

BIG MINERAL MARINA AND RESORT ON LAKE TEXOMA

MARINA BUILDINGS & BUSINESS ON 164 AC (GROUND LEASE)

2889 BIG MINERAL RD. - SADLER, TX 76264

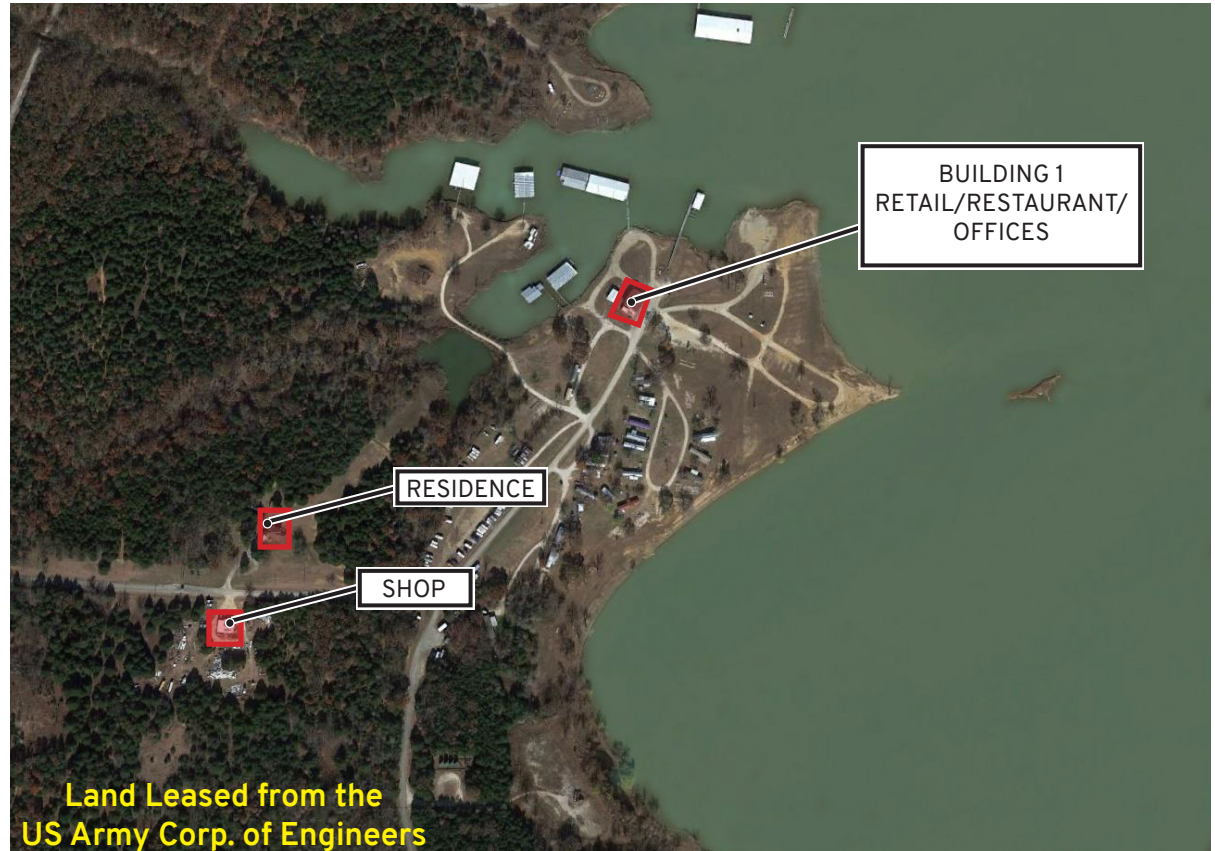
CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

BUILDING 1 TOTAL	5,000 SF
• RETAIL STORE	1,200 SF
• RESTAURANT	1,600 SF
• OFFICES	2,200SF
RESIDENCE	2,300 SF
SHOP	1,200 SF
SALE PRICE	\$1,750,000
NOTE	GROUND LEASE IN PLACE

FEATURES

YEAR ESTABLISHED	1946
UTILITIES	PUBLIC WATER SYSTEM <ul style="list-style-type: none">• 396 FOOT WELL• 8800 GALLONS STORAGE CAPACITY• 1500 GALLONS PRESSURE TANK CAPACITY• (2) 3 HP PRESSURE PUMPS• CHLORINATING SYSTEM
INTERNET	WIRELESS INTERNET COMMUNICATIONS TOWER
WEBSITE	WWW.BIGMINERAL.COM

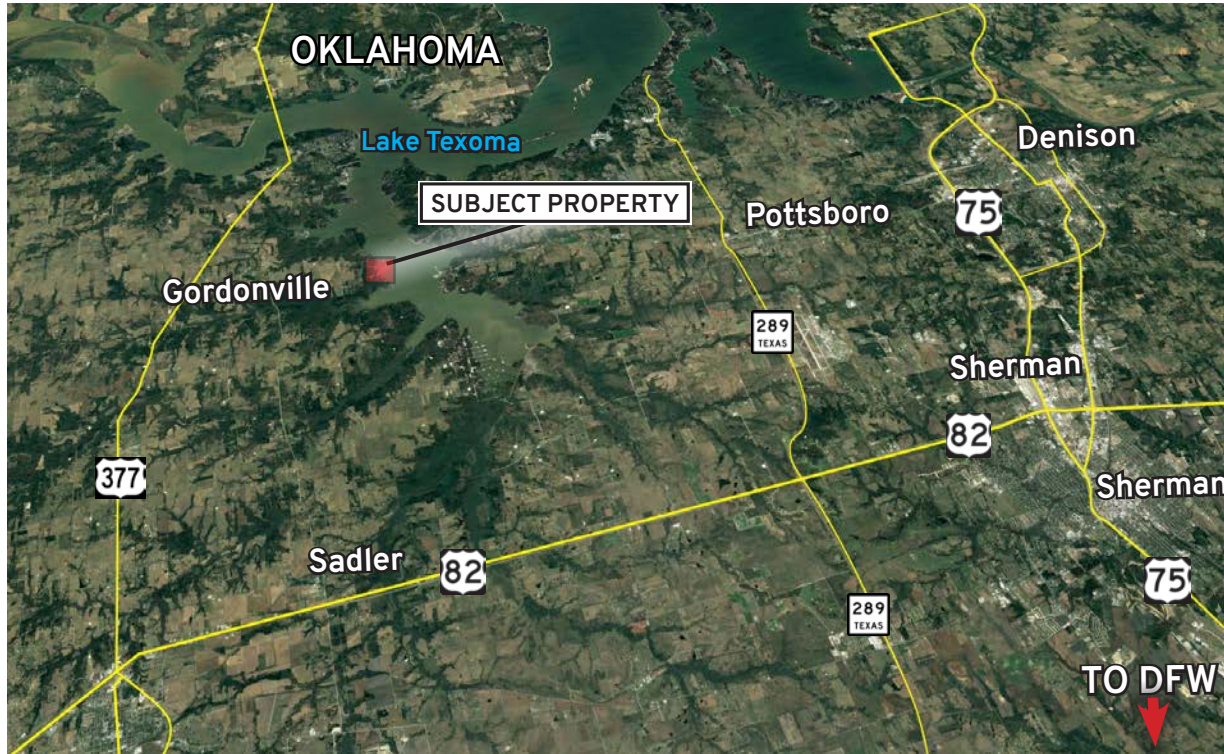


ABOUT BIG MINERAL

BIG MINERAL IS A FULL-SERVICE RECREATIONAL MARINA, RESORT AND CAMPGROUND ON LAKE TEXOMA. LOCATED IN SADLER (GRAYSON COUNTY), THE FACILITY IS OPEN YEAR ROUND AND CATERS TO FAMILY-ORIENTED ACTIVITIES, INCLUDING CAMPING, BOATING AND FISHING.

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RESORT AMENITIES

- 108 SLIP MARINA IN 8 BOAT HOUSES WITH ROOM FOR ADDITIONAL SLIPS
- 100 UNIT FENCED OPEN STORAGE FOR RVs, BOATS AND TRAILERS
- 33 MOBILE HOME SITES
- 85 RV SITES
- 25+ TENT SITES
- FLOATING FUEL DOCK
- MARINE PUMP OUT
- DOUBLE LAUNCH BOAT RAMP
- 5 CABINS
- SATELLITE TV

BIG MINERAL RESORT BUILDINGS FOR SALE (GROUND LEASE IN PLACE)

Centrally located on the southernmost part of Lake Texoma, this property consists of three buildings: 1) a 1200 SF retail store, 1600 SF restaurant and 2200 SF administrative offices, 2) a 2300 SF brick residence, and 3) a 1200 SF shop facility. The property is part of the (GROUND LEASED) 164 AC Big Mineral Marina, Resort and Campground in Sadler, TX. Only 90 miles from DFW with easy access via US HWY 75 and Interstate 35. Great opportunity to expand the marina and boat houses as well as the dry storage to support the growing interest in lakefront entertainment and living.

careycoxcompany.com / 972.562.8003

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The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

LAKE TEXOMA

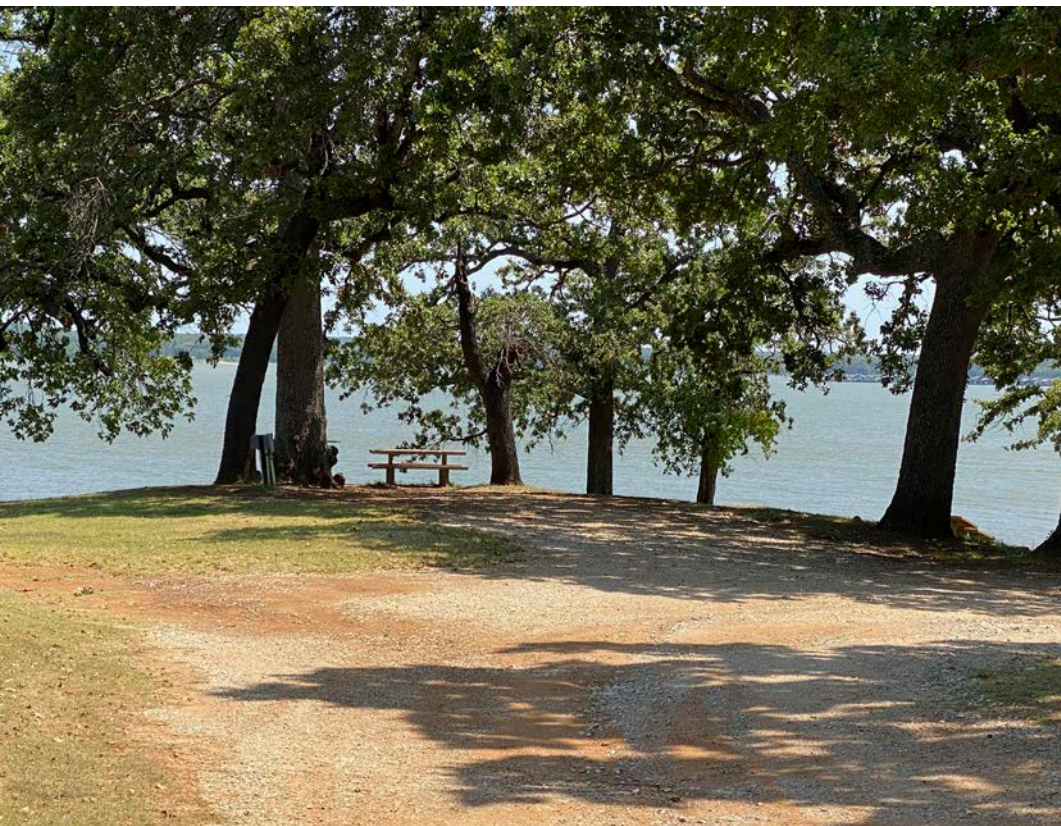
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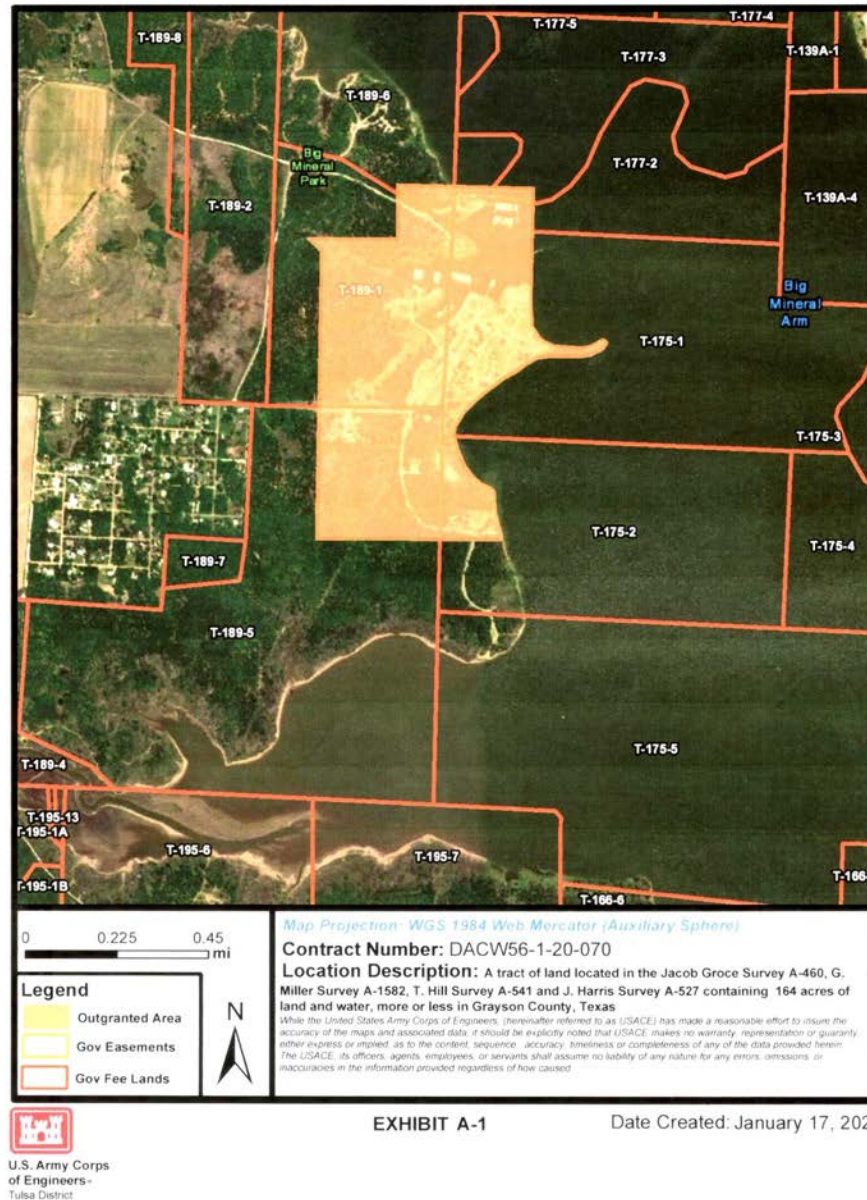


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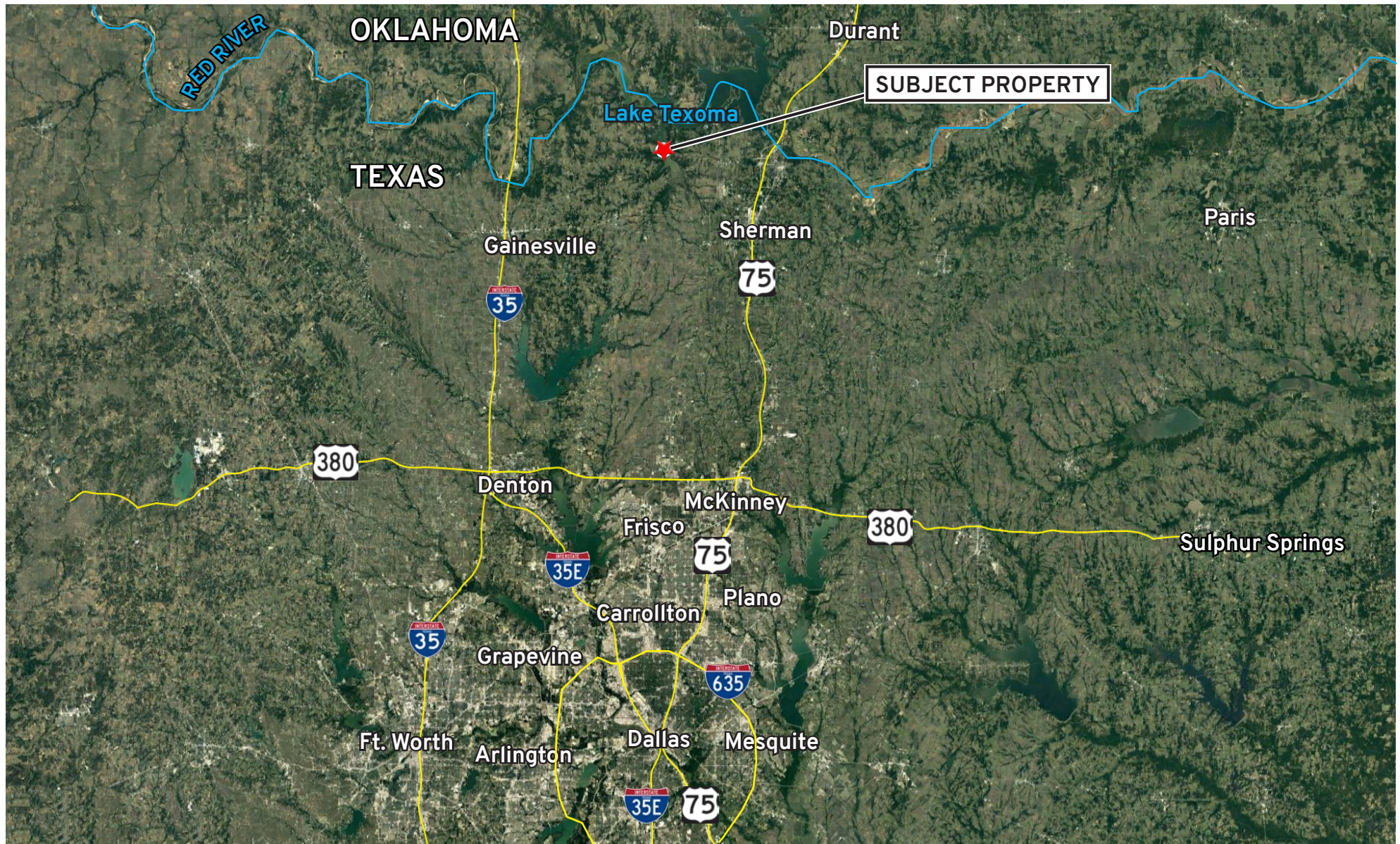
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SURROUNDING AREA

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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.

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.

Carey Cox Company	385233	bcox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
		8-28-21	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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