

# SALE

## LAGUNA MADRE TRADERS

3916 Us Highway 287 N Henrietta, TX 76365

SALE PRICE

\$1,879,900



COLDWELL BANKER  
COMMERCIAL  
REALTY

**Darrin Coles**

469 794 6080

TX #755167

**Cristie Coles**

469 794 6080

TX #0628110



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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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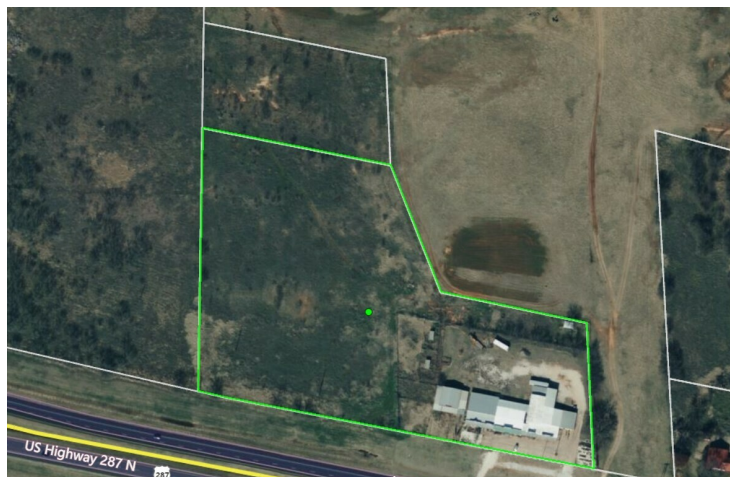


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### PROPERTY DESCRIPTION

What sets this property apart is its picturesque hilltop location, providing breathtaking vistas overlooking the tranquil southern countryside south of US Highway 287. Imagine waking up to the stunning sunrise and enjoying the calming sunset from the comfort of your own home, perched atop this scenic hill. The advantage of this elevated setting is not only its natural beauty but also the proximity it offers to your potential business venture below, making it ideal for those looking to blend their living and entrepreneurial aspirations.

Currently, the property houses a thriving retail outlet for the renowned Laguna Madre Traders, occupying a substantial 17,375 square foot building on the prominent Highway 287 N Frontage. While the business will not be included in the sale, the owners are amenable and willing to negotiate a lease-back arrangement, granting you additional flexibility and time to execute your vision for the future.

### OFFERING SUMMARY

Sale Price:	\$1,879,900
Lot Size:	15,437,838,240 SF
Building Size:	17,375 SF
Zoning:	County outside Henrietta ETJ
APN:	00402003070130000000

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	34	1,432	2,763
Total Population	64	2,800	5,488
Average HH Income	\$67.648	\$57.173	\$59.300

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As you consider this investment, please note that the owners kindly request a three-month period to vacate the premises, ensuring a seamless transition for all parties involved.

Seize the opportunity to own this unique property, offering a harmonious blend of business and residential prospects. Whether you envision a new retail endeavor or dream of crafting your own hilltop oasis, 3916 US Highway 287 awaits your transformation.

Thank you for considering this property, and feel free to reach out with any further inquiries.

### LOCATION DESCRIPTION

3916 US Highway 287, a truly exceptional property offering boundless opportunities in Henrietta, TX 76365. This expansive 10-acre property, comprising two plats of approximately 8 and 2 acres, is an enticing prospect for any astute investor or entrepreneur.

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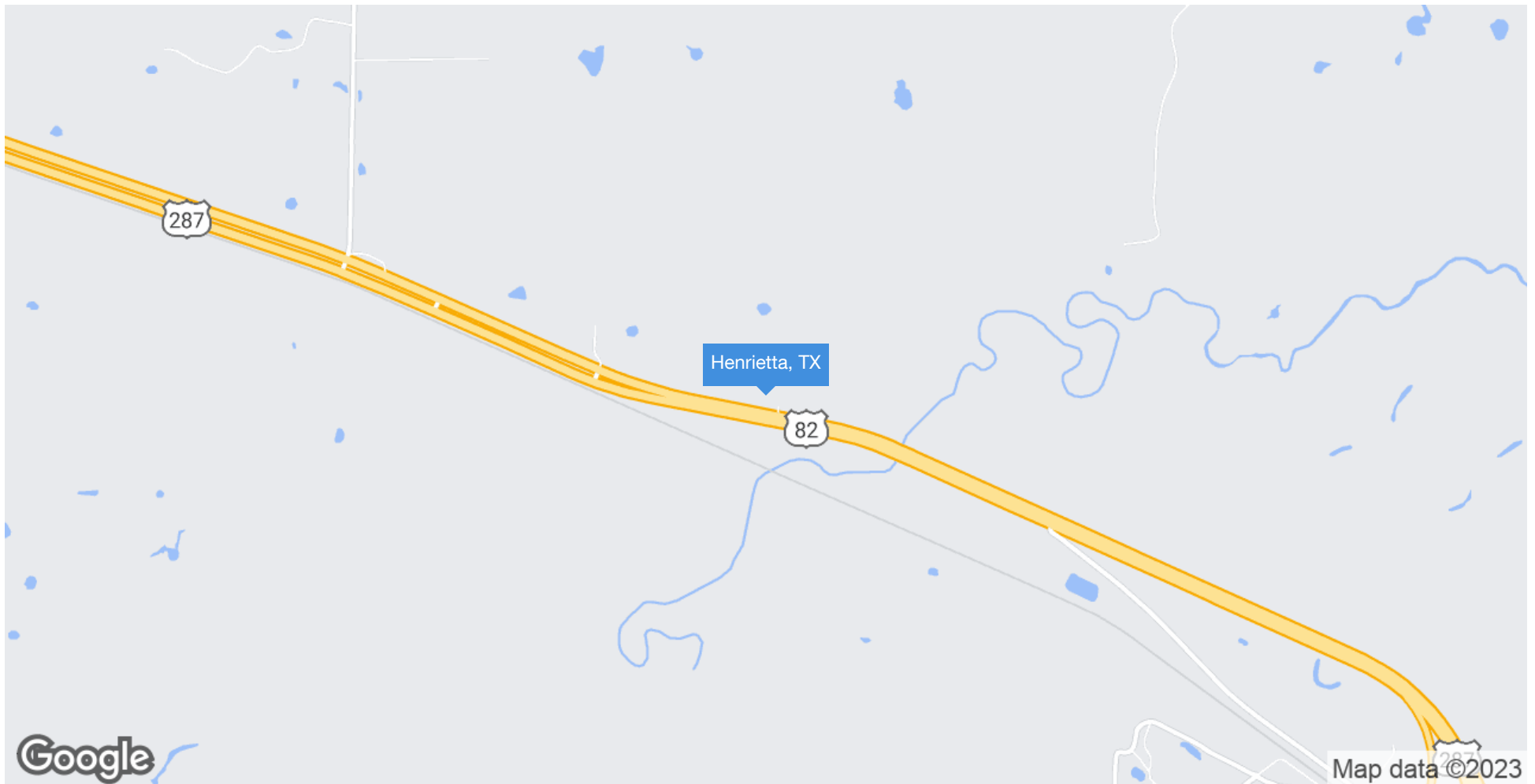
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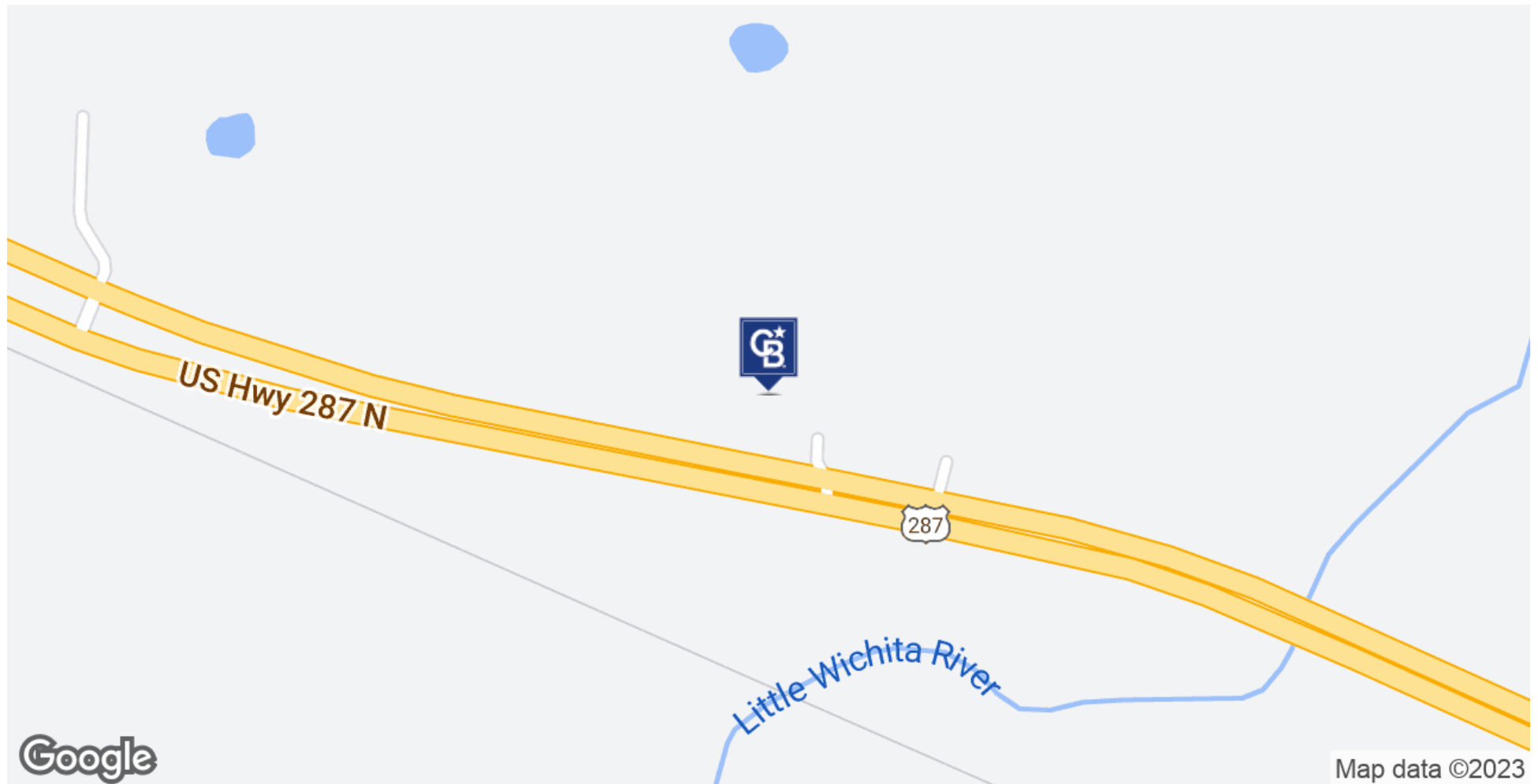


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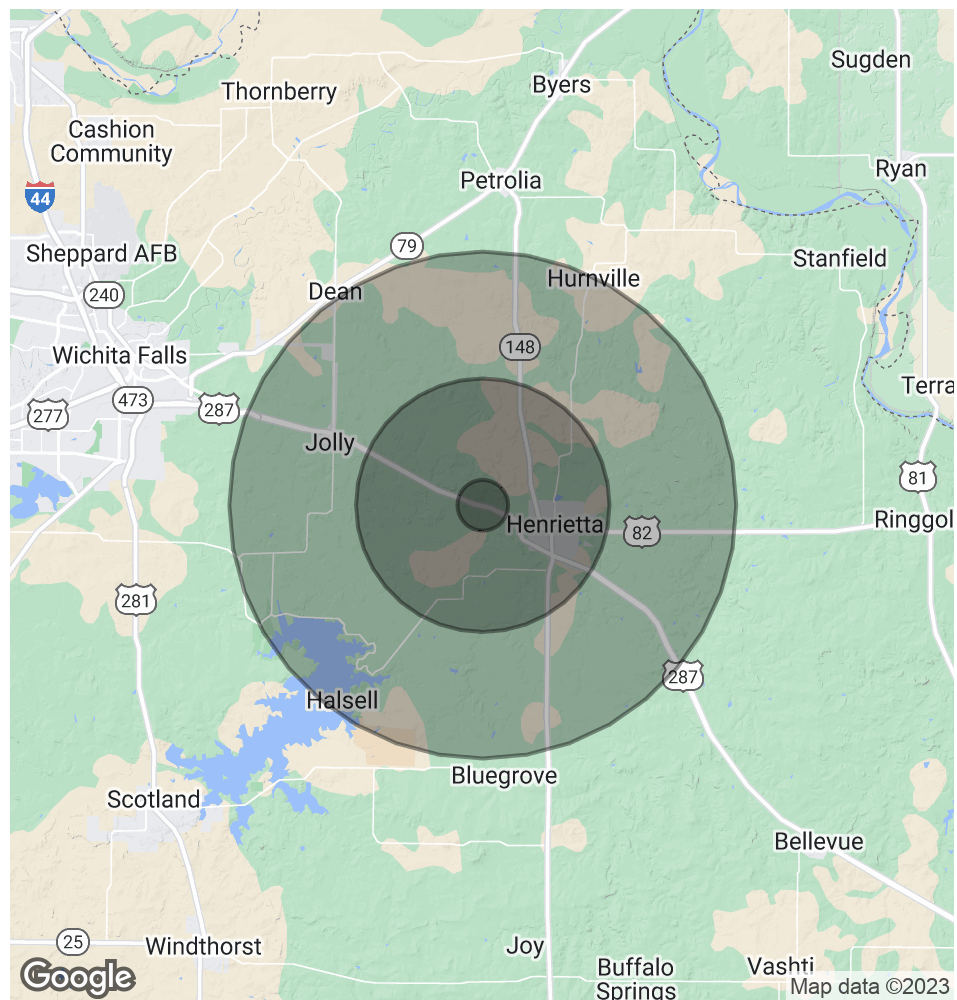
3916 Us Highway 287 N Henrietta, TX 76365

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	64	2,800	5,488
Average Age	69.9	48.8	49.7
Average Age (Male)	66.2	45.8	47.4
Average Age (Female)	76.3	51.1	50.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	34	1,432	2,763
# of Persons per HH	1.9	2	2
Average HH Income	\$67,648	\$57,173	\$59,300
Average House Value	\$113,779	\$100,524	\$123,404

\* Demographic data derived from 2020 ACS - US Census



**Darrin Coles**  
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### DARRIN COLES

Commercial Sales and Leasing

darrin.coles@cbrealty.com

Direct: 469.794.6080

TX #755167

### PROFESSIONAL BACKGROUND

Darrin Coles was born in Longview Texas and grew up in North Texas and Southwest Missouri. He attended Kemper Military College Graduating Kum Laude in 1993. He attended Troy State University Sorrell College of Business. He is the owner of D.R. Coles LLC. The company is designed around helping businesses improve marketing through utilizing web design, social media presence improvements, potential rebranding, and capital analysis to improve learner profit performance.

Prior to real estate, Darrin served with the United States Army as a Military Police Officer with four overseas deployments. Twelve years as the GM of Cracker Barrel in Branson MO where he received the coveted Uncle Herschel Award. Three Years as the COO of D&D Entertainment that provided performers for AM Resorts. Three Years as a Financial Advisor for Modern Woodmen of America, and then he began D.R. Coles LLC assisting local small businesses in the Southwest MO area. His business helped small business owners increase clients, run leaner, increase brand awareness, and improve systems in accounting.

#### Realty

4701 W Parker Ste 650  
Plano, TX 75093  
972.596.9100

**Darrin Coles**

469 794 6080

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**Cristie Coles**

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### CRISTIE COLES

Comm Sales Associate

Cristie.Coles@cbdfw.com

Direct: **469.794.6080**

TX #0628110

### PROFESSIONAL BACKGROUND

Cristie Coles is a commercial realtor in the Dallas/Forth area specializing in industrial sales. She has been in the real estate industry since 2013 when she joined Coldwell Banker Realty under the Pegasus Property Group. Cristie is highly knowledgeable of the DFW market and is an expert in industrial sales. She works closely with her clients to make sure their goals are met, no matter how big or small.

Cristie has established a strong network of industry contacts and resources which she uses to her advantage when helping her clients. Cristie loves what she does and is dedicated to helping her clients achieve success. She is always looking for ways to improve her craft and ensure that she is providing the best service possible.

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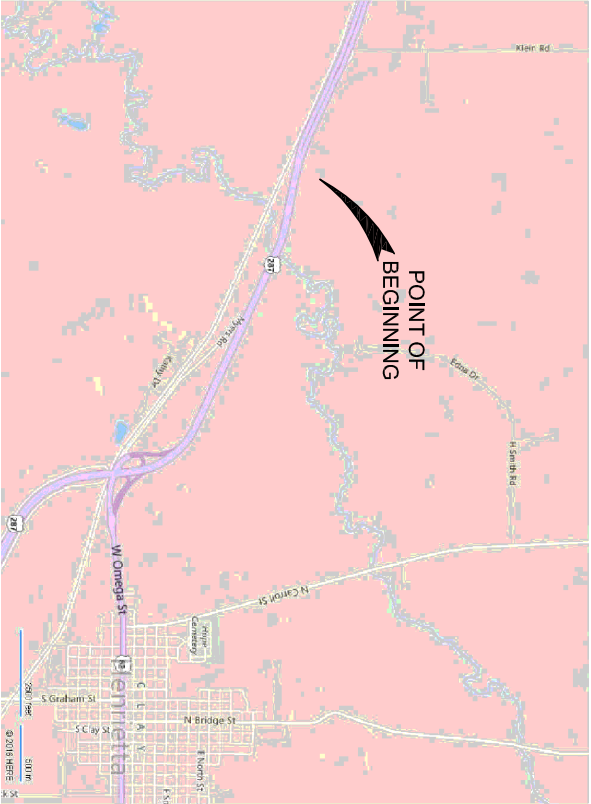
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LEGAL DESCRIPTION

Being a 10.36-acre tract out of the J.C. Stewart Survey, A-402, Clay County, Texas, being all of Tracts 1 and 2, save and except the northeast 1.85 acres out of said Tract 1 as conveyed to Bryan and Cheryl Mosley by Earl Thomas Alexander on January 5, 2001 by deed recorded in Volume 466 Page 380, Clay County Official Public Records, and being more specifically described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set in the north right-of-way line of U.S. 82-287 Highway (variable width paved public highway), also being at 483.0 feet North of the North line of Fort Worth & Denver Railroad right-of-way, said point also being the most southern southeast corner of a 40.5-acre tract decided to Jennifer Klein in Volume 455, Page 620, Clay County Official Public Record, the southwest corner of said Tract 1 and POINT OF BEGINNING of this tract;

THENCE SOUTH 79°48'00" EAST, with north right-of-way line of said Highway, 853.1 feet to 1/2-inch iron rod set at a fence corner being the southeast corner of said tract 1, being the most southern southwest corner of a 97.827-acre tract owned by Clarence R. Klein and the Southeast corner of this tract;

THENCE leaving said right-of-way NORTH 03°59'00" WEST, 309.53 feet to 1/2-inch iron rod set for the southeast corner of said 1.85-acre tract and said point being the northeast corner of this tract;

THENCE NORTH 79°48'00" WEST 321.58 feet to a 1/2-inch iron rod set at a fence corner for the southwest corner of said 1.85-acre tract and an angle point of this tract;

THENCE NORTH 22°31'00" WEST 261.62 feet to a 1/2-inch iron rod set for the northwest corner of said 1.85-acre tract, southeast corner of said tract 2 of this tract and an angle point of this tract;

THENCE NORTH 01°57'00" WEST 243.79 feet to an 1/2-inch iron rod found for an angle point in said Clarence Klein tract, being the northeast corner of said Tract 2 and the northern most northeast corner of this tract;

THENCE NORTH 79°48'00" WEST 399.25 feet to a 1/2-inch iron rod found on the east line of said Jennifer Klein tract, for a southwestern corner of said Clarence Klein tract and the northwest corner of said Tract 2 and this tract;

THENCE SOUTH 00°02'30" WEST 772.53 feet to the POINT OF BEGINNING and containing 10.36 acres, more or less.

SURVEYOR'S CERTIFICATION

To: GUARANTEE TITLE AND MOSLEY'S TRADING POST  
I, Brian Salter, Registered Professional Land Surveyor, hereby certify that this survey of the property located at: 3916 U.S. HIGHWAY 287 NORTH HENRIETTA, TX 76366 and legally described herein was made on the ground on this, the 30<sup>th</sup> day of AUGUST 2016, by me or under my supervision and correctly shows the boundary lines, dimensions, and area of the land, and all alleys, streets, right-of-way, easements, and other matters of record which, to my knowledge, affect the property. The undersigned further certifies that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, protrusions, overlapping of improvements, easements, or right-of-way except as shown herein.

BRIAN SALTER, PROFESSIONAL LAND SURVEYOR NO. 5597

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THIS SURVEY MAP IS ONE CERTIFIED TO THE SPECIFIC PARTIES NAMED ABOVE. UNAUTHORIZED USE AND/OR REPRODUCTION IS PROHIBITED. LIABILITY NOT TRANSFERABLE. UNDER NO CIRCUMSTANCES SHALL THIS SURVEY MAP BE FILED IN PUBLIC RECORDS.

DATE FROM 7-17-15  
15P153 FROM 10/01/200



GENERAL SURVEY NOTES  
PLEASE SEE THE GENERAL NOTES LOCATED AT [www.SalterEngineering.com/index.shtml](http://www.SalterEngineering.com/index.shtml) WHICH ARE INCORPORATED HEREIN AND MADE A PART OF THIS SURVEY MAP.

- LINE LEGEND
- PROPERTY LINE
  - EASEMENT LINE
  - COVERED AREA
  - FENCE
  - UNDERGROUND UTILITIES
  - OVERHEAD UTILITIES
  - WATER VALVE
  - UTILITY POLE
  - WATER METER

GRAPHIC SCALE



BASIS OF BEARINGS

S 79°48'00" E FOR THE SOUTH  
LINE OF SUBJECT PROPERTY  
PER DEED OF RECORD...

FLOODPLAIN INFORMATION

ALL OR PART OF THE PROPERTY SHOWN DOES NOT LIE WITHIN THE 100-YEAR FLOOD HAZARD AREAS SHOWN ON THE FOLLOWING FEMA FLOOD INSURANCE RATE MAP:

FLOOD ZONE: ZONE X  
BASE FLOOD ELEVATION: N/A  
CITY / COUNTY: CLAY COUNTY, TX  
MAP PANEL NUMBER: 480720160D  
DATE: APRIL 2, 1991

3848 US HWY 287 NORTH  
40.5 ACRES, ABSTRACT 402, J.C.  
STEWART SURVEY  
JENNIFER KLEIN  
VOL. 455, PG. 620.  
C.C.O.P.R.

TRACT 2  
2.21 ACRES

TRACT 1  
8.15 ACRES

10.36  
ACRES

SAVE & EXCEPT 1.85 ACRES OUT OF 100  
ACRES, ABSTRACT 402, J.C. STEWART  
SURVEY  
VOL. 466, PG. 380.  
C.C.O.P.R.

97.827 ACRES, ABSTRACT 402,  
J.C. STEWART SURVEY  
CLARENCE R. KLEIN

97.827 ACRES, ABSTRACT 402,  
J.C. STEWART SURVEY  
CLARENCE R. KLEIN



# 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 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.

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