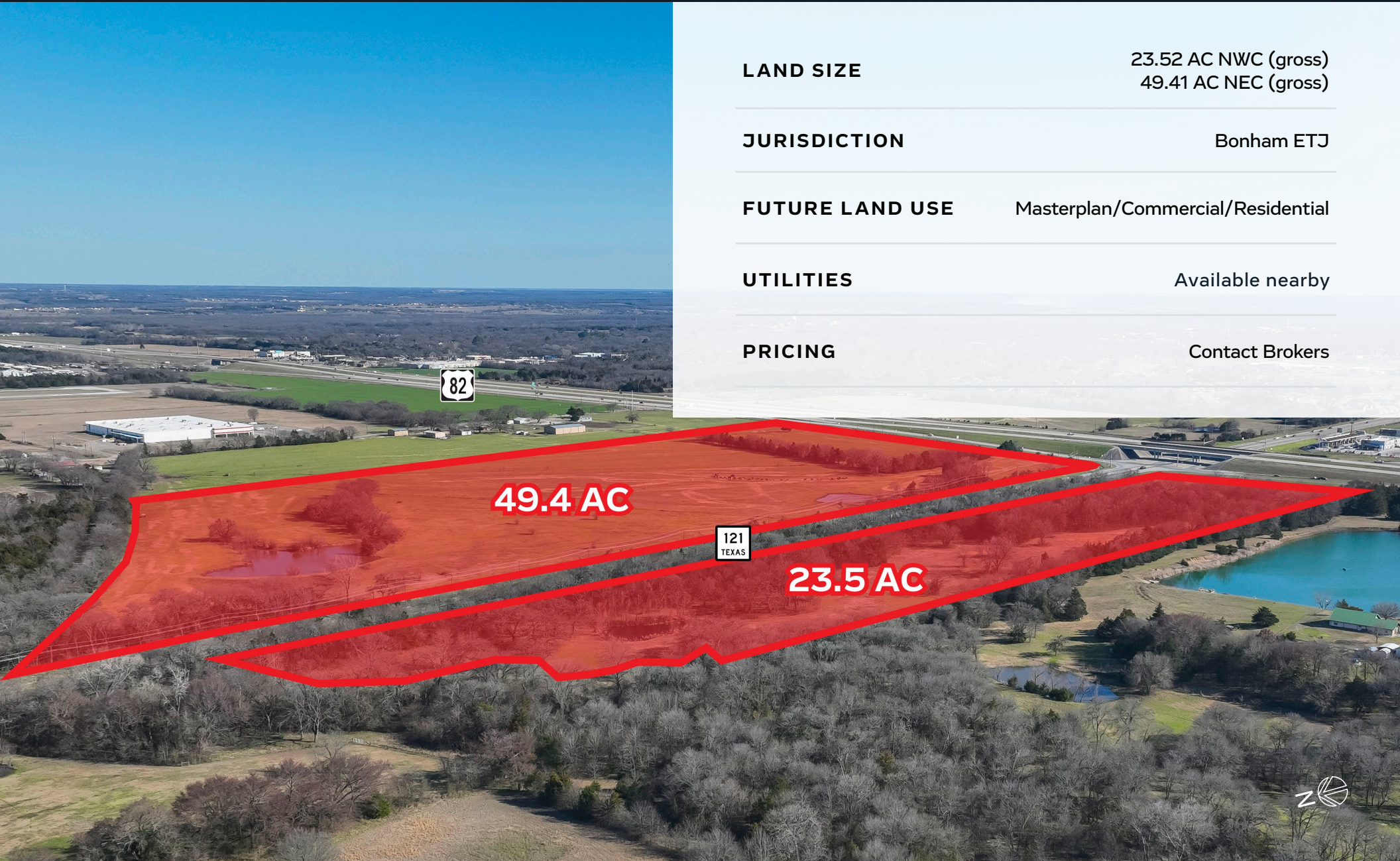




NEC & NWC US HWY 82 & HWY 121

BONHAM, TX 75418

PROPERTY DETAILS



LAND SIZE

23.52 AC NWC (gross)
49.41 AC NEC (gross)

JURISDICTION

Bonham ETJ

FUTURE LAND USE

Masterplan/Commercial/Residential

UTILITIES

Available nearby

PRICING

Contact Brokers

PROPERTY AERIAL



PROPERTY AERIAL



OBLIQUE AERIAL



OBLIQUE AERIAL



BOIS D'ARC LAKE PROJECT

Bois d'Arc Lake is the first major reservoir to be built in Texas in nearly 30 years. After 15 years of planning and permitting, construction began in May of 2018. The lake, located northeast of Bonham in Fannin County, will provide the water needed to serve a growing population of 1.7 million North Texans. The reservoir's two-mile-long and 90-foot-tall dam will create a lake capable of storing 367,609 acre-feet of water (120 billion gallons). Water delivery is scheduled to begin in 2022. This additional storage will help ensure crucial water supplies for the future of our growing region.



BOIS D'ARC LAKE PROJECT



BOIS
D'ARC
LAKE

Bois d'Arc Lake

From Lake to Tap



DAM AND INTAKE STRUCTURE

A 90-foot-tall, two-mile-long dam will collect water in the reservoir before the lake's 110-foot-tall intake tower transfers it to the raw water pump station.



BOIS d'ARC LAKE

Bois d'Arc Creek, Honey Grove Creek and the remaining Bois d'Arc Lake watershed will fill Bois d'Arc Lake 22 feet deep (on average) with 367,609 acre-feet of water.



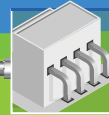
RAW WATER PIPELINE

The raw (or untreated) lake water will travel 35 miles in a 90-inch pipe to a 210-million-gallon (70-acre) storage reservoir at a new water treatment plant in Leonard.



WATER TREATMENT PLANT

The Leonard Water Treatment Plant will initially clean up to 70 million gallons of water each day.



RAW WATER PUMPING STATION

The water pump station will house nine pumps in a building roughly the size of a football field with the ability to move up to 236 million gallons of water each day.



MEMBER AND CUSTOMER CITIES

The water will be distributed through the NTMWD regional water system to member and customer communities across 2,200 square miles.



TREATED WATER PIPELINE

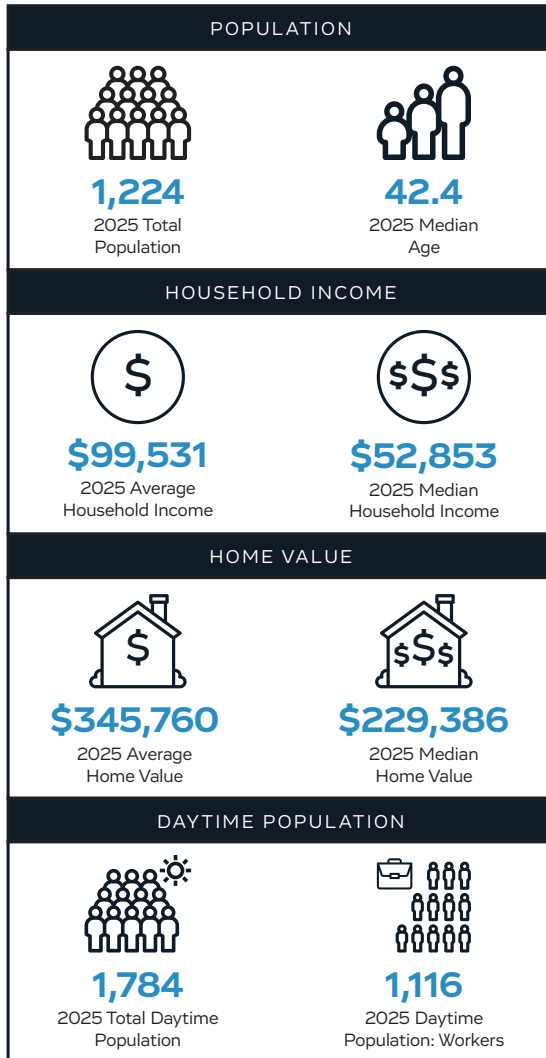
The clean water will travel approximately 25 miles through a new 84-inch pipe that will be added to the existing regional system.



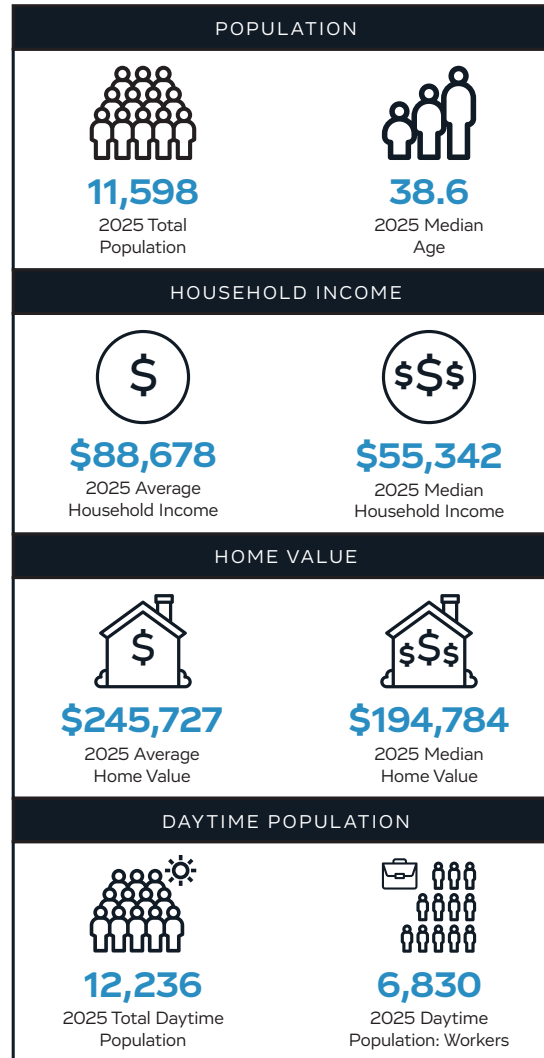
January 2019

DEMOGRAPHICS

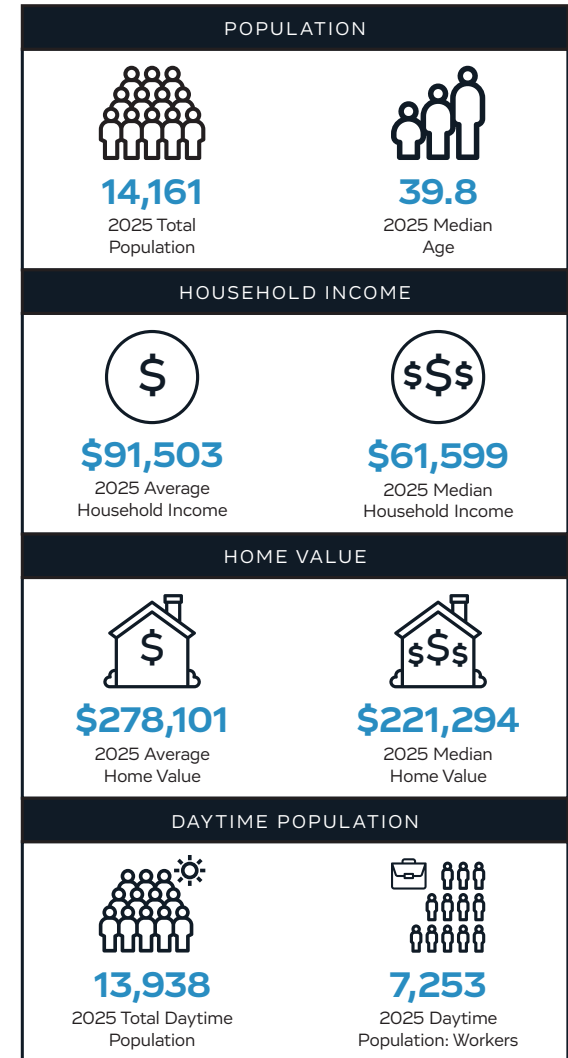
1 MILE



3 MILE



5 MILE





SCOTT SMITH

SENIOR VICE PRESIDENT

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214.720.3663

CORBIN TANENBAUM

SENIOR VICE PRESIDENT

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ASSISTANT VICE PRESIDENT

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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.
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- 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

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AS AGENT FOR OWNER (SELLER/LANDLORD):

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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

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Scott Smith

Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Corbin Tanenbaum

Sales Agent/Associate's Name

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