

3.2 ACRES AT 1409 ST HIGHWAY 22 IN WHITNEY, TEXAS 76692



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3.2 ACRES AT

Onward

REAL ESTATE TEAM
— at Keller Williams

PRESENTED BY:



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Expansive and versatile, this remarkable property sprawls across 3.2 acres (139,392 SF) of enchanting land. A total of ± 14,000 SF in improvements grace the landscape, offering a myriad of possibilities for both personal and professional endeavors. Nestled within this captivating expanse is a warehouse spanning 5,333 SF - an ideal space to bring your entrepreneurial dreams to life.

For those seeking additional accommodation options or investment potential, there are two distinct short-term rental units that have already captured hearts and imaginations with their unique charm. The first unit boasts 1,684 SF of pure comfort and has been delighting guests for a year already. With 2 bedrooms and 1.5 baths, it provides ample room for relaxation and rejuvenation. An inviting loft area upstairs beckons you to unwind amidst its cozy embrace.

The second short-term rental unit exudes warmth with its intimate setting encompassing 1,233 SF. Featuring 1 bedroom and 1 bathroom adorned with thoughtful touches throughout, it offers respite from the world's cares. A fireplace crackles merrily in the living area while a well-appointed kitchen stands ready to inspire culinary creations fit for royalty.

Additionally, beyond these delightful accommodations lies a residential home spanning 2,365 SF, an antique shop spanning an impressive 2,015 square feet that stands as a testament to history and charm, and a quaint office-style structure tucked away on the property, providing an ideal space for solitude or creative endeavors within its generous 1,390 square feet.

Moreover, situated along E State Highway 22 with an expansive frontage stretching approximately 635', accessibility is effortless with a constant flow of traffic as more than 10,400 vehicles traverse its path each day according to TxDOT projections for the year 2022. Your vision will have no shortage of admirers passing by.

ABOUT WHITNEY, TEXAS

City Overview

Whitney is at the intersection of State Highway 22 and Farm Roads 933 and 1244, two miles southeast of Lake Whitney and twelve miles southwest of Hillsboro in western Hill County. It was established in 1876 when the Houston and Texas Central Railroad built a line through Hill County to Cleburne.

Whitney has a 2023 population of 2,099. Whitney is currently growing at a rate of 1.6% annually and its population has increased by 4.9% since the most recent census, which recorded a population of 2,001 in 2020.

The city of Whitney is situated within a relatively short drive of most of the major cities of Texas: 68 mi north to Fort Worth, 74 mi north-northeast to Dallas, 141 mi southwest to Austin, and 216 mi southeast to Houston.



HISTORY AT A GLANCE:

Whitney became a boom town (without having to discover oil). Tents served as stores and the smaller nearby towns moved their businesses to Whitney for the railroad connection. The nearby towns of Towash and Hamilton Springs even moved their post offices to Whitney although a Whitney post office didn't open until 1880.

GATEWAY CAPITAL OF TEXAS:

Lake Whitney is known as the official Getaway Capital of Texas. Outdoor adventures like fishing and kayaking are popular, while the area's towns have interesting cultural and historical sites that can't be missed. By 2010 the population of Whitney had increased to 2,087, with almost 200 businesses. The community catered to a large tourist industry that centered around Lake Whitney, which was promoted as the "Getaway Capital of Texas."

CULTURE & FUN:

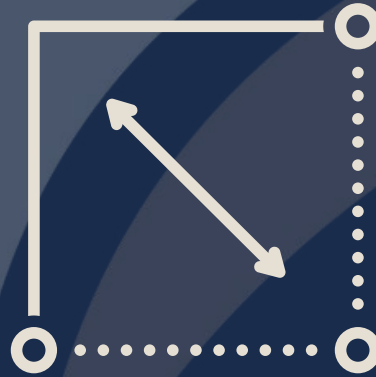
The new town included a post office, bank, school, several churches, civic organizations, a newspaper, and many businesses. The opera house was the cultural center for entertainment, offering theatrical and musical productions and, later, movies.

PROPERTY OVERVIEW

SALES PRICE
\$599,900.00

Highlights:

- 3.2 Acres (139,392 SF)
- Total Improvements: ± 14,000 SF
 - Warehouse (5,333 SF)
 - Short-term Rental Unit 1 (1,684 SF)
 - In operation for 1 year
 - 2 Bedrooms/1.5 Baths
 - Loft Area (Upstairs)
 - Full Kitchen
 - Airconditioned
 - Short-term Rental Unit 2 (1,233 SF)
 - 1 Bedroom/1 Bathroom
 - Fireplace, Kitchen, Porch Area
 - Residential Home (2,365 SF)
 - Small Office (1,390 SF)
 - Antique Shop (2,015 SF)
- Easily Accessible
- Excellent Visibility
- 2022 Taxes: \$4,321.45 (Please Verify)



LOT SIZE

3.2 Acres (139,392 SF)



FRONTAGE

E State Highway 22: ± 635'



ZONING

City of Whitney



DEMOGRAPHICS

1 Mile Radius: 552 Residents
5 Mile Radius: 7,053 Residents
10 Mile Radius: 15,880 Residents



UTILITIES

City Water
Electricity (2 meters)



TRAFFIC COUNTS

E State Highway 22:
10,400+ Vehicles/Day
(TxDOT 2022)

PROPERTY PHOTOS



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PROPERTY BOUNDARY



NOTE: This is not a survey. Boundary lines and measurements are approximate.

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TXDOT TRAFFIC COUNTS




County Road 2129
190+ VPD


E State Highway 22
10,400+ VPD



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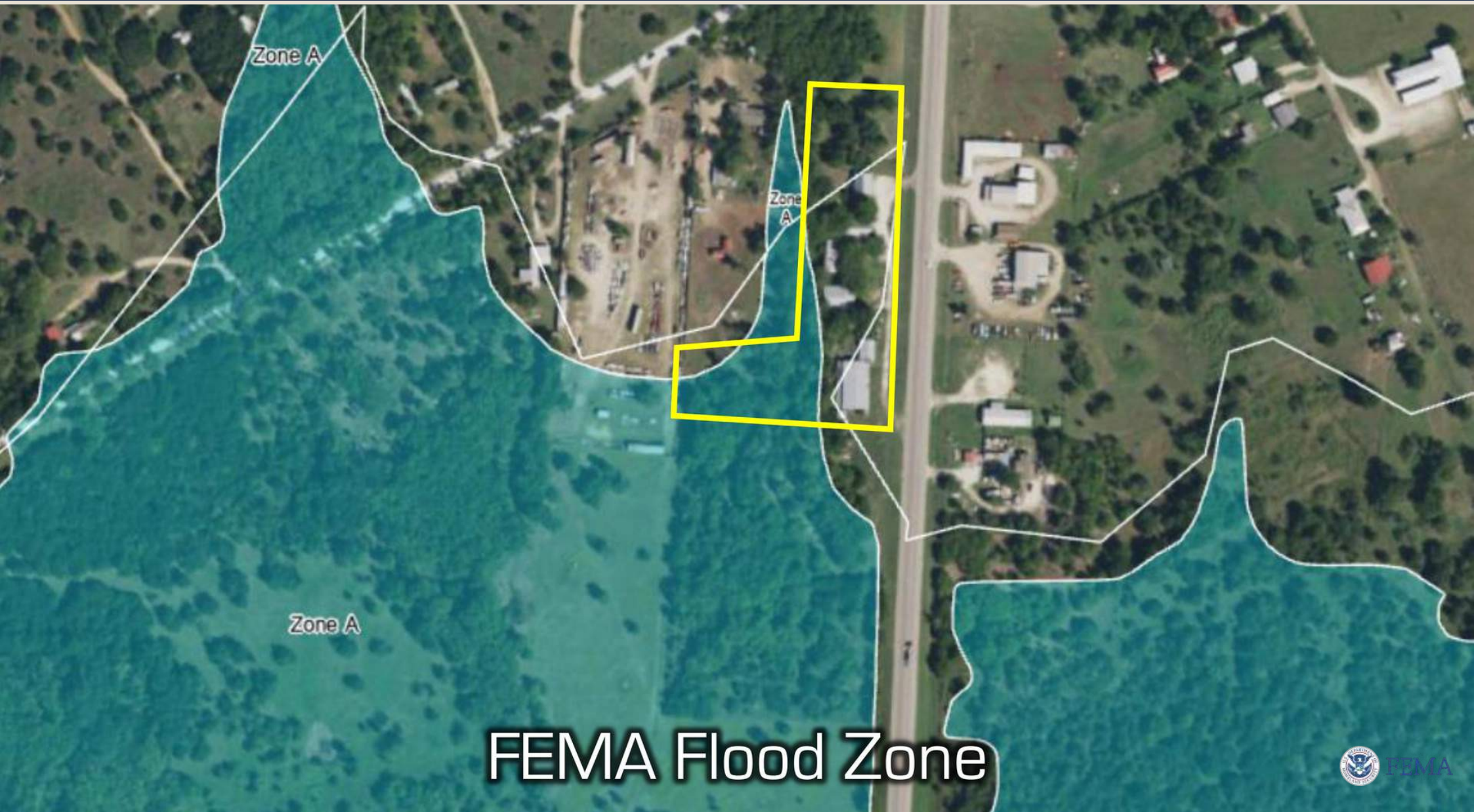
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FEMA FLOOD MAP



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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.

_____	_____	_____	_____
<u>Keller Williams Advantage</u>	<u>9003002</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
<u>Al Rincon</u>	<u>525285</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
<u>Kerri Humble</u>	<u>693930</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
<u>Brad Harrell</u>	<u>363789</u>	<u>brad@OnwardRET.com</u>	<u>254.870.9769</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date