

214 US 79

HENDERSON, TX



POTENTIAL SHOPPING CENTER AVAILABILITY:
UP TO 8,000 SF AVAILABLE

LAND AVAILABILITY:
2.24 ACRES

FOR LEASE OR SALE:
PLEASE CALL FOR INFO.

This pad site is perfect for restaurant, office, medical, or automotive users! The site has exceptional depth along with additional area to expand behind Taco Bell. It has fantastic visibility to US 79 and Main street runs directly into US 79, bringing traffic from Downtown Henderson. Please call for information.

AREA RETAILERS:

FAMILY DOLLAR
my family, my family dollar.

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2018 Population	3,266	14,470	17,928
2018 Total Households	1,140	4,663	5,787
2018 Daytime Population	5,311	17,575	19,085
2018 Average HH Income	\$52,782	\$62,892	\$63,764

TRAFFIC COUNTS:
Highway 79: 23,445 VPD

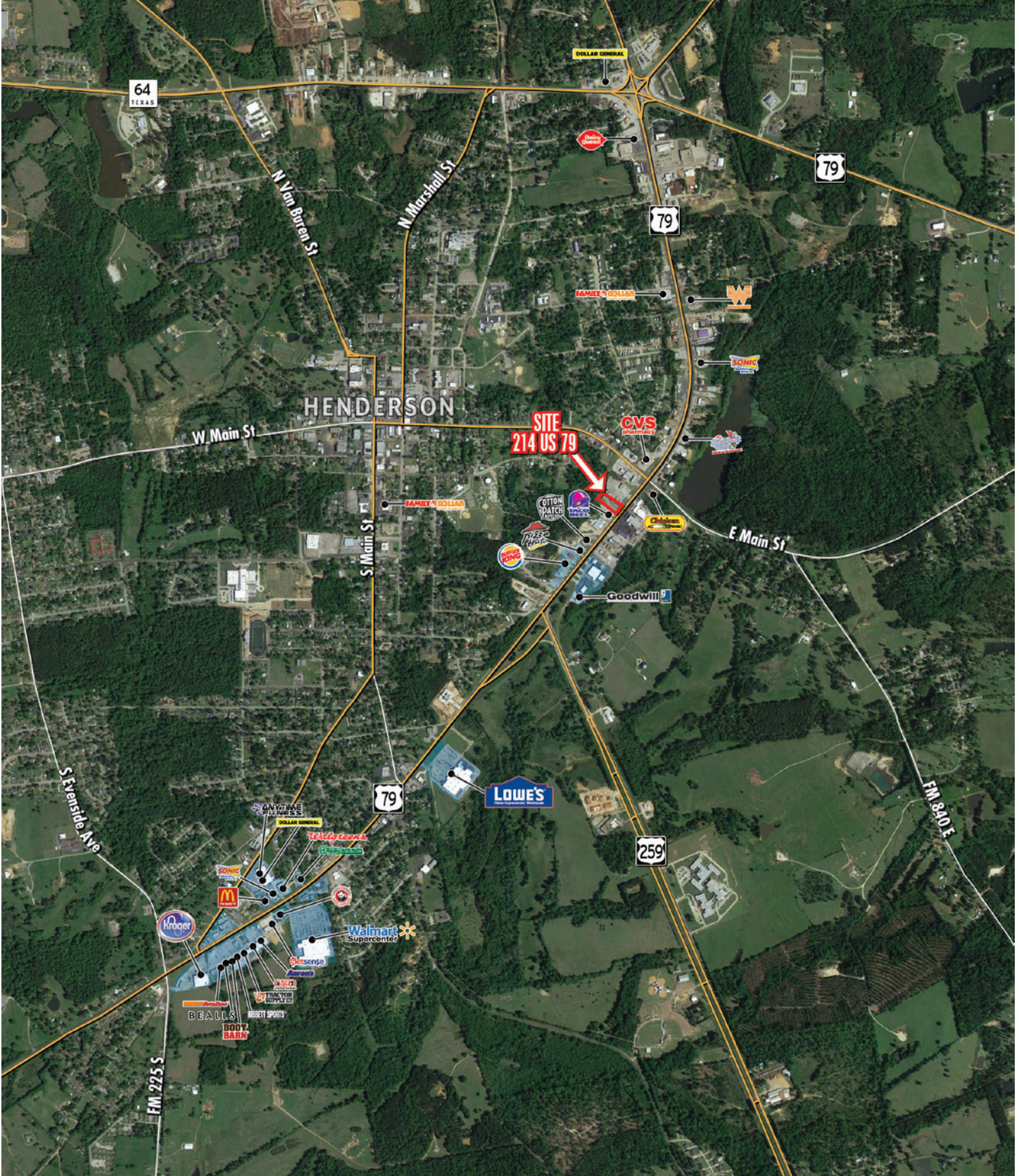


FOR MORE INFORMATION, PLEASE CONTACT:

HUNT HENSLEY 214.276.5266 hensley@theretailconnection.net	BRANDON TRIMBLE 214.572.8453 btrimble@theretailconnection.net
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THE **retail** CONNECTION

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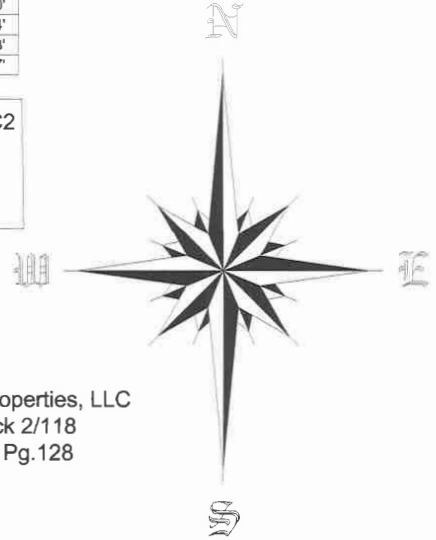
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NOTE: See Field Notes Prepared of Even Date and Attached as Pages 1 & 2 of 3.

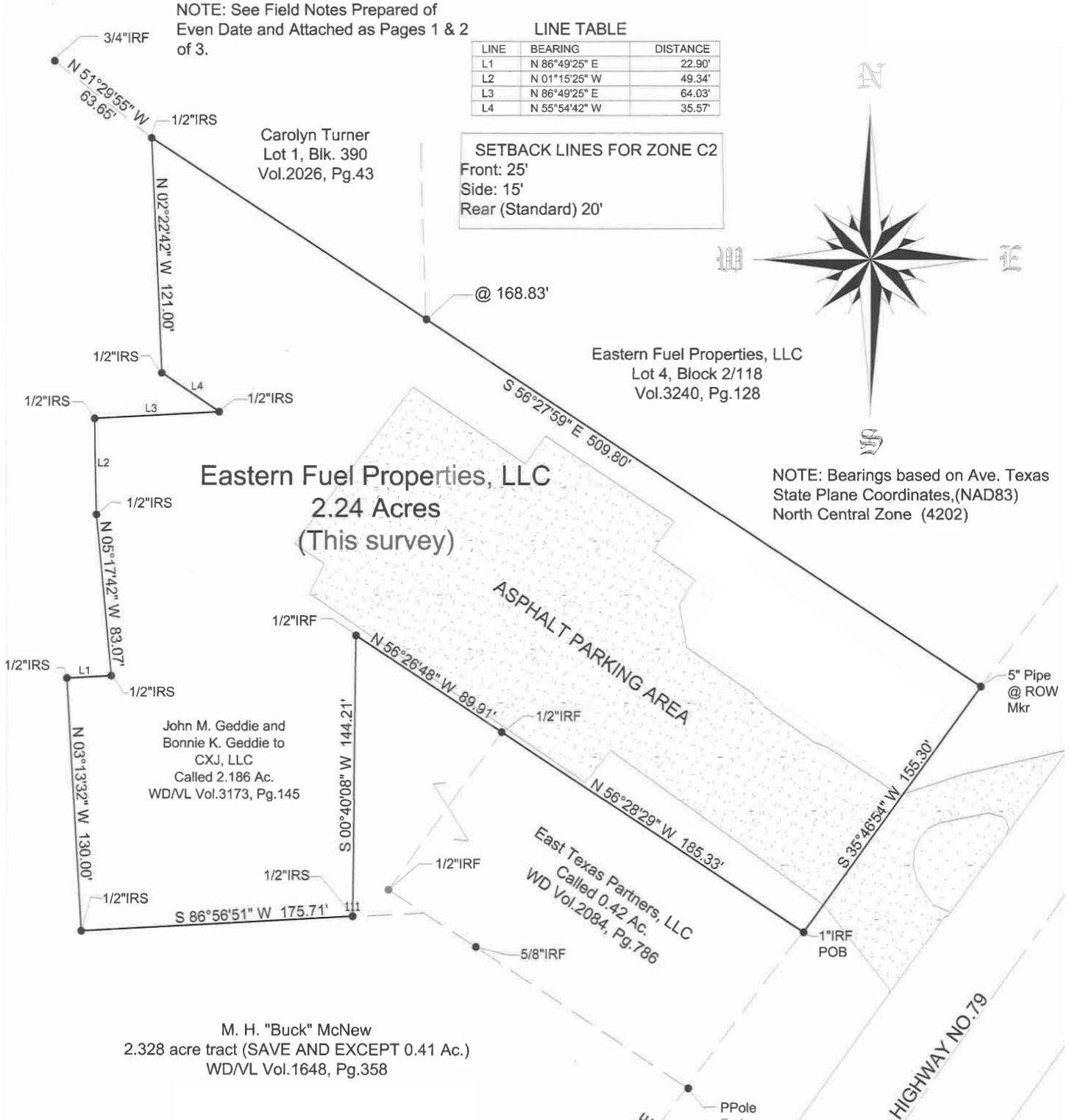
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°49'25" E	22.90'
L2	N 01°15'25" W	49.34'
L3	N 86°49'25" E	64.03'
L4	N 55°54'42" W	35.57'

SETBACK LINES FOR ZONE C2
 Front: 25'
 Side: 15'
 Rear (Standard) 20'



NOTE: Bearings based on Ave. Texas State Plane Coordinates, (NAD83) North Central Zone (4202)



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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

The Retail Connection GP, Inc.	0512517	reception@theretailconnection.net	214-572-0777
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