

2,400 SF OFFICE/RETAIL AT 4505 FM 933 IN WHITNEY, TEXAS 76692



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PROPERTY OVERVIEW

- Billboard: Generating \$1,000/year
 - Renewal proposal at \$1,200/year or 20% of the income the sign produces
- High Visibility
- Minutes away from State Highway 22

LOCATION

4505 FM 933 Whitney, Texas 76692

LOT SIZE

0.4520 Acres (19,689.12 SF)

TOTAL IMPROVEMENTS

4,100 SF

- 1,500 SF Retail/Office Building
- 2,400 SF Storage Units
 - The 6 storage units have electricity and comparable rental rates are around \$100/month/unit
- 200 SF Fireworks Stand (Leased)
 - The firework stand pays \$250 each time it is set up
 - \$250 in July
 - \$250 in December

ZONING

Hill County ETJ

UTILITIES

Water (HILCO H20)

Septic

TRAFFIC COUNTS (2022)

Farm Rd 933: 9,300+ VPD

FM 1713: 4,800+ VPD

SALES PRICE

\$285,000.00

DEMOGRAPHIC SUMMARY

4505 FM 933, Whitney, Texas, 76692

Drive time of 15 minutes



KEY FACTS

11,074

Population



4,621

Households

49.8

Median Age

\$47,811

Median Disposable Income

EDUCATION

11.3%

No High School Diploma



39.5%

High School Graduate



31.5%

Some College/ Associate's Degree



17.8%

Bachelor's/Grad/ Prof Degree

INCOME



\$54,776

Median Household Income



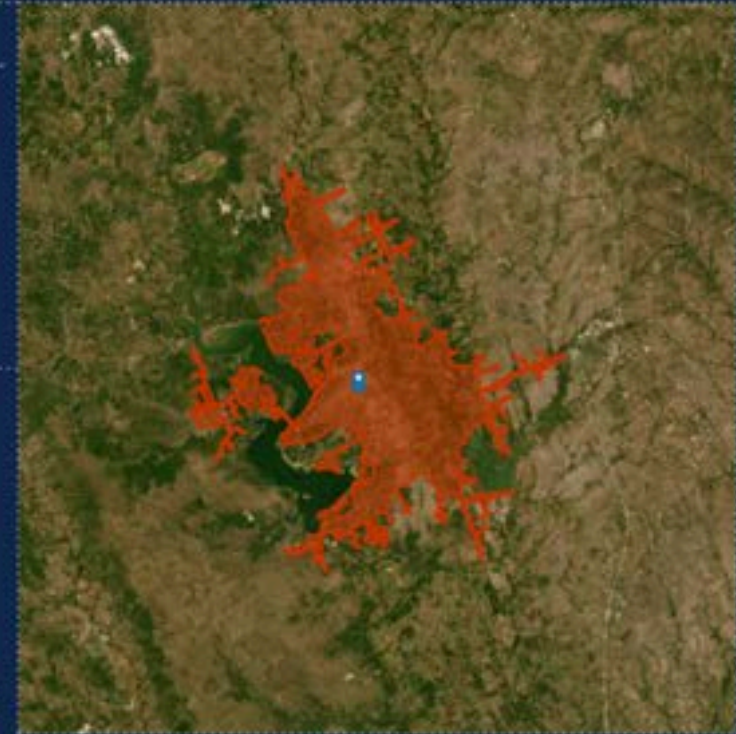
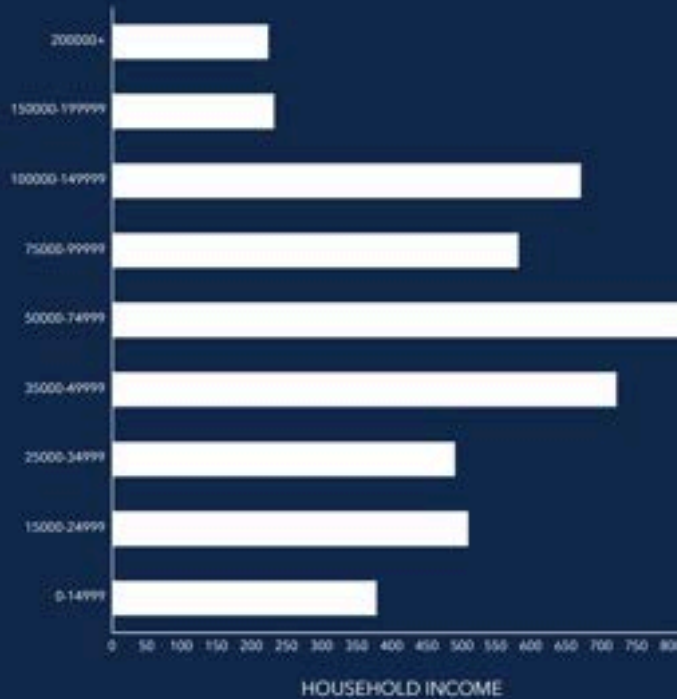
\$34,092

Per Capita Income



\$176,241

Median Net Worth



EMPLOYMENT



54.5%

White Collar



33.5%

Blue Collar



18.5%

Services

4.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



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 at Keller Williams

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PROPERTY BOUNDARY



SURROUNDING RETAIL & TRAFFIC COUNTS



PRESENTED BY:



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OnwardCRE.com



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.

11-2-2015



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 on 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 on 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 on 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 on 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 specially authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information on 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 on 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 on 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date