

**SOUTHWEST OF BONHAM, TX
487.86 ACRES – 5 PARCELS
FANNIN COUNTY**

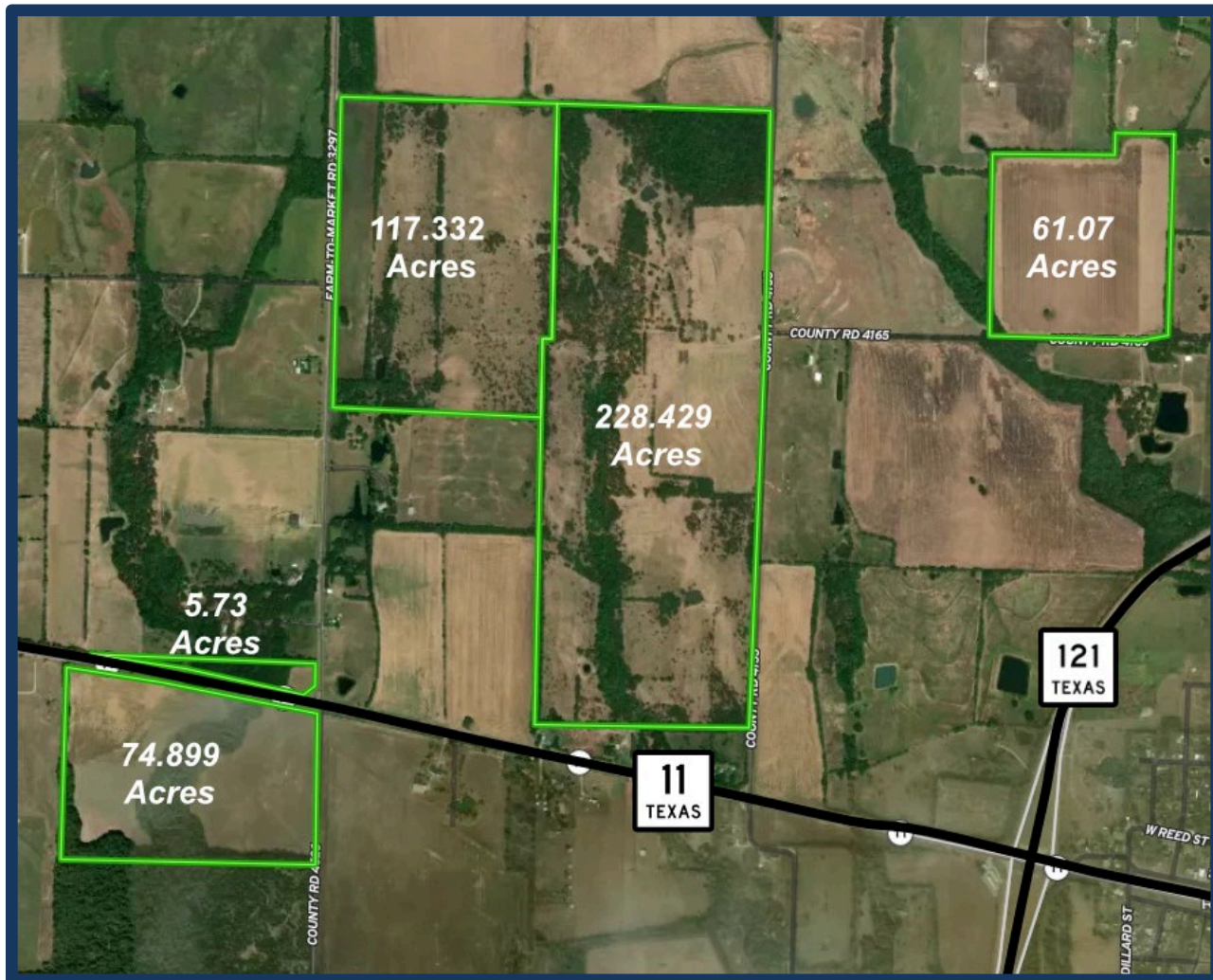
LAND FOR SALE

LAND FOR SALE

PRICE **CALL FOR PRICING**
ZONING **NO ZONING**
ELECTRIC **FANNIN COUNTY ELECTRIC CO-OP**
WATER **SOUTHWEST FANNIN SUD**

FEATURES

- **PROPERTY IS LOCATED SOUTHWEST OF BONHAM NEAR THE INTERSECTION OF HWY 121 & HWY 11**
- **CURRENT AG EXEMPTIONS ON ALL PROPERTIES**
- **SOUTHWEST FANNIN SUD WATER LINES NEAR ALL PROPERTIES AND METER ON 228.429 ACRE PROPERTY**



Ray Eckenrode, SIOR, CCIM
(972)562-9988

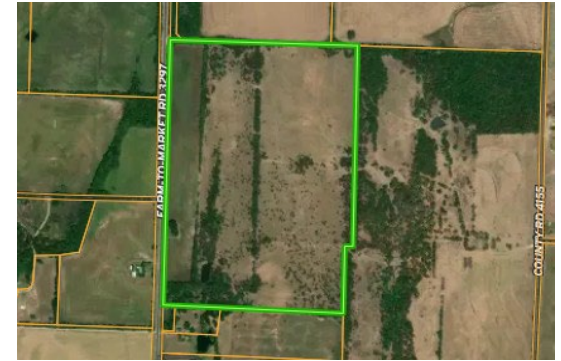
6657 Virginia Pkwy #100
McKinney, TX 75071
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LAND FOR SALE BONHAM, TX

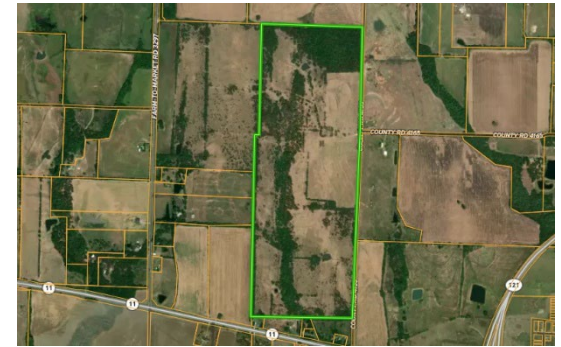
228.429 Acres

- **Address:** FM 3297, Bonham, TX 75418
- **Other Structures:** Building 1,209 SF
- **Low Taxes!** Currently Ag Exempt
- **3HP Electrica Service**
- **No Floodplain**



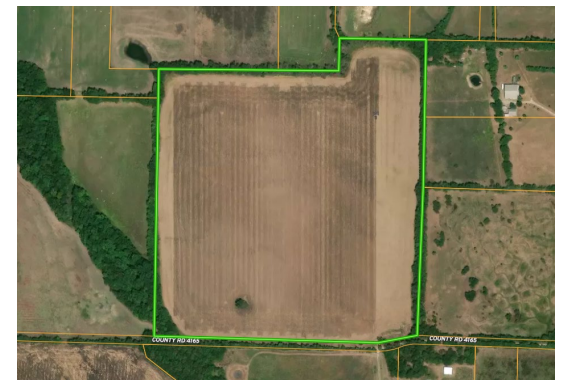
117.332 Acres

- **Address:** CR 4155, Bonham, TX 75418
- **Other Structures:** Pole Barn 2,376 SF
- **Low Taxes!** Currently Ag Exempt
- **3HP Electrical Service**
- **No Floodplain**



61.070 Acres

- **Address:** CR 4165, Bonham, TX 75418
- **Other Structures:** None
- **Low Taxes!** Currently Ag Exempt
- **1HP Electrical Service (3HP .8 miles)**
- **No Floodplain**



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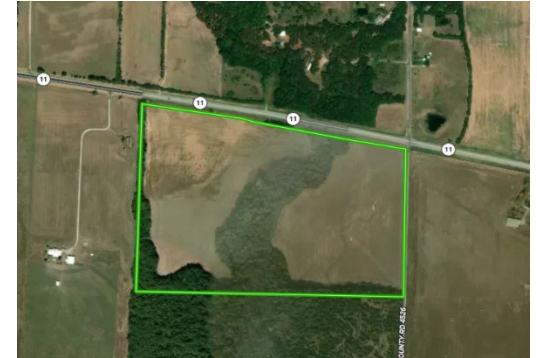
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LAND FOR SALE RANDOLPH, TX

74.899 Acres

- Address: Hwy 11, Randolph TX 75478
- Other Structures: None
- Low Taxes! Currently Ag Exempt
- 3HP Electrical Service
- Water Line Near Property
- 100 Year Floodplain



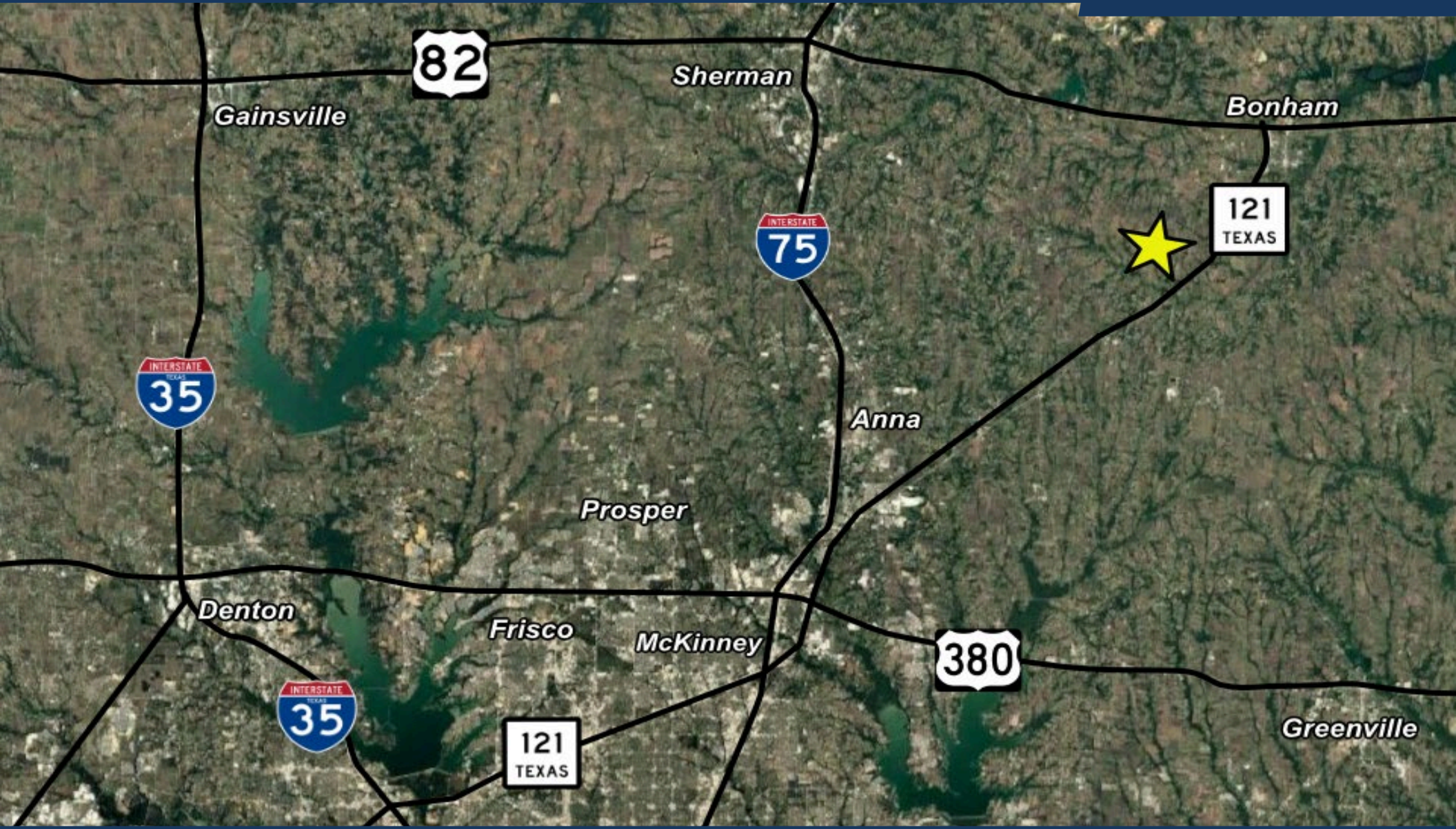
5.732 Acres

- Address: Hwy 11, Randolph, TX 75478
- Other Structures: None
- Low Taxes! Currently Ag Exempt
- 3HP Electrical Service
- Water Line Near Property
- No Floodplain



LAND FOR SALE

HWY 121 & Hwy11
Bonham, Texas
Randolph, Texas



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LAND FOR SALE

Hwy 121 & Hwy 11
Bonham, Texas
Randolph, Texas

PROPERTY DETAILS

- | | |
|--|--|
| <ul style="list-style-type: none">• Price: Call for Pricing• Property Type: Land• Property Size: 487.86 Acres (5 parcels)• City: Bonham
Randolph (unincorporated)• County: Fannin | <ul style="list-style-type: none">• Date Available: Immediately• Cross Street: Hwy 121 and Hwy 11• Zoning: No city zoning/flexible land use• Utilities: Electric: Fannin County Electrical
Coop
Water: Southwest Fannin SUD |
|--|--|

PROPERTY INFORMATION

- Located at the intersection of Highway 121 and Highway 11 in Fannin County, this offering consists of five tracts totaling approximately 487.86 acres, with parcel sizes ranging from 5.73 to 228.43 acres.
- The property is positioned outside of municipal limits with no ETJ restrictions, allowing for flexible land use and minimal regulatory constraints. All tracts are currently ag exempt, providing a favorable holding cost profile.
- The site benefits from proximity to Highway 121, offering direct access to the North Texas growth corridor, including McKinney, Allen, and the broader DFW market. The continued expansion of the region, combined with the influence of Bois d'Arc Lake, has increased demand for land in this area for a range of uses including investment hold, development, and user-driven acquisition.
- Tracts may be acquired individually or in combination, allowing buyers to scale based on specific use requirements or capital deployment strategy.

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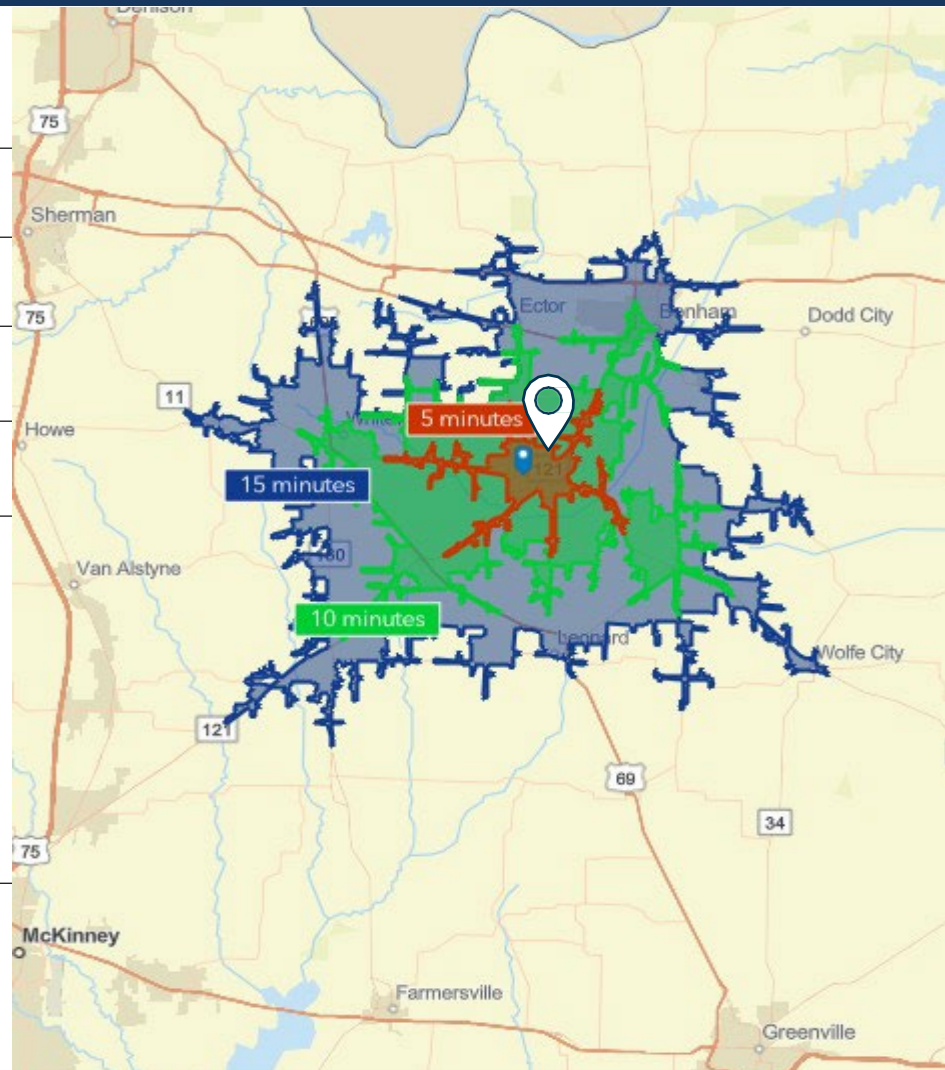
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LAND FOR SALE

Hwy 121 & Hwy 11
Bonham, Texas
Randolph, Texas

DEMOGRAPHICS

2025 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	394	6,540	23,782
Households	157	2,516	8,239
Families	111	1,771	5,556
Average Household Size	2.51	2.48	2.51
Owner Occupied Housing Units	138	1,895	5,789
Renter Occupied Housing Units	19	621	2,450
Median Age	48.0	41.1	40.1
Median Household Income	\$72,052	\$73,121	\$69,074
Average Household Income	\$86,531	\$104,254	\$100,483



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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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Appian Commercial Realty LLC</u>	<u>579746</u>	<u>apiancommercial@gmail.com</u>	<u>(972)562-9988</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Ray Eckenrode</u>	<u>506389</u>	<u>ray@appiancommercial.com</u>	<u>(972)562-9988</u>
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1

OWNER: _____

Date: _____

EXCLUSIVE LISTING AGREEMENT

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Ray Eckenrode

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