

LAND for SALE

Jefferson Rd & Loop 286

3375 E Jefferson Rd.
Paris, Texas 75460



AVAILABLE

+/- 196.3 acres

PRICE

\$1,668,550.00
(\$8500/acre)

UTILITIES

City sewer, water and electric available

TRAFFIC COUNTS

Over 12,000 VPD

PROPERTY INFORMATION

- Average daily traffic counts of 12,000 VPD
- 1.0 miles from Paris Junior College
- Less than 1 mile to new \$54M High School
- Less than 1 mile to the future 500 acre Paris Lakes medical & retail development
- MLS # 14600797

DEMOGRAPHICS

Variable	5 mile	10 miles	15 miles
2020 Population	30,309	39,750	49,264
Daytime Population	33,982	41,736	49,387
Average HH Income	\$58,547	\$62,337	\$62,914

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FOR MORE INFORMATION:

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Directions:

From Hwy 19 & Hwy 24, head East on Loop 286 and go left on Jefferson Road (by Pathway Church), go 3/10 mi and property is on the right.

Property is:

- *2/10 mile from the new \$54M Paris High School*
- *7/10 mile from Love Civic Center*
- *1 mile from Paris Junior College*

From property frontage on SE Loop 286 (100 ft of frontage):

- *Property is directly in front of Paris Lakes Medical and Retail Development*
- *7/10 mi from Paris Lakes Development to property entrance on Jefferson Rd.*



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RIDGE POINTE

commercial real estate

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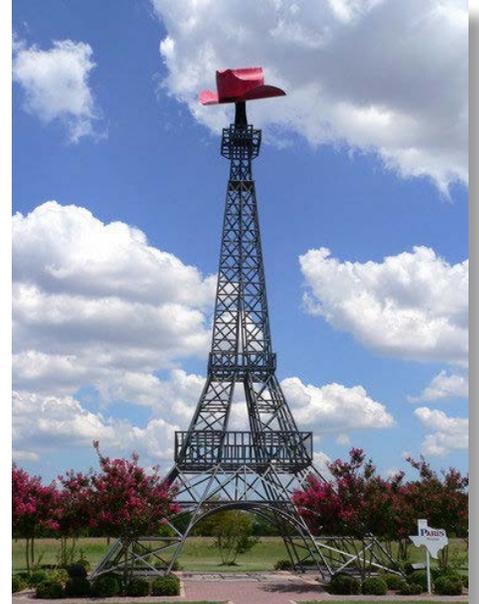
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Paris, the County Seat of Lamar County, is the business, retail and healthcare hub for the surrounding region of Northeast Texas and Southeastern Oklahoma. Located in the central time zone, Paris is strategically situated to serve the 1-35 Corridor and the Southern United States. Sitting midway between the East and West coasts allows easy access to major TX markets and the entire Southern US and Mexico.

Three FORTUNE 500 Companies (Campbell's Soup, Kimberly-Clark, Florida Power & Light dba NextEra) are located in Paris, as well as J. Skinner Baking Co. and Turner Industries. Paris has an available, skilled workforce, and long-standing partnerships with Paris Junior College to provide specialized and customized industry training. We have an excellent multi-modal transportation network (highways, air, rail). Industrial land and sites are available to meet your needs. Paris has an abundant water supply from Pat Mayse Lake now and in the future. Paris is home to the annual Tour de Paris Bicycle Rally, and our famous landmark the Eiffel Tower stands 65 feet tall with a red cowboy hat.

<http://www.paristexasusa.com/doing-business>



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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.
- **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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
DeAnna Mitchell	507796	dmitchell@ridgepcr.com	214-908-1199
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date