

SALE

10875 STATE HIGHWAY 78

10875 State Highway 78 Lavon, TX 75166



PROPERTY DESCRIPTION

Approximately 5,646 SF building on approximately .94 acres with 156 feet of frontage on State Highway 78 in Lavon, ideal for owner-user or for investment. New metal roof in 2017, (8) 10-foot roll-up doors in the warehouse/shop area, approximately 1600 SF of air-conditioned office/reception/customer waiting area space with 8-foot ceilings, and front workshop with garage door. Total of eight (8) 10ft x 10ft roll-up doors in shop area, and gravel circle drive around the building. Fully fenced, 5-ton AC for the office area and propane heat. Lifts, tools, trade fixtures, and personal property not included in the sale. Excellent visibility on State Highway 78, and plenty of outside storage areas. Located in the ETJ (not in city limits). Buyer to verify all information.

PROPERTY HIGHLIGHTS

- High visibility on State Highway 78
- Approximately .94 acres with approx. 5,646 SF building
- Fully fenced, new metal roof in 2017
- On-site parking with gravel lot and circular drive around the building
- Eight grade-level roll-up doors in shop area
- Ideal for owner-user or investment

OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	0.94 Acres
Building Size:	5,646 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	123	10,352	62,942
Total Population	372	30,646	190,215
Average HH Income	\$82,244	\$82,131	\$89,401

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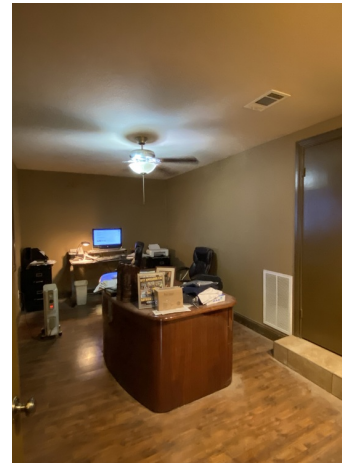


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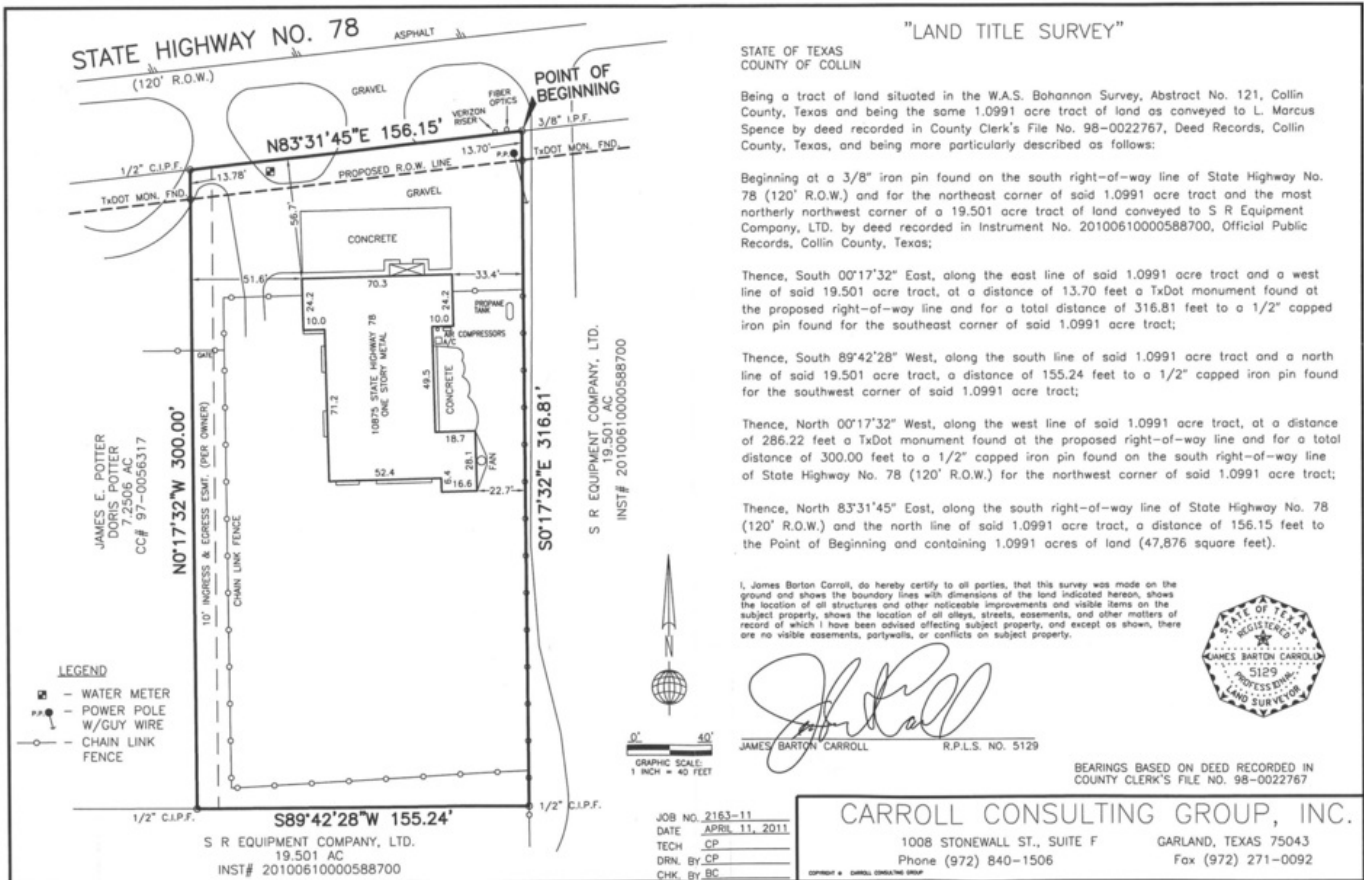


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Survey

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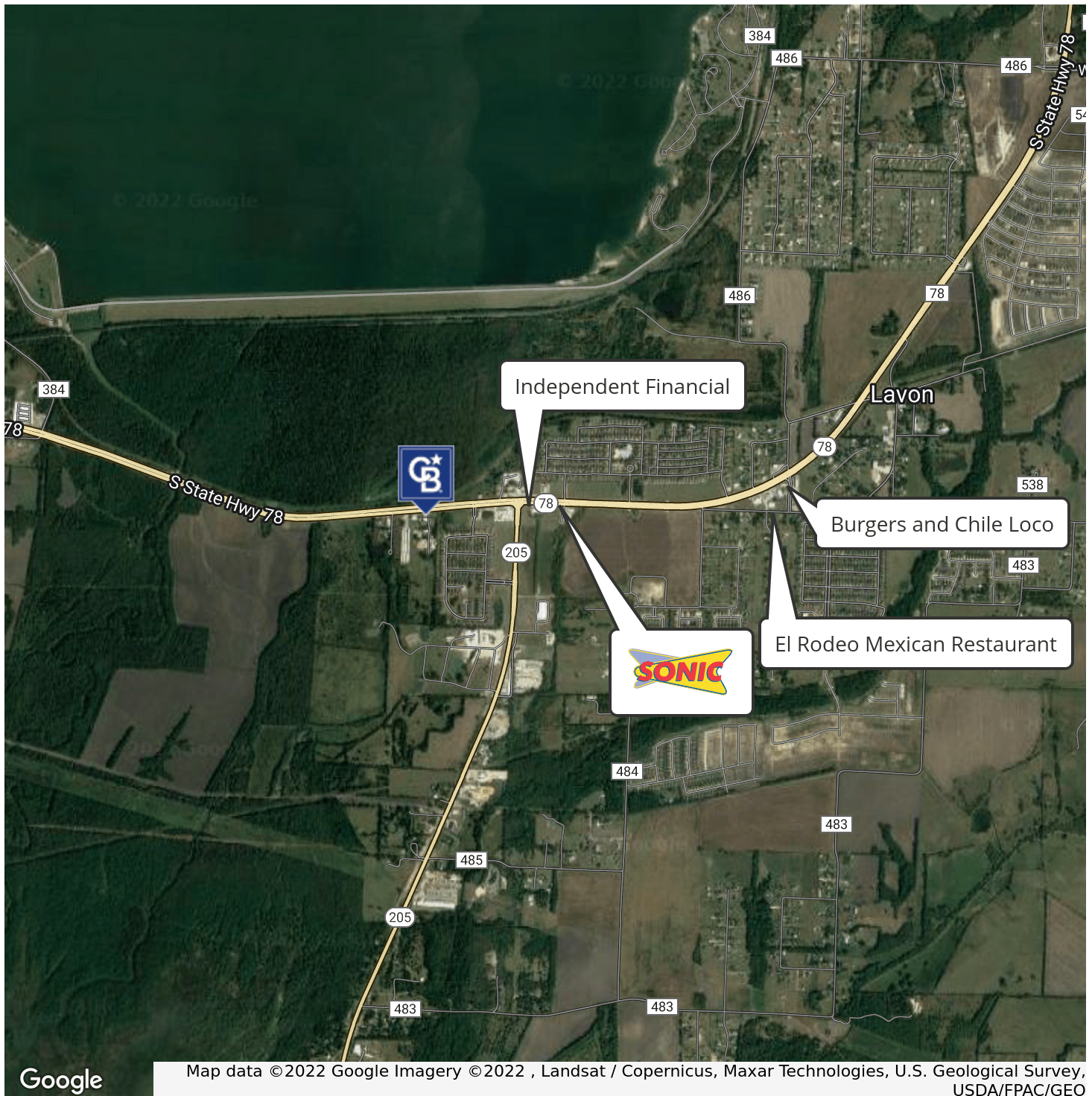


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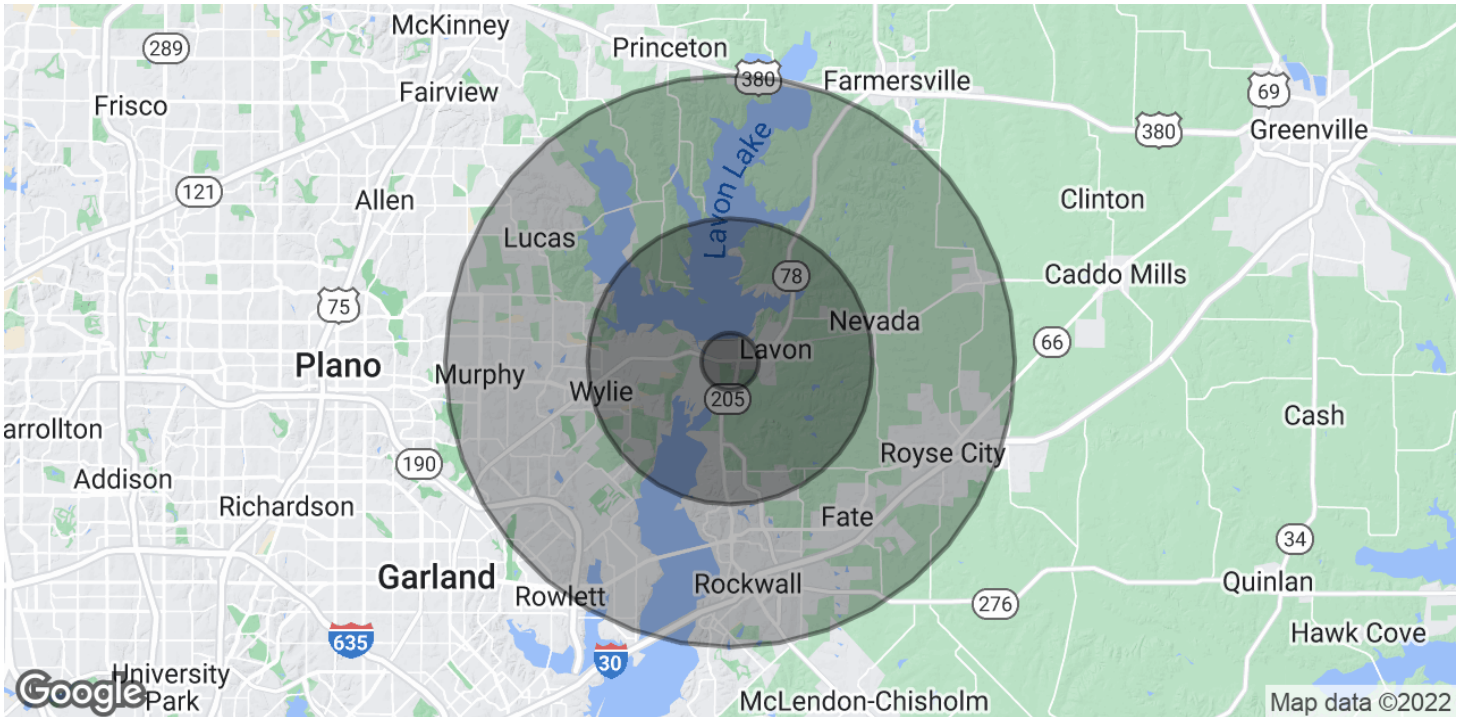


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	372	30,646	190,215
Average Age	32.3	33.6	34.4
Average Age (Male)	31.1	33.0	33.7
Average Age (Female)	33.4	34.5	34.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	123	10,352	62,942
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$82,244	\$82,131	\$89,401
Average House Value	\$192,701	\$191,165	\$204,576

* Demographic data derived from 2010 US Census

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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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