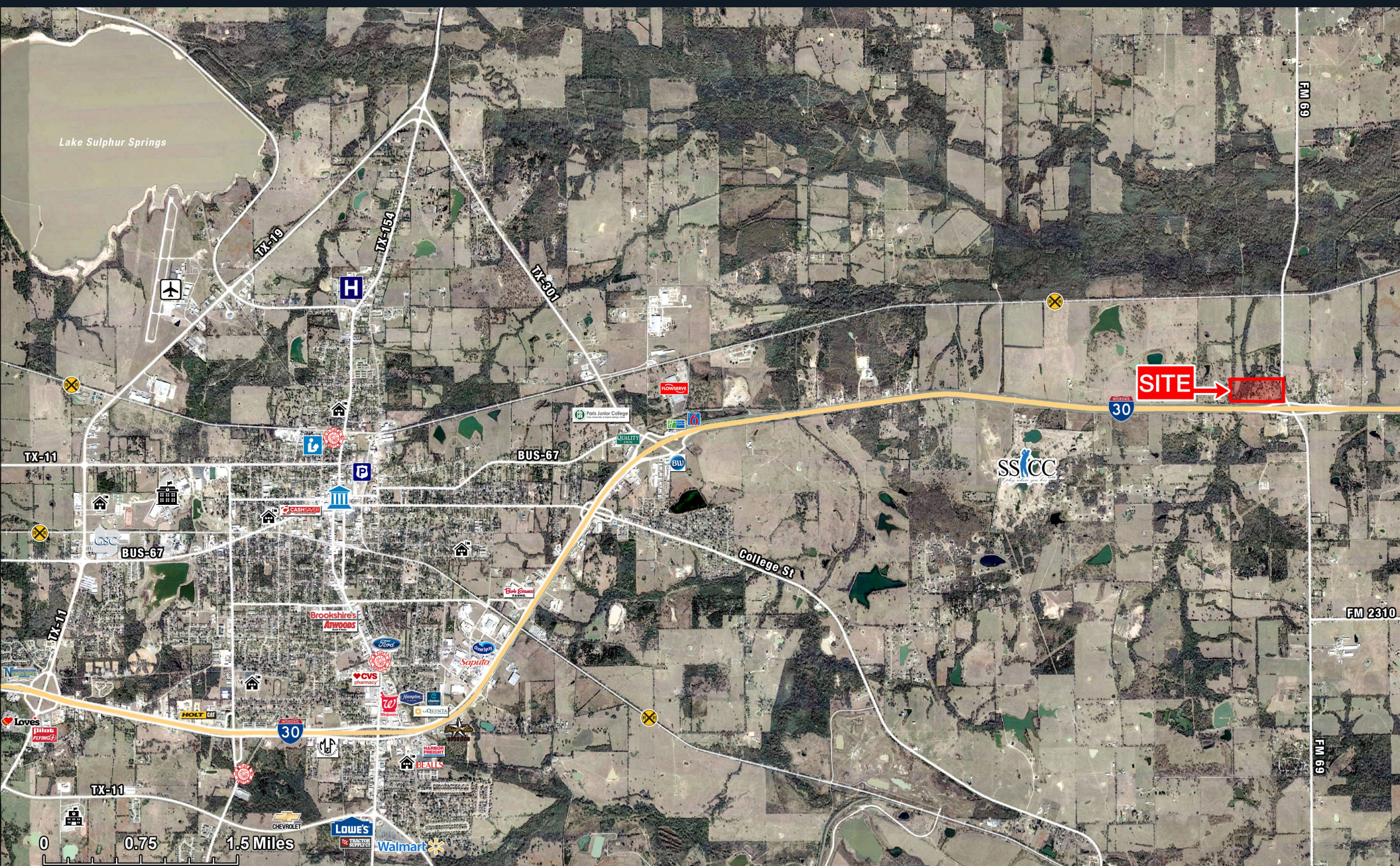
TSC TRACTOR
SUPPLY CO



weitzman®



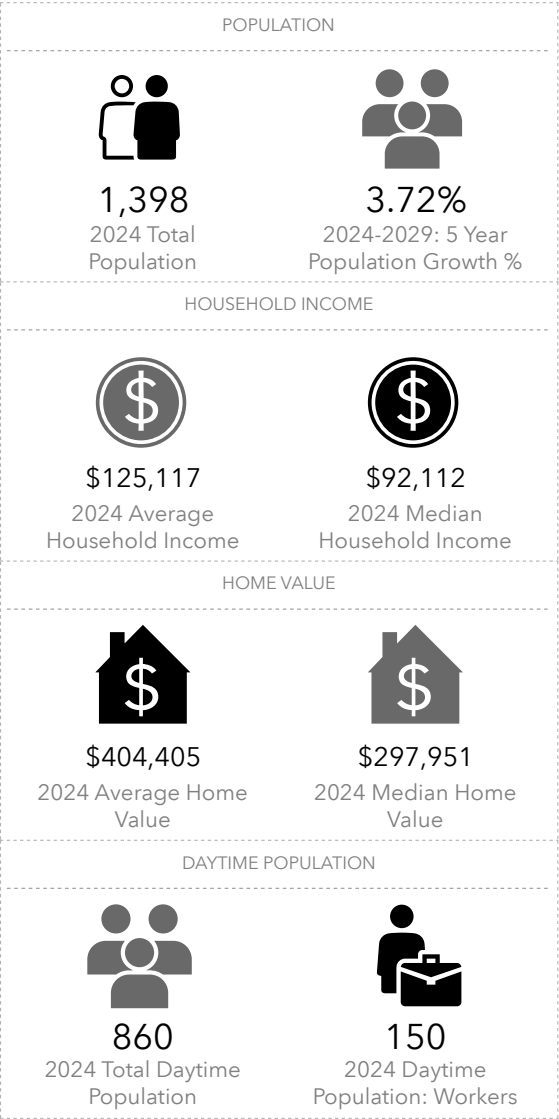
PROPERTY AERIAL



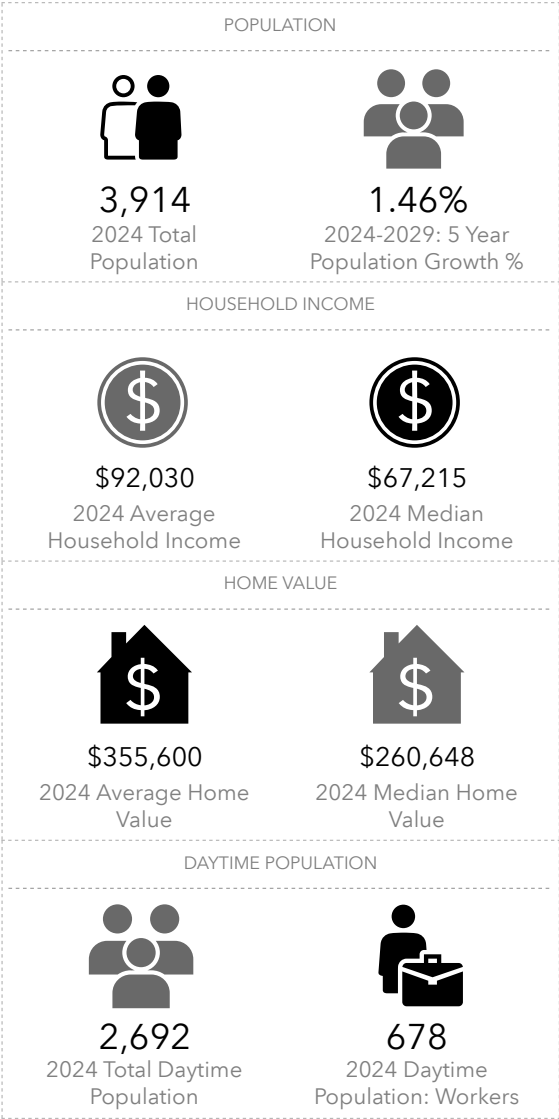
OVERVIEW

The site at the northwest corner of I-30 and FM 69 is located within 6 miles from some major employers including Ocean Spray, Clayton Homes, J-B Weld, Grocery Supply Company, BEF Foods, Saputo, and several others. The trade area of Hopkins county reports a population of 37,880 residents in 14,443 households with an average household income of \$88,348. Within the radius, due to its position in the midst of a strong and efficient transportation corridor, the average daytime commute equates to 22 minutes.

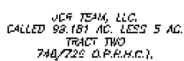
3 MILE



5 MILE



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PROPERTY PHOTOS



SULPHUR SPRINGS, TEXAS



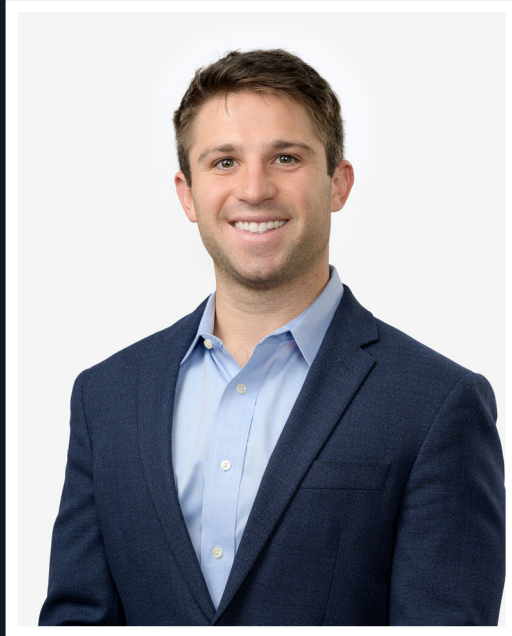
"CELEBRATION CITY, THE GEM OF EAST TEXAS, AND THE SEAT OF HOPKINS COUNTY"

Sulphur Springs derives its modern name from the fact that when the area was first settled, springs of sulphur water were abundant. Before the first settlers arrived, local Native American tribes often used the areas around the springs as their home. When the settlers began arriving, they, too, used the springs as their camping grounds. A man by the name of Eli Bib, one of the first settlers, ran a store from his cabin that sold staples, whiskey, persimmon beer, and slabs of ginger cake. In 1849, Dr. and Mrs. Davis moved into the area. Dr. Davis envisioned the spot as a future city. In 1850 the residents organized the area's first church, the Methodist Episcopal. Construction of the church was completed in 1853.

Celebration City – The city's moniker is not just a random name; Sulphur Springs has over 300 individual events per year and climbing. This includes, but is not limited to, crawfish boils, wine festivals, handicrafts markets, parades, steak cook-offs, and more. There's almost one major event for every day of the year.

Hopkins County Courthouse – Part of the downtown square, the Hopkins County Courthouse is an emblematic symbol of the county and its drive to persevere. Built in 1894 and designed by renowned Texas architect James Riely Gordon, the red granite and pink sandstone five-story Romanesque revival structure towers over the surrounding landscape. Hopkins County Courthouse is one of the few James Riely Gordon courthouses that survives to present day, and has unique architectural features such as a double helix staircase and a lack of clock in its tower.

weitzman[®]



SCOTT SMITH

VICE PRESIDENT

ssmith@weitzmangroup.com

214.720.3663



OWEN GRIMM

ASSOCIATE

ogrimm@weitzmangroup.com

214.720.6629

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.



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 on 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Scott Smith

Sales Agent/Associate's Name

701664

License No.

ssmith@weitzmangroup.com

Email

214-720-3663

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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- A **SALARY 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)

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Weitzman

Licensed Broker /Broker Real Estate or Primary Associate/Associate Broker

402796

License No.

twgre@weitzmangroup.com

Email

214-954-0800

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292223

License No.

byoung@weitzmangroup.com

Email

214-720-8888

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Owen Grimm

Sales Agent/Associate's Name

809283

License No.

ogrimm@weitzmangroup.com

Email

214-954-0800

Phone

Buyer/Tenant/Seller/Landlord Initials

Date