



HENRIETTA PAD SITES

NEC Spur 510 & Hwy 287
Henrietta, Texas, 76365

FOR SALE
± 1.27 - 16.86 Acres

NAI Robert Lynn / Retail

FEATURES + DEMOGRAPHICS



Pad Sites Available for Sale:

- Pad Site 1: ± 1.64 Acres
- Pad Site 2: ± 1.27 Acres
- Pad Site 3: ± 1.37 Acres
- Pad Site 4: ± 2.49 Acres



Ideal Location for Quick Service Restaurants (QSRs) and Hotels



Over 1,500ft of Frontage on Highway 287



Located at the Entrance to the City of Henrietta

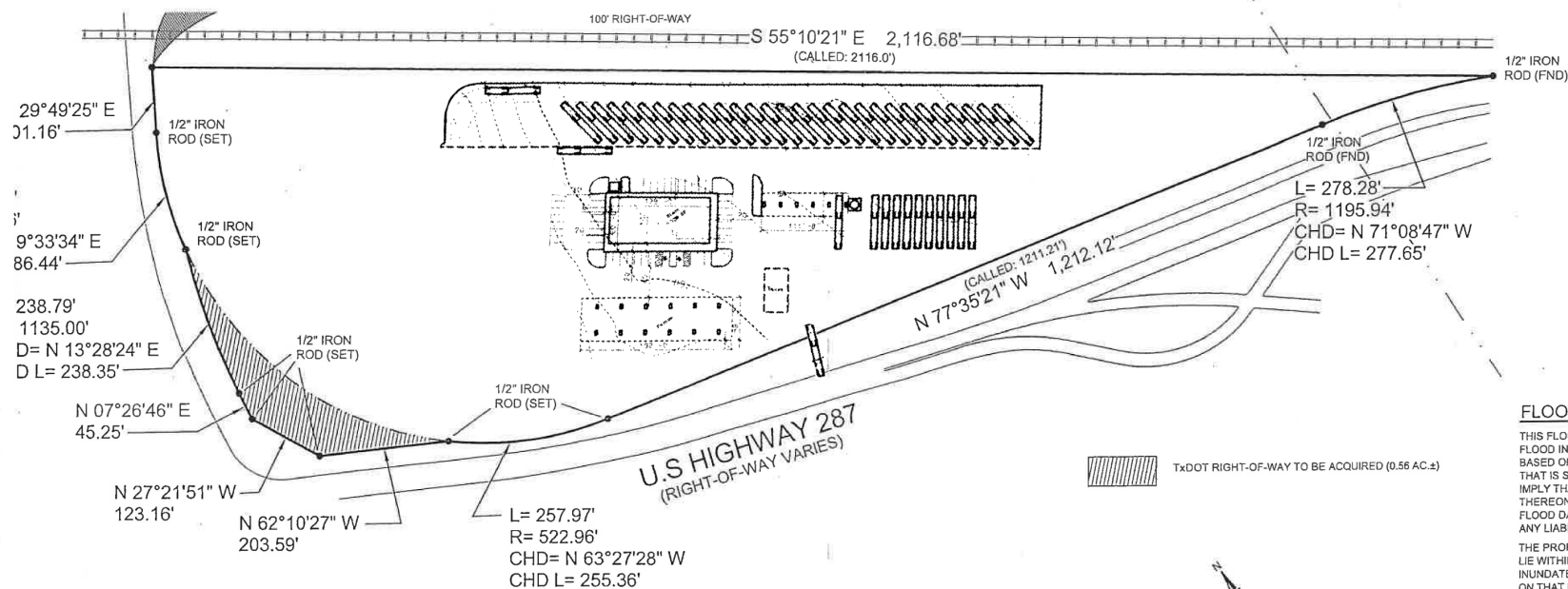


Sale Price: Contact Broker



	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	147	4,014	4,809
TOTAL HOUSEHOLDS	64	1,669	2,025
AVERAGE HOUSEHOLD SIZE	2.1	2.3	2.3
AVERAGE HOUSEHOLD INCOME	\$83,111	\$76,578	\$77,761





FIELD NOTES

OF LAND OUT OF THE S.F.I.W. CO. SURVEY NO. 1, A-439, AND IO. 2, A-875, SAID TRACT OF LAND TO INCLUDE THAT PARCEL OF LAND AS DESCRIBED AS TRACT ONE IN VOLUME OFFICIAL PUBLIC RECORDS OF CLAY COUNTY, TEXAS AND A AND IN TxDOT RIGHT-OF-WAY LOCATED AT THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287 AND EXPRESSWAY ACCESS ROAD (SPUR 510);

IRON ROD FOUND AT THE INTERSECTION OF THE RIGHT-OF-WAY LINE OF THE FORT WORTH & DENVER RAILROAD RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 287 AND EXPRESSWAY ACCESS ROAD (SPUR 510);

21° EAST 2,116.68 FEET ALONG THE SOUTHWEST CORNER OF THE FORT WORTH & DENVER RAILROAD TO A 1/2" IRON ROD SET AT THE INTERSECTION OF SAID SOUTHWEST RIGHT-OF-WAY LINE AND RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287;

ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287 (3) BEARING AND DISTANCES:

1. CURVE TURNING TO THE LEFT, WITH A RADIUS OF 1195.94 FEET, AN ARC LENGTH OF 278.28 FEET AND HAVING A CHORD BEARING OF NORTH 13°28'24" WEST FOR A CHORD LENGTH OF 277.65 FEET TO A 1/2" IRON ROD SET;

2. CURVE TURNING TO THE RIGHT WITH A RADIUS OF 522.96 FEET, AN ARC LENGTH OF 257.97 FEET, AND HAVING A CHORD BEARING

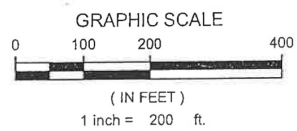
THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND RUNNING INTO AND THROUGH THE RIGHT-OF-WAY OF U.S. HIGHWAY 287 THE FOLLOWING FOUR (4) BEARING AND DISTANCES:

THENCE NORTH 62°10'27" WEST 203.59 FEET TO A 1/2" IRON ROD SET;
 THENCE NORTH 27°21'51" WEST 123.16 FEET TO A 1/2" IRON ROD SET;
 THENCE NORTH 07°26'46" EAST 45.25 FEET TO A 1/2" IRON ROD SET;
 THENCE WITH A CURVE TURNING TO THE RIGHT, WITH A RADIUS OF 1135.00 FEET, AN ARC LENGTH OF 238.79 FEET, AND HAVING A CHORD BEARING OF NORTH 13°28'24" EAST FOR A CHORD LENGTH OF 238.35 FEET TO A 1/2" REBAR SET ON THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 287 EXPRESSWAY ACCESS ROAD (SPUR 510);

THENCE RUN ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 287 EXPRESSWAY ACCESS ROAD (SPUR 510) THE FOLLOWING TWO (2) BEARING AND DISTANCES:

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 522.96 FEET, AN ARC LENGTH OF 187.44 FEET AND HAVING A CHORD BEARING OF NORTH 19°33'34" EAST FOR A CHORD LENGTH OF 186.44 FEET TO A 1/2" IRON ROD SET;
 THENCE NORTH 29°49'25" EAST 101.16 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16.86 ACRES, MORE OR LESS.

TxDOT RIGHT-OF-WAY TO BE ACQUIRED (0.56 AC.±)

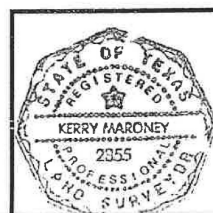


FLOODPLAIN INFORMATION

THIS FLOOD STATEMENT: (i) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (ii) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (iii) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR. THE PROPERTY DESCRIBED HEREON DOES LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR CLAY COUNTY, TEXAS, COMMUNITY PLAN NUMBER 48077C0162D AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED APRIL 2, 1991. Zone: X.

BASIS OF BEARINGS

SOUTH 55°10'21" EAST FOR THE SO LINE OF FORT WORTH & DENVER RAILROAD PER VOL. 23, PG. 160 C.C.D.R.



I hereby certify that this survey of the property located at U.S. HIGHWAY NO. 287 described as 16.86 AC out of the S.F.I.W. CO., SURVEY NO. 1, A-439 AND S.F.I.W. CO. SURVEY NO. 2, A-875 CLAY County, Texas, was made on the ground, correctly represents the facts found at the time of the survey, and satisfies the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey as of the 4th day of JUNE, 2012.





AGENT

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THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

NEC Spur 510 & Hwy. 287 | Henrietta, Texas 76365

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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.

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