

36549 SH-64, Wills Point, TX | Investment Sale



6,000 SF Flex

100% Lease

Zoned Light Industrial

Highway Visibility

Seller Finance Available

Main Contact

Judy Kurtz

Vice President

judy.kurtz@mdregroup.com

469.323.0485

Kevin Weable

Commercial Director

kevin@mdregroup.com

972.845.1663



Table of Contents

Pages 3-4 | Property Overview

Page 5 | Retail Map

Page 6 | Demographic Overview

Page 7 | DFW Market Overview

Page 8 | Property Summary

Page 9 | Contacts



36549 SH-64, Wills Point, TX

Property Overview

This 6,000 square-foot industrial space is located directly on State Highway 64 with over 5,388 vehicles per day via TXDot. The site is 100% leased with ample parking, highway visibility, and is zoned for light industrial use. Located adjacent to Wills Point Municipal Airport, the site also includes an added airplane hangar/warehouse at the back of the property. Sitting on two acres, there is additional development opportunity accessible. Seller Financing is available. Contact the listing agent for more information.





Two Acres



6,000 SF Property



Airplane Hangar/Warehouse Added



Zoned Light Industrial



100% Leased



Highway Visibility

Wills Point, TX Retail Map



Located directly on State Highway 64 with over 5,000 vehicles per day.



25 Miles to Kaufman



53 Miles to Dallas



73 Miles to DFW Airport



84 Miles to Fort Worth

Van Zandt County Demographic Overview

Wills Point, Texas is located in northwestern Van Zandt County and has two major airports (Love Field and DFW) within 70 miles and is less than 25 minutes from Terrell Municipal Airport and the Van Zandt County Regional Airport. Wills Point has grown 15.89 percent in the past decade and residents have easy access to one area malls, two outlet malls, and is in close proximity to area colleges like Texas A&M University - Commerce. The city is also close to recreational facilities at Lake Tawakoni and Lake Fork. The community of Wills Point also boasts four well-appointed parks, covering over 200 acres. Wills Point EDC is focusing in increasing businesses in the area by bringing companies to their 100 remaining develop-able acres in their Wills Point Business Park. Their goal is to create jobs, strengthen the commercial base, attract new businesses and enhance the opportunities in our community, making Wills Point one of the most desirable communities in Van Zandt County.

Wills Point, Texas is within Van Zandt County lying just southeast of the DFW Metroplex. Van Zandt County boasts an excellent job growth with new development coming to the area. The economy of Van Zandt County, TX employs 22.6k people. The largest industries in Van Zandt County, TX are Health Care, Retail Trade, and Manufacturing. Adjacent counties include Rains County, Hunt County, Kaufman County, and Smith County.



61,275

2021 Population
Van Zandt County



\$57,203

2020 Median HH Income
Van Zandt County



\$435,830

July '22 Average Home Value
Van Zandt County



42.3

2020 Median Age
Van Zandt County

Dallas-Fort Worth Market Overview

The DFW labor market is booming, along with the massive population growth seen by the region. Between 2019 and 2021, DFW added 59,000 workers in professional and business services, a gain of 8.9%, according to data from the U.S. Bureau of Labor Statistics. In contrast, New York, Los Angeles and Chicago had net declines in those workers over the same period (Dallas Morning News). Dallas-Fort Worth is leading every U.S. metro area in labor market performance, despite slowing national job gains, according to Dallas-based ThinkWhy's new data analysis of best-performing cities through September. According to Dallas Innovates, the city also had the 6th highest tech talent pool in the United States. Furthermore, over 110 California companies relocated to Texas between Jan. 1, 2018, to June 30, 2021, making it so the state is claiming California company headquarters at more than four times the rate of its nearest competitor, according to a study by Spectrum Location Solutions and Stanford University's Hoover Institution.



Property Summary

Location 36549 SH-64
Wills Point, TX
75169

Zoning Light Industrial

Size 6,000

Acres 2 Acres

Year Built 1984

Occupancy 100% Lease



Judy Kurtz

Vice President

judy.kurtz@mdregroup.com

469.323.0485

Kevin Weable

Commercial Director

kevin@mdregroup.com

972.845.1663

Office Information:

2500 Discovery Blvd, Rockwall, TX | Suite 200 75032

info@mdregroup.com

972.772.6025





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 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.

M&D Real Estate LP	9009323	Danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Judy Kurtz	0436159	Judy.kurtz@mdregroup.com	972.535.5677
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date