

Sam Rayburn Building

Property Preview

327 North Main Street, Bonham, Texas

Master Planning | Civil Engineering | Asset Management | Land Development | Commercial Real Estate
Capital Markets | Community Outreach 501C3 | Emerging Markets

210 Adriatic Parkway, Suite 200, McKinney, Texas 75072 | 469.424.5900 | www.thesanchezgroup.biz



SANCHEZ

Executive Summary

For Lease

Two Prime Professional Office Suites

ZOEM Real Estate Investments is proud to offer, prime office suites in the newly updated and remodeled Sam Rayburn building located at 327 N. Main Street in Bonham, Texas.



Located on a prime intersection on historic Courthouse Square, these prime office suites will benefit from neighboring, high visibility tenants including The Bonham Chamber of Commerce, Bonham Economic Development Corporation (BEDBO), and the Bonham Visitors Center.

Proudly developed and offered by:

The Sanchez Advisory Group

From Engineering and Real Estate to Philanthropy, The Sanchez Advisory Group Delivers Expertise Across Industries to Foster Growth, Value, and Community Impact.



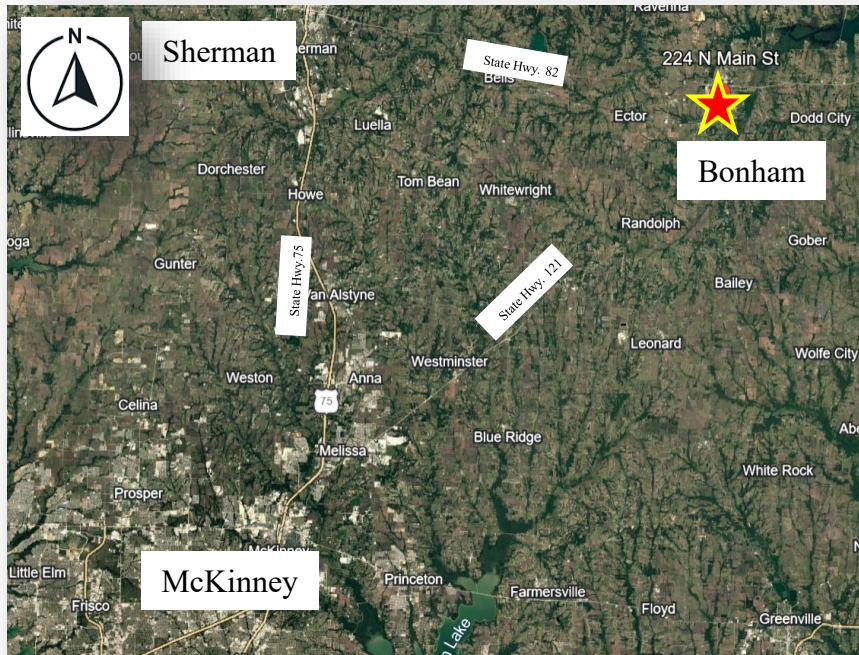
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Location: Bonham, Texas – Fannin County Seat

Easy Access to Major Employment Centers in Sherman, McKinney, Plano



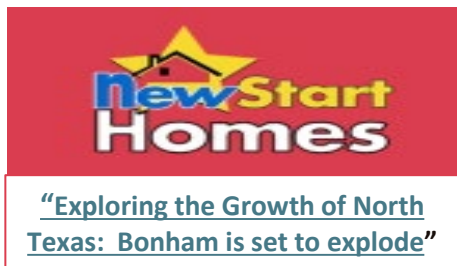
1	Sam Rayburn Building
2	Historic Downtown Bonham
3	VA Medical Center Complex
4	Bonham High School
5	Jones Field Airport
6	The Villages at Powder Creek
7	DR Horton – Asher Oaks
8	Retail Power Center
9	Tongrun International
10	Sam Rayburn Museum

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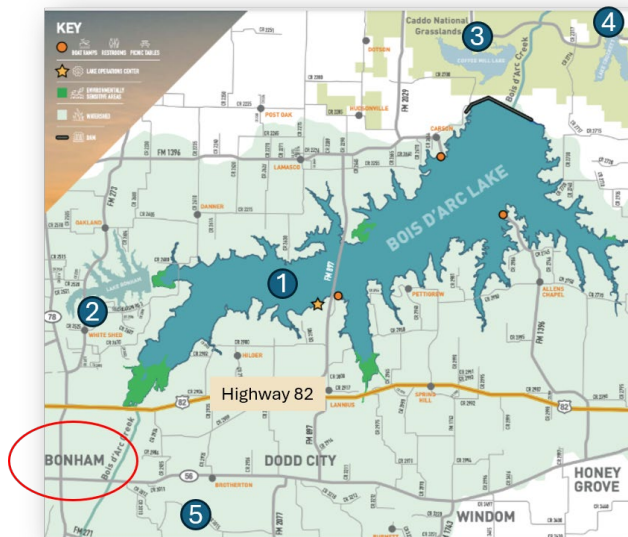
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Why Bonham, Texas?

Explosive Employment and Residential Growth



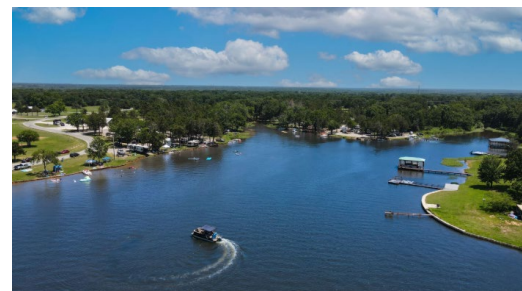
Golden Corridor Recreation Get Away Destination



6 Ralph Hall Lake located 15 miles south of Windom, Tx

Lakes of Fannin County

1	Bois d'Arc Lake	16,641 acres
2	Lake Bonham	1,102 acres
3	Coffee Mill Lake	704 acres
4	Lake Crocket	355 acres
5	Bonham State Park Lake	65 acres
6	Lake Ralph Hall	7,600 acres- Under Construction



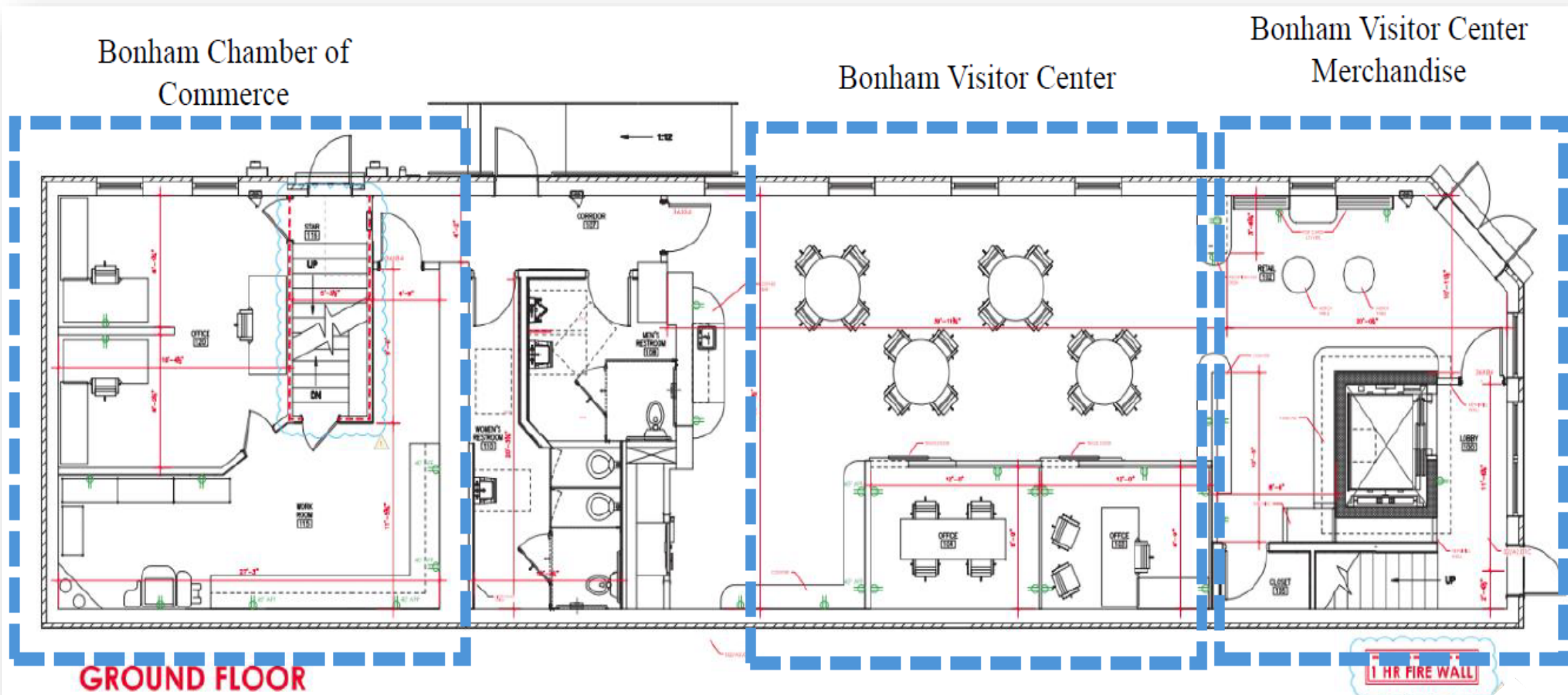
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Street View – Sam Rayburn Building

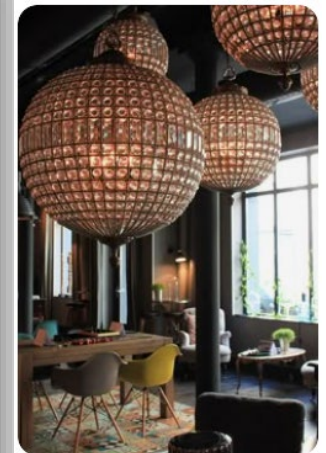
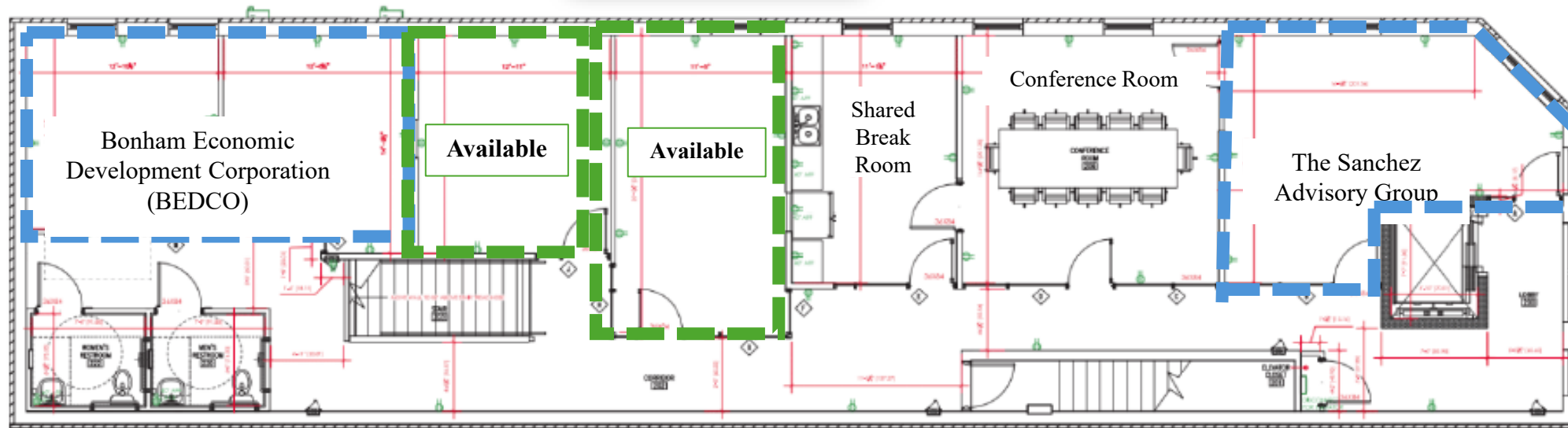
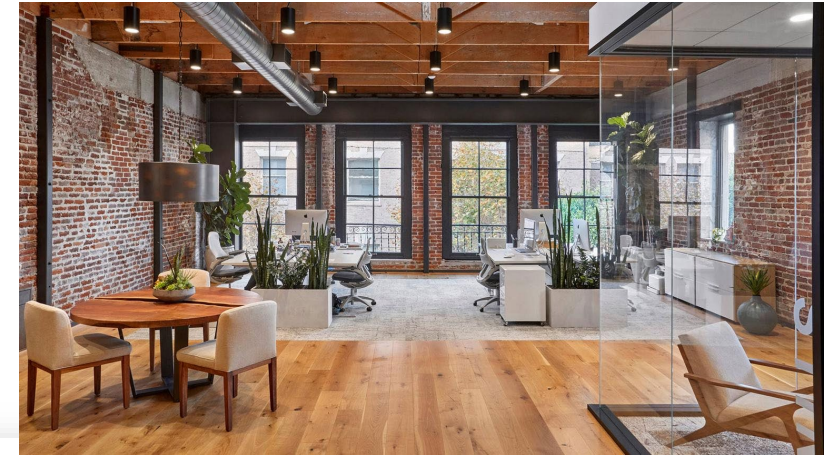


Floor Plan – First Floor



Floor Plan – Second Floor – Two Available Suites

\$1,000/Month - Full Service



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Prepared by: ZOEM Real Estate Investments, LLC

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Brokerage | Master Planning | Civil Engineering | Municipal Services | Asset Management | Land Development

210 Adriatic Parkway Suite 200 | McKinney, Texas 75072 | Tel 469.424.5900

Information About Brokerage Services



11-2-2015



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.

ZOEM Real Estate Investments, LLC	0593669		469-424-5900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Henry Alan Butler	392437	henryalanbutler@gmail.com	469-424-5900
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly Dawn Sanchez	823200	kim.sanchez@thesanchezgroup.biz	469-424-5900
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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