

RETAIL DEVELOPMENT OPPORTUNITY



UP TO 8,500 SF

FOR LEASE, GROUND LEASE OR BUILD-TO-SUIT

1725 N HIGHWAY 121

BONHAM, TEXAS 75418

APPROX. 1.15-ACRE DEVELOPMENT SITE

FLEXIBLE DEAL STRUCTURES

ONE SITE. FOUR PATHS TO OPPORTUNITY.

A flexible commercial opportunity along Bonham's primary north-south corridor, adjacent to an established retail center with Little Caesars, Jimmy John's and Scooter's Coffee.

MULTI-TENANT LEASE

1,415-8,500 SF

NNN | TERM NEGOTIABLE

GROUND LEASE

OPEN TO OFFERS

FLEXIBLE STRUCTURE

BUILD-TO-SUIT

OPEN TO OFFERS

CUSTOM DELIVERY

ENTIRE PROPERTY SALE - EXISTING BUILDINGS + DEVELOPMENT SITE

OPEN TO OFFERS

Conceptual 8,500-SF retail building with added parking



OPTION 2 - DEVELOPMENT STRUCTURE

- Minimum divisible area: approx. 1,415 SF
- Maximum contiguous area: approx. 8,500 SF
- Rental rate: upon request
- Triple net lease
- Lease term: negotiable
- Ground lease opportunity
- Build-to-suit opportunity
- Open to offers
- Final terms and delivery subject to negotiation

Plan shown is a proposed final site layout for marketing purposes. Building elevation is preliminary; final exterior design, dimensions, tenant configuration and improvements may change and remain subject to applicable approvals and final agreements.

HIGHWAY 121 LOCATION

Positioned beside established food-and-beverage traffic



SITE HIGHLIGHTS

- Approx. 1.15-acre undeveloped site
- Utilities extended for future construction
- Proposed 8,500-SF building plan
- Additional parking incorporated
- Flexible suite sizes and deal structures
- Adjacent to national QSR and coffee users
- Highway 121 corridor visibility
- Bonham county-seat location



IDEAL FOR

Retail | Restaurant | Medical | Personal Services | Office | Neighborhood Uses

BONHAM: AN EMERGING NORTH TEXAS MARKET

Population growth, housing investment and regional connectivity

11,263

2025 POPULATION
ESTIMATE

+9.0%

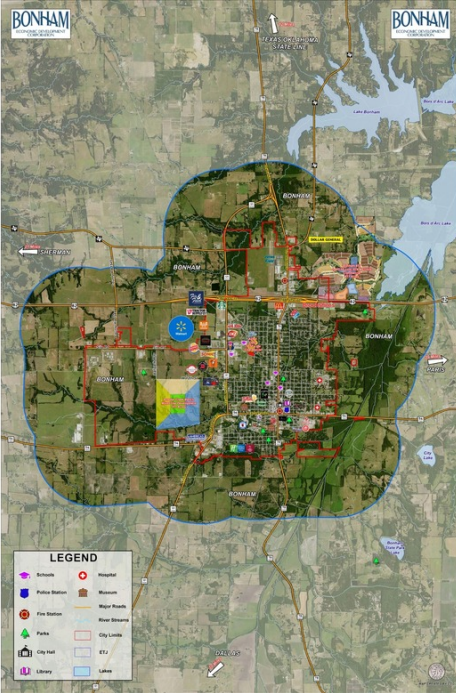
GROWTH SINCE 2020
BASE

16,000

VEHICLES/DAY ON HWY
121

\$166.4M

2022 RETAIL SALES



DEVELOPMENT PIPELINE

617-ACRE MIXED-USE DEVELOPMENT

Entitled plan reported with approximately 1,750 single-family lots, 500 multifamily units, retail and flex space, plus Highway 82 and Bois d'Arc Lake access.

POWDER CREEK RANCH

A 400-acre mixed-use community planned in seven phases through 2035, with approximately 3,000 homes plus future retail, restaurant, office, parks and trails.

ASHER OAKS

A 78-lot D.R. Horton community on approximately 27 acres, with construction underway and planned completion of all lots by 2028.

ECONOMIC DRIVERS

Bonham is the Fannin County seat, roughly 30 minutes east of Sherman's growing employment hub and about 60 miles north of the Dallas-Fort Worth Metroplex. The city highlights continued investment in manufacturing, infrastructure, downtown revitalization and recreation tied to Lake Bonham, Bois d'Arc Lake and Lake Ralph Hall.



MAIN CONTACT

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ENTIRE PROPERTY SALE - OPEN TO OFFERS

Sources: U.S. Census Bureau QuickFacts (2025 population estimate; 2020-2025 growth; 2022 retail sales); City of Bonham / BEDCO announcements for Asher Oaks and Powder Creek Ranch; Horizon Capital Partners for the 617-acre Bonham development; City of Bonham for Highway 121 traffic and regional economic context. Development plans and timelines are subject to change.