

FOR SALE

317 W SAM RAYBURN DR
317 W Sam Rayburn Dr Bonham, TX 75418



PROPERTY HIGHLIGHTS

- Located 1-1/2 blocks west of the downtown Bonham courthouse square
- Victorian-style inn built in 1883, measures approx. 4,750 SF and includes a wrap-around porch, 7 bedrooms and 8 bathrooms
- Two 1-bedroom, 1-bath guest cottages, 1500 SF event pavilion, bois d'arc barn, and outdoor gathering spaces
- On-site and street parking
- Property
website: <https://buildout.com/website/317wsamrayburn>

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	2.34 AC
Building Size:	4,750 SF
Zoning:	CI-LB (Commercial 1, Local Business-City of Bonham)

PROPERTY DESCRIPTION

Situated on approximately 2.34 acres just 1-1/2 blocks away from courthouse square in downtown Bonham, this stunning Victorian-style inn and event venue has been a landmark, iconic property in Bonham since 1883. The offering includes the inn which measures approximately 4750 SF and includes a wrap around porch, 7 bedrooms, 8 bathrooms, two 1-bedroom, 1-bath guest cottages , a 1500 SF event pavilion with glass roll-up doors, a red barn constructed in the 1800's of bois d'arc wood, and outdoor gathering spaces. The inn is appointed with period antiques, artwork, and furnishings, the inn suites can accommodate 2 guests each. An eat-in kitchen, catering kitchen, dining area, library, and bridal suite are additional features of the inn. The adjacent cottages can also accommodate 2 guests per cottage. Currently operating as an Air BnB, the property is ideal for use as an inn, bed & breakfast, event venue with accommodations. There are numerous other possibilities with the Local Business zoning and there is room for expansion. Business purchase negotiable. On-site and street parking. Buyer and buyer's agent to verify all information.

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

Jose Duarte, CCIM
972 885 8180



**COLDWELL BANKER
COMMERCIAL**
JIM
STEWART, REALTORS®

FOR SALE

317 W SAM RAYBURN DR
317 W Sam Rayburn Dr Bonham, TX 75418



Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

Jose Duarte, CCIM
972 885 8180



**COLDWELL BANKER
COMMERCIAL**
JIM
STEWART, REALTORS®

FOR SALE

317 W SAM RAYBURN DR
317 W Sam Rayburn Dr Bonham, TX 75418



Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

Jose Duarte, CCIM
972 885 8180



**COLDWELL BANKER
COMMERCIAL**
JIM
STEWART, REALTORS®

FOR SALE

317 W SAM RAYBURN DR
 317 W Sam Rayburn Dr Bonham, TX 75418



Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
 214 578 0087

Jose Duarte, CCIM
 972 885 8180



**COLDWELL BANKER
 COMMERCIAL**
 JIM
 STEWART, REALTORS®

FOR SALE

317 W SAM RAYBURN DR
317 W Sam Rayburn Dr Bonham, TX 75418



ADDITIONAL PROPERTY INFORMATION

ELECTRICITY	TXU
WATER, SEWER, TRASH:	CITY OF BONHAM
GAS:	ATMOS
HEATING & COOKING:	GAS (RANGE, HEAT, WATER HEATER)
AIR CONDITIONING:	ELECTRIC, CENTRAL
FOUNDATION:	PIER & BEAM
COTTAGES:	(2) 1-BEDROOM, 1-BATH WITH WINDOW AC UNITS
PAVILION:	1500 SF ENCLOSED
PARKING:	ON-SITE, STREET

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

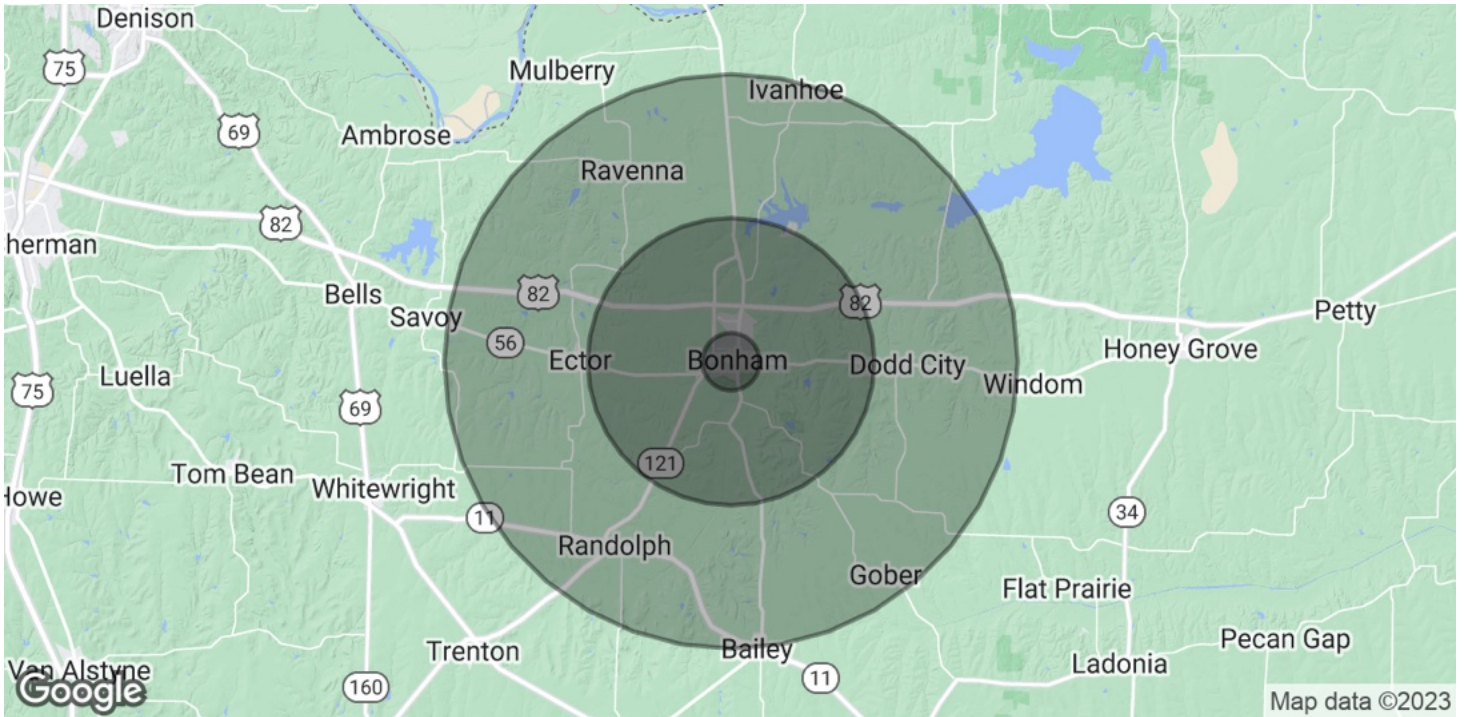
Jose Duarte, CCIM
972 885 8180



COLDWELL BANKER
COMMERCIAL
JIM
STEWART, REALTORS®

FOR SALE

317 W SAM RAYBURN DR
317 W Sam Rayburn Dr Bonham, TX 75418



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,529	12,916	18,854
Average Age	39.9	40	42.1
Average Age (Male)	43.1	41.2	42.9
Average Age (Female)	38.8	33.8	37.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,003	4,686	7,558
# of Persons per HH	2.5	2.8	2.5
Average HH Income	\$55,279	\$60,669	\$62,947
Average House Value	\$73,748	\$106,395	\$127,126

* Demographic data derived from 2020 ACS - US Census

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

Jose Duarte, CCIM
972 885 8180



**COLDWELL BANKER
COMMERCIAL**
JIM
STEWART, REALTORS®



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Coldwell Banker Apex Realtors	590914		(972)783-1919
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	323729	lori@cbapex.com	(972)783-1919
Designated Broker of Firm	License No.	Email	Phone
Grace Braswell	437683	grace@cbapex.com	(972)727-3377
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Angela Harwell	681213	a.harwell@orioncrg.com	(214)578-0087
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date