



NEC & NWC US HWY 82 & HWY 121

BONHAM, TX 75418

PROPERTY DETAILS



LAND SIZE	23.52 AC NWC (gross) 49.41 AC NEC (gross)
JURISDICTION	Bonham ETJ
FUTURE LAND USE	Masterplan/Commercial/Residential
UTILITIES	Available nearby
PRICING	Contact Brokers



PROPERTY AERIAL



OBLIQUE AERIAL



OBLIQUE AERIAL



BOIS D'ARC LAKE PROJECT

Bois d'Arc Lake is the first major reservoir to be built in Texas in nearly 30 years. After 15 years of planning and permitting, construction began in May of 2018. The lake, located northeast of Bonham in Fannin County, will provide the water needed to serve a growing population of 1.7 million North Texans. The reservoir's two-mile-long and 90-foot-tall dam will create a lake capable of storing 367,609 acre-feet of water (120 billion gallons). Water delivery is scheduled to begin in 2022. This additional storage will help ensure crucial water supplies for the future of our growing region.





Bois d'Arc Lake From Lake to Tap



DAM AND INTAKE STRUCTURE

A 90-foot-tall, two-mile-long dam will collect water in the reservoir before the lake's 110-foot-tall intake tower transfers it to the raw water pump station.



BOIS d'ARC LAKE

Bois d'Arc Creek, Honey Grove Creek and the remaining Bois d'Arc Lake watershed will fill Bois d'Arc Lake 22 feet deep (on average) with 367,609 acre-feet of water.



RAW WATER PIPELINE

The raw (or untreated) lake water will travel 35 miles in a 90-inch pipe to a 210-million-gallon (70-acre) storage reservoir at a new water treatment plant in Leonard.

3

RAW WATER PUMPING STATION

The water pump station will house nine pumps in a building roughly the size of a football field with the ability to move up to 236 million gallons of water each day.



WATER TREATMENT PLANT

The Leonard Water Treatment Plant will initially clean up to 70 million gallons of water each day.

5

MEMBER AND CUSTOMER CITIES

The water will be distributed through the NTMWD regional water system to member and customer communities across 2,200 square miles.



7



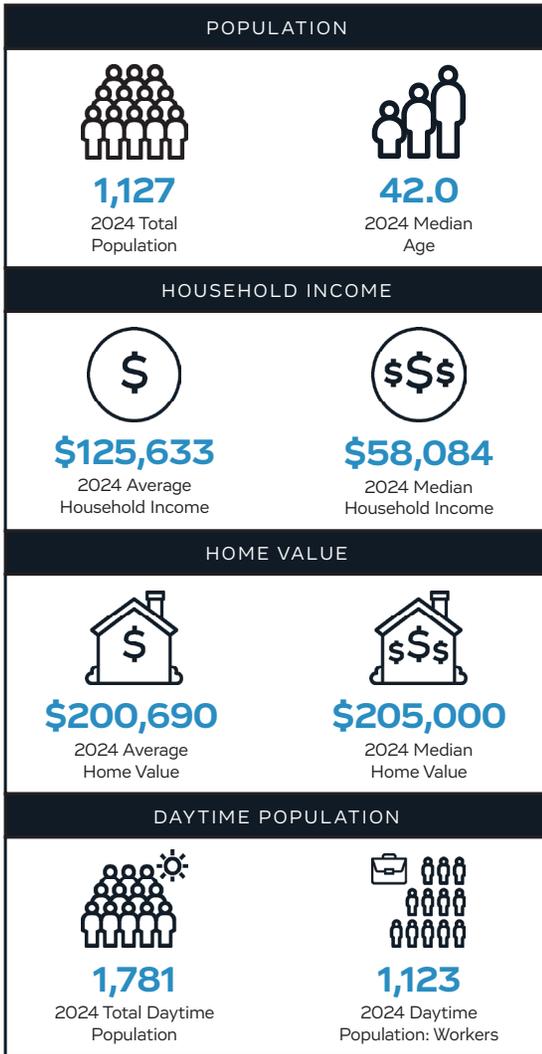
TREATED WATER PIPELINE

The clean water will travel approximately 25 miles through a new 84-inch pipe that will be added to the existing regional system.

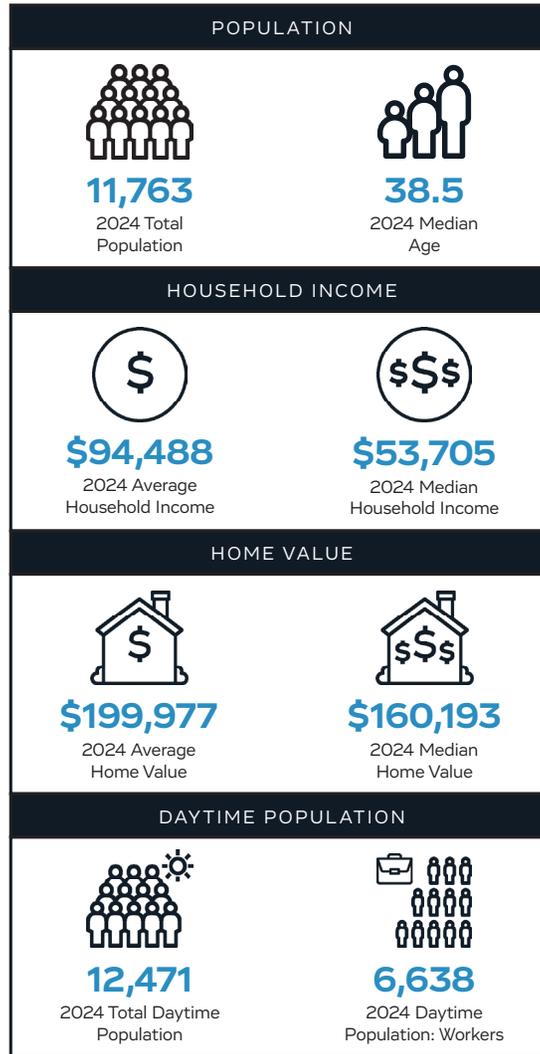
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DEMOGRAPHICS

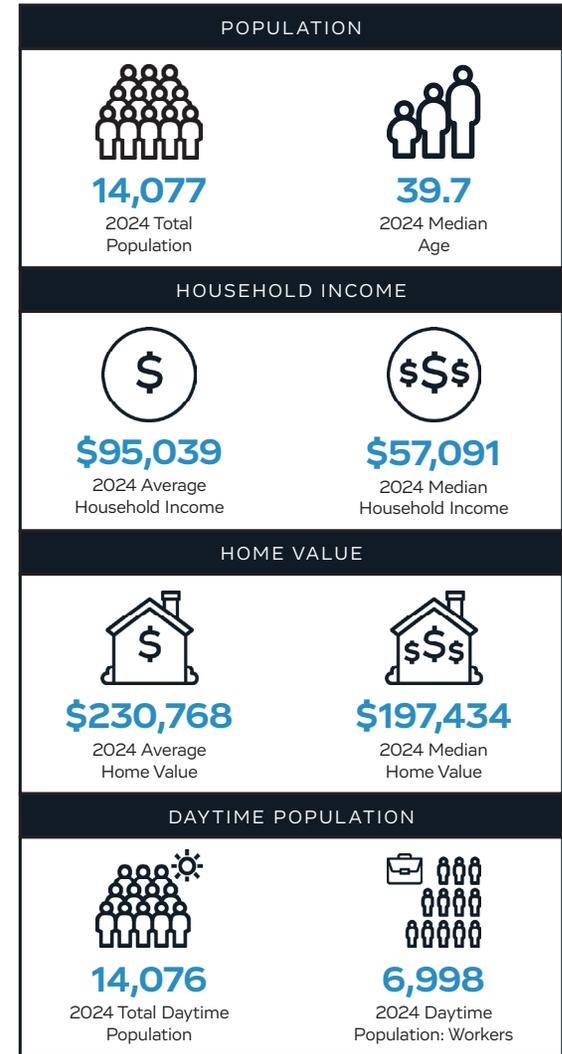
1 MILE



3 MILE



5 MILE



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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.**

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- 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.

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