

LEASE

RETAIL/COMMERCIAL LAND ON BUSY HWY. 287

3916 Us Highway 287 N Henrietta, TX 76365



OFFERING SUMMARY

Lease Price	\$6,000
Building Size:	17,375 SF
Available SF:	
Lot Size:	10 Acres
Price / SF:	
Year Built:	2001
Zoning:	County outside Henrietta ETJ
Traffic Count:	24,157

PROPERTY OVERVIEW

Commercial Property for Lease – \$6,000/Month - Property also available for sale at \$895,000.

Set atop a picturesque hill overlooking the serene southern countryside just south of US Highway 287, this unique property offers both beauty and opportunity. The elevated setting provides stunning sunrise and sunset views while keeping you connected to your business operations below.

The site features a substantial 17,375 SF commercial building prominently situated along Highway 287 N Frontage, formerly home to Laguna Madre Traders. With high visibility, easy access, and flexible interior space, the property is well-suited for retail, showroom, or mixed-use concepts.

Darrin Coles CCIM
(469) 794-6080
TX #755167

Cristie Coles
(214) 460-2849
TX #0628110



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PROPERTY DESCRIPTION

Lease Highlights:Rate: \$6,000/month (NNN terms negotiable)Building Size: 17,375 SFPrime

Location: Excellent visibility and access along Highway 287 N Frontage

Versatility: Ideal for retail, destination business, or creative redevelopment Optional

Flexibility: Owner open to lease-back discussions for additional stability

This property combines the appeal of a scenic hilltop setting with the functionality of a high-traffic highway location, offering tenants a rare blend of lifestyle and business advantages.

LOCATION DESCRIPTION

Welcome to 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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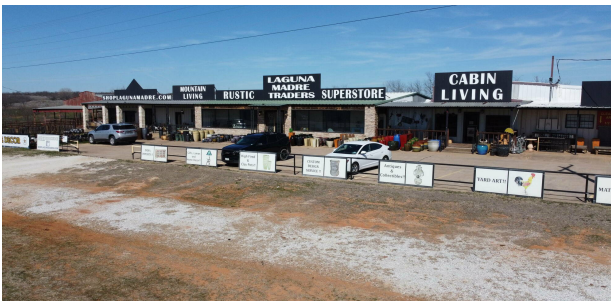


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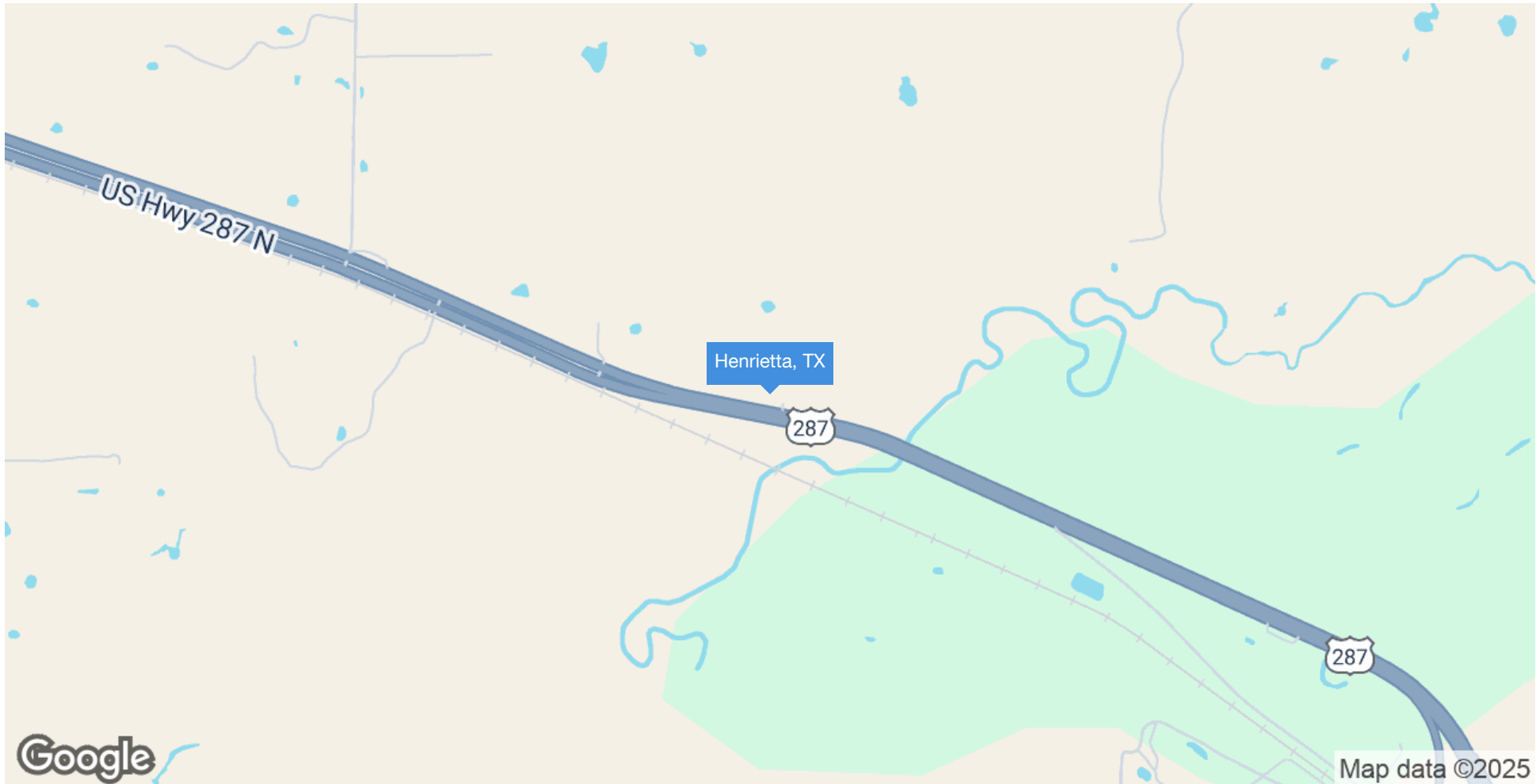


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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>Coldwell Banker Realty</u>	<u>0420132</u>	<u>joanne.justice@cbrealty.com</u>	<u>(972)906-7700</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joanne Justice</u>	<u>0159793</u>	<u>joanne.justice@cbrealty.com</u>	<u>(972)906-7786</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Darrin Coles</u>	<u>755167</u>	<u>darrin.coles@cbrealty.com</u>	<u>(469)794-6080</u>
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



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