

LEROY'S BAIT AND TACKLE FOR SALE AT LAKE LAVON

ESTABLISHED BUSINESS IN LAKE COMMUNITY

4013 S. STATE HWY 78 - WYLIE, TX 75098

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

LEROY'S BAIT & TACKLE	1,500 SF
LAND SIZE	+/- .25 AC
PRICE	CALL FOR PRICING

FEATURES

FUTURE LAND USE	GENERAL URBAN
YEAR BUILT	1960
FRONTAGE	HWY 78

HIGHLIGHTS

- Located 5 minutes from Lake Lavon, one of the largest lakes in N. Texas
- Established business with year-round customer base
- Business, materials, and equipment are all included in the sales price



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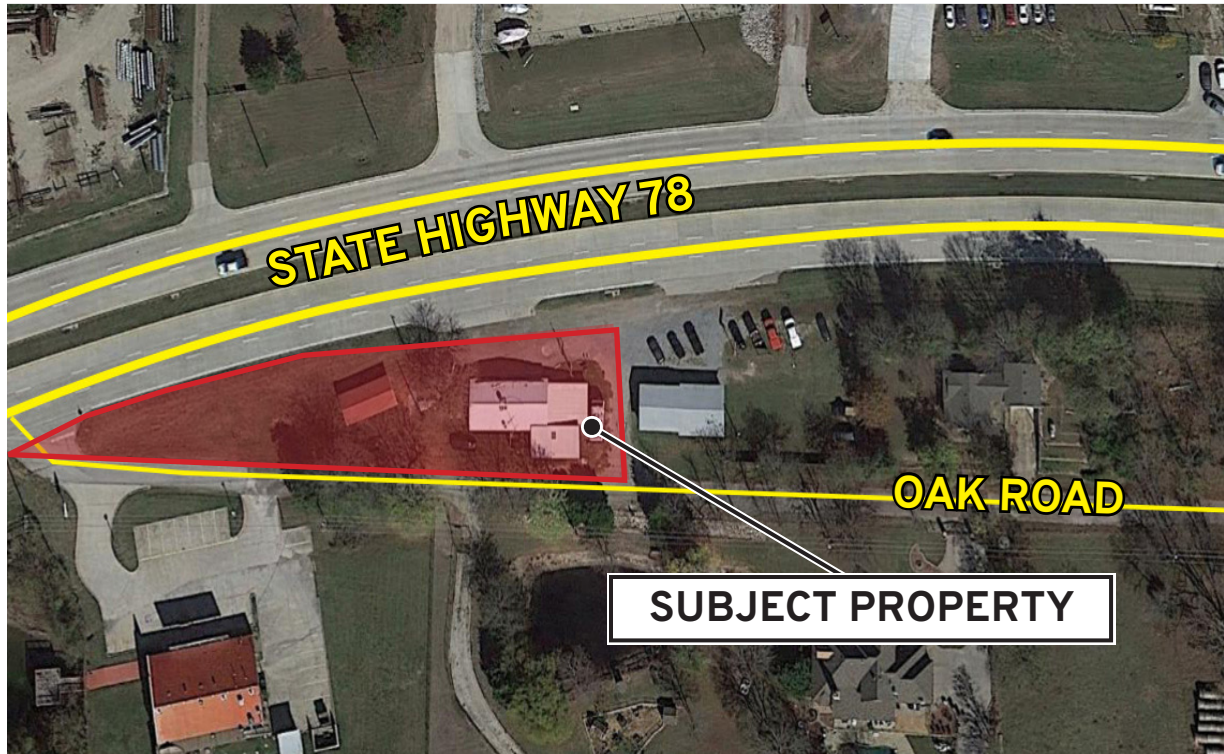
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NEARBY BUSINESSES



DEMOGRAPHICS

2021 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	678	12,387	54,032
Median Household Income	\$86,824	\$86,437	\$101,029

TRAFFIC COUNTS

STATE HWY 78 @ N ANSON PKWY	22,483 VPD (2018)
E BROWN ST @ COUNTY PLACE LN	3,156 VPD (2018)

BAIT AND TACKLE SHOP ACROSS FROM LAKE LAVON

LeRoy Hoffard built LeRoy's Bait and Tackle in 1960 and it has been a staple of the Lavon Lake community for over 50 years. Lake Lavon is one of the largest lakes in north Texas spanning 21,400 acres with 121 miles of shoreline. This recreational lake is great for camping, fishing, skiing, relaxing, and recreational boating. There are numerous parks located around the lake as well. Approximately 4 million visitors make use of Lake Lavon's 38,327 acres of lake and park land each year, and those who come to fish visit LeRoy's before heading out on the water.

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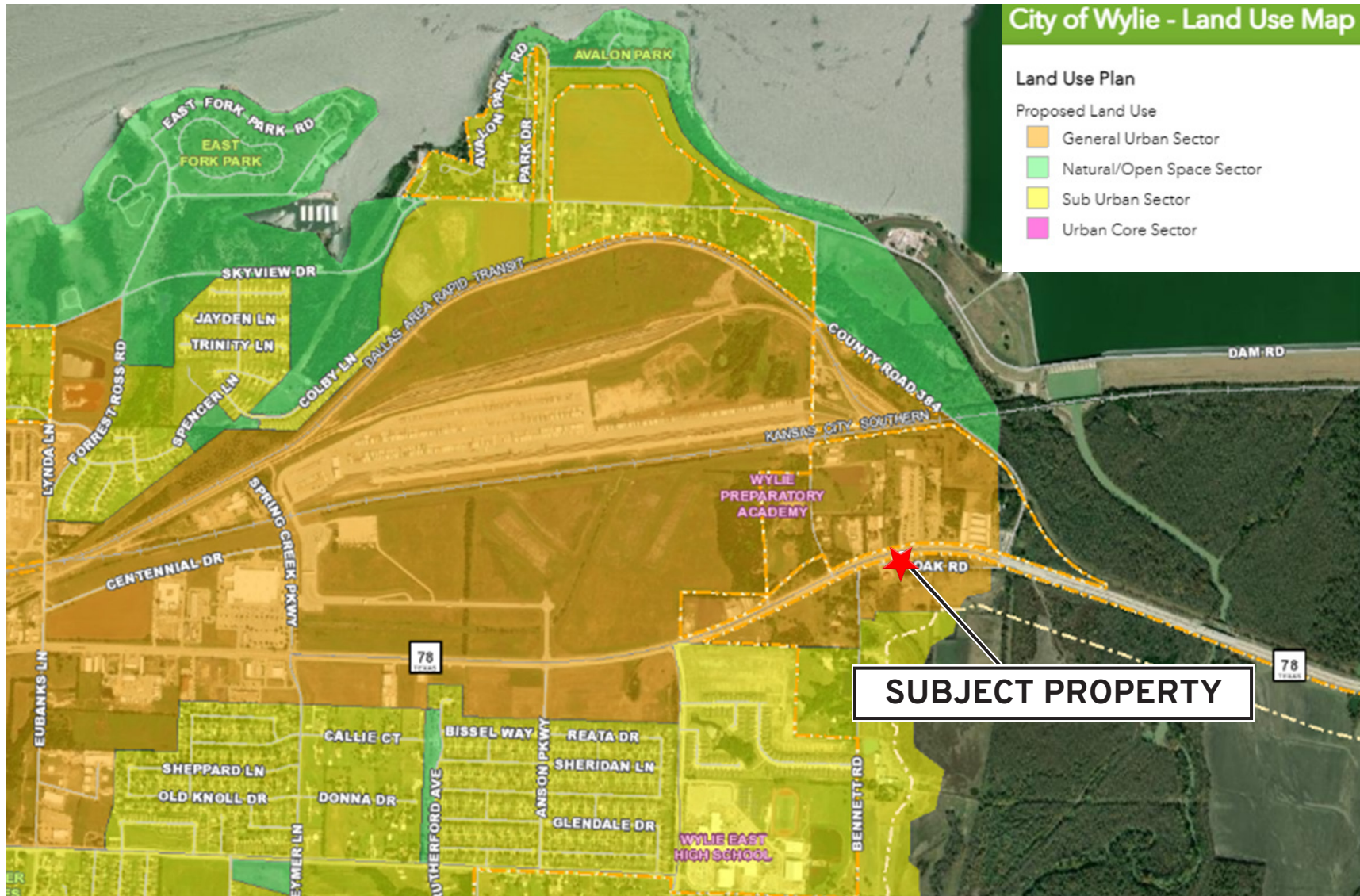
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FUTURE LAND USE PLAN - WYLIE

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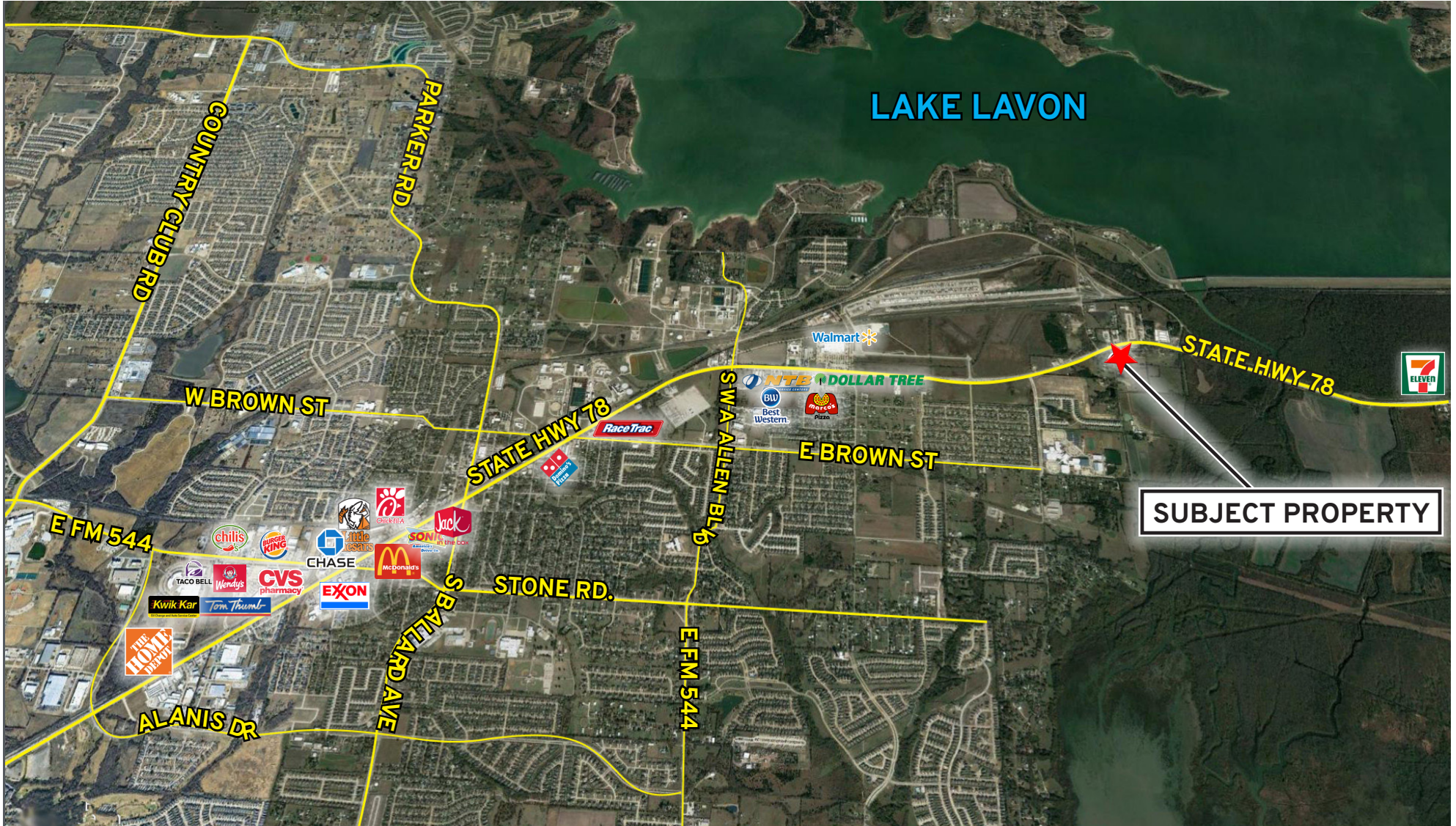
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SURROUNDING AREA

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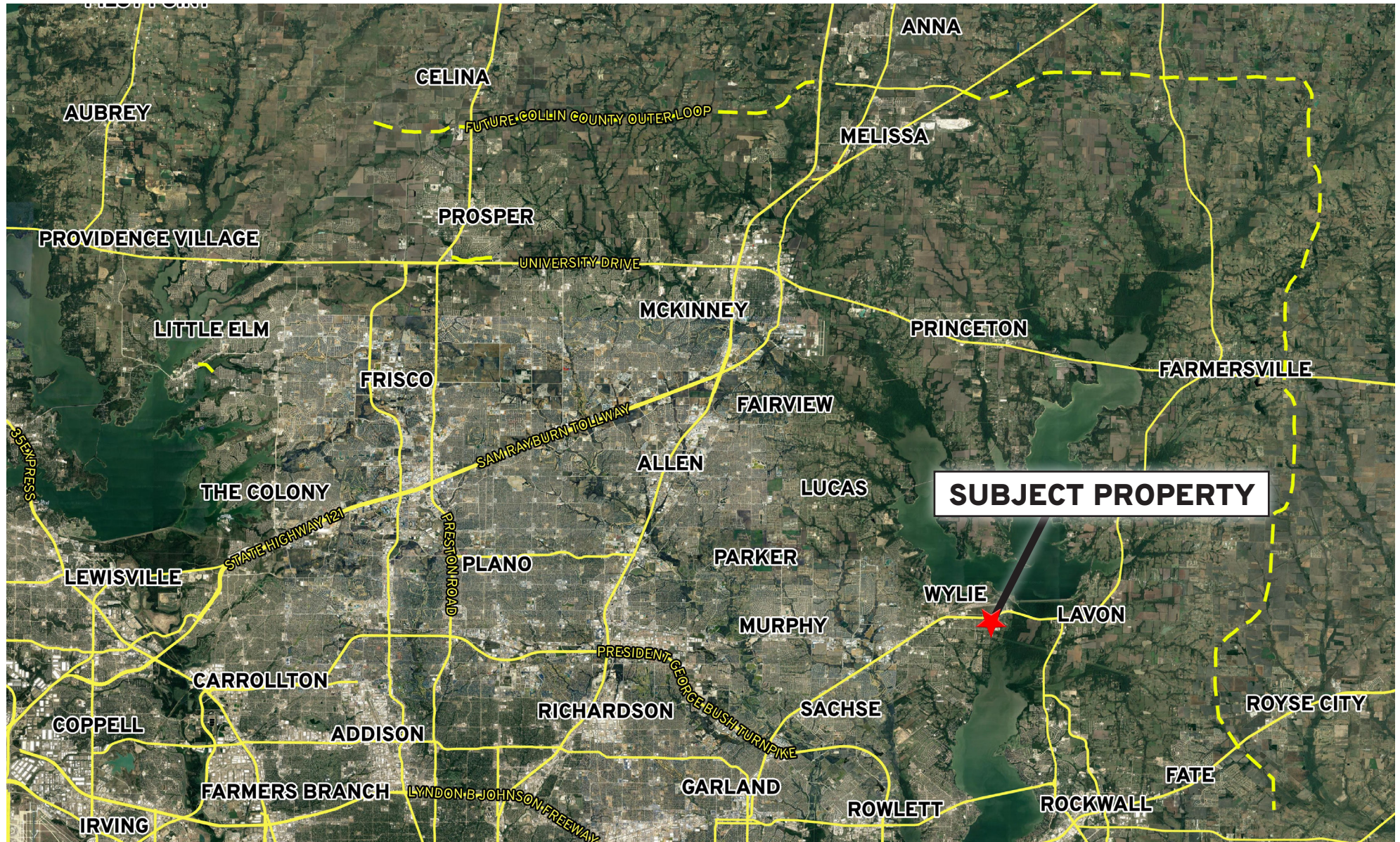
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METROPLEX LOCATION

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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bc Cox@careycoxcompany.com	972-562-8003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jon Cox	674118	joncox@careycoxcompany.com	972-562-8003
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date