

BOAT STORAGE PORTFOLIO

FOR SALE

Five Turnkey Land & Storage Assets in Emory & Streetman Texas



BOAT STORAGE PORTFOLIO NEAR 2 POPULAR TEXAS LAKES

OVERVIEW:

A rare opportunity to acquire a value-add portfolio of 5 boat storage locations and lake-adjacent properties in two Texas regions—Emory and Streetman, strategically located near lake destinations, these parcels offer both immediate and long-term value for investors, developers, or owner-operators in the marine storage and recreational space. This is a value-add deal being sold as is.

PROPERTY HIGHLIGHTS:

- Total Acreage: 24.515 acres across 9 parcels
- Locations close to lakes: All sites located within minutes of Texas lakes
- Zoning: Boat storage and recreational use potential
- Ownership: Clean title, estate-owned, ready for disposition
- Market: Rising demand for lake storage due to population growth and recreational boating in Texas

WHY INVEST IN TEXAS BOAT STORAGE?

- Growing recreational demand from Dallas-Fort Worth and Houston markets
- Limited supply of lake-proximate storage options
- Land appreciation near waterfront regions
- Multiple exit strategies: Expand storage, sell as individual parcels, or lease to operators

For more information, please contact **Bethany Williams** or **David English**

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EMORY, TX LAKE FORK & LAKE TAWAKONI REGION:

Known for exceptional fishing, boating, and tourism traffic

LAKE FORK FM 17 BOAT STORAGE

3219 FM 17, Emory, TX

- Size: 2.425 acres
- Parcel ID: 52676

LAKE FORK BOAT RENTAL & ADJACENT LOT

FM 515, Emory, TX 75440

- Size: 2.0 acres
- Parcel ID: 4258

139 RS County Road 3330, Emory, TX 75440

- Size: 0.34 acres
- Parcel ID: 4259

BOAT STORAGE & 2 ADJACENT LOTS

2140 FM 2946, Emory, TX 75440

- Size: 2.0 acres
- Parcel ID: 30352
- 15,300 square feet of storage space

FM 2946, Emory, TX

- Size: 5.0 acres (adjacent to above)
- Parcel ID: 4293

FM 2946, Emory, TX

- Size: 7.0 acres (adjacent to above)
- Parcel ID: 4257

STREETMAN, TX – RICHLAND-CHAMBERS RESERVOIR ACCESS:

Third-largest lake in Texas with heavy boating & storage needs

590 FM 416, Streetman, TX 75859

- Size: 2.75 acres (combined)
- Parcel ID: 8664 & 8657

FM 416, Streetman, TX 75859

- Size: 3.0 acres
- Parcel ID: 16426

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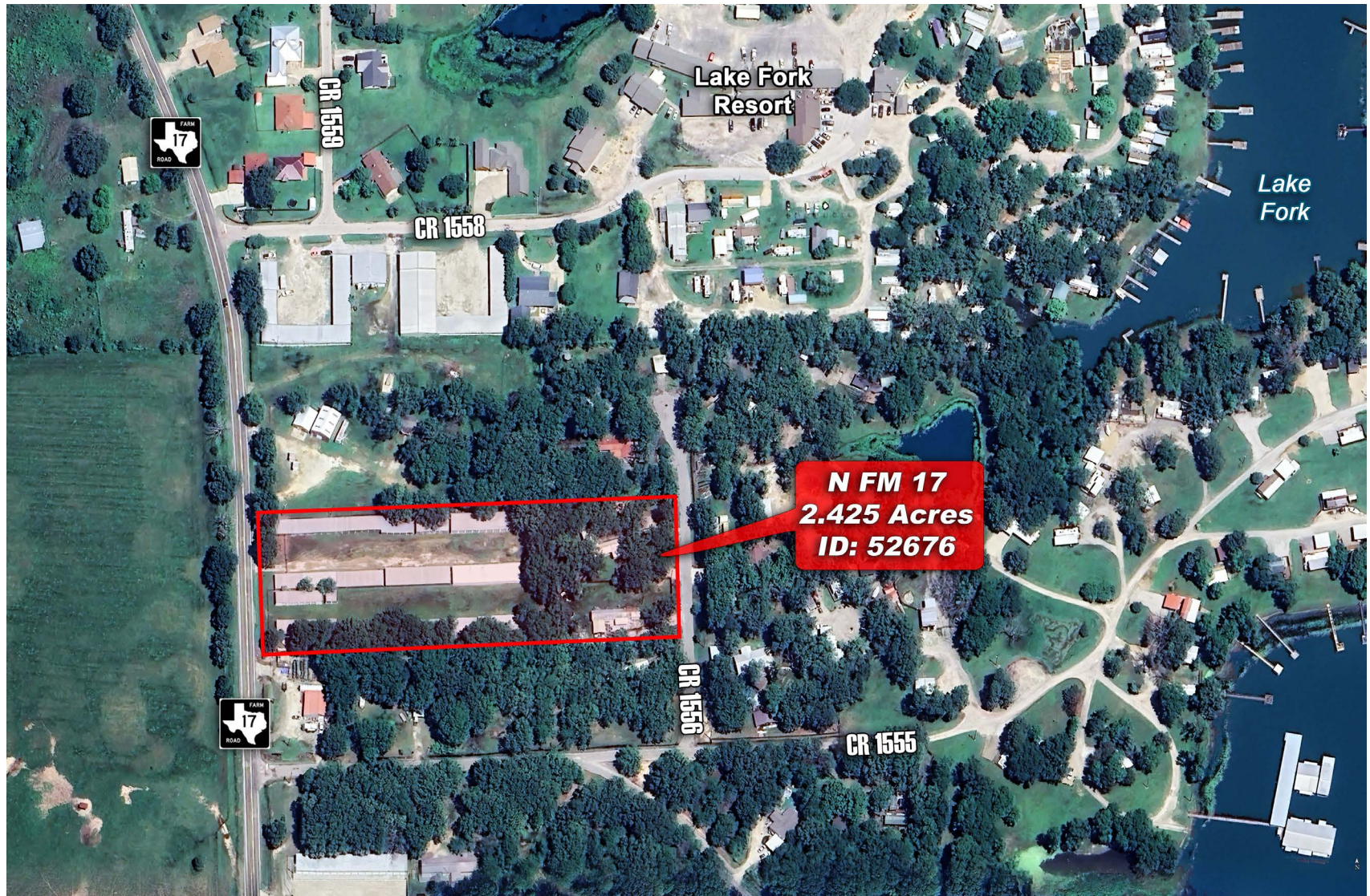
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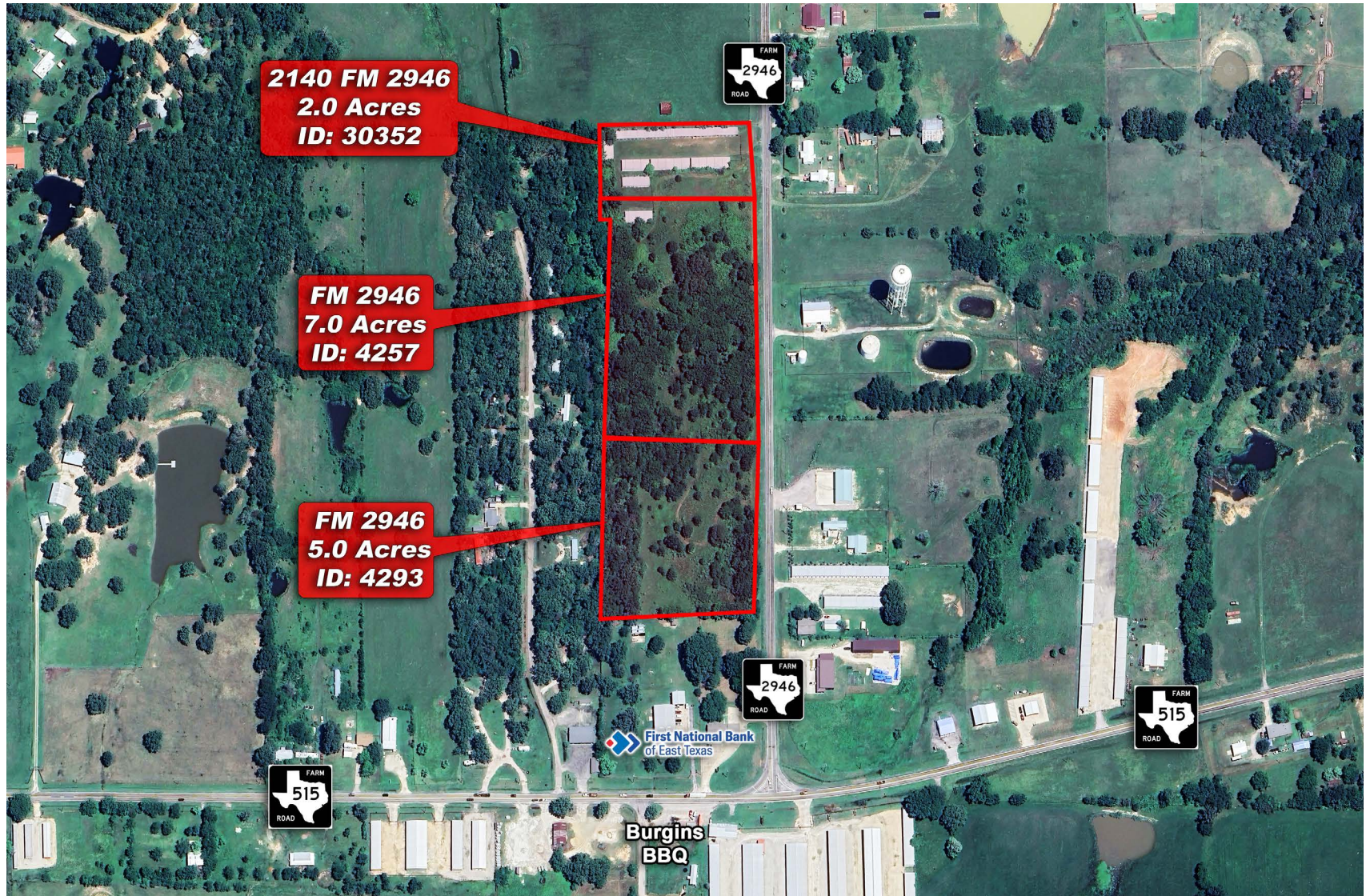
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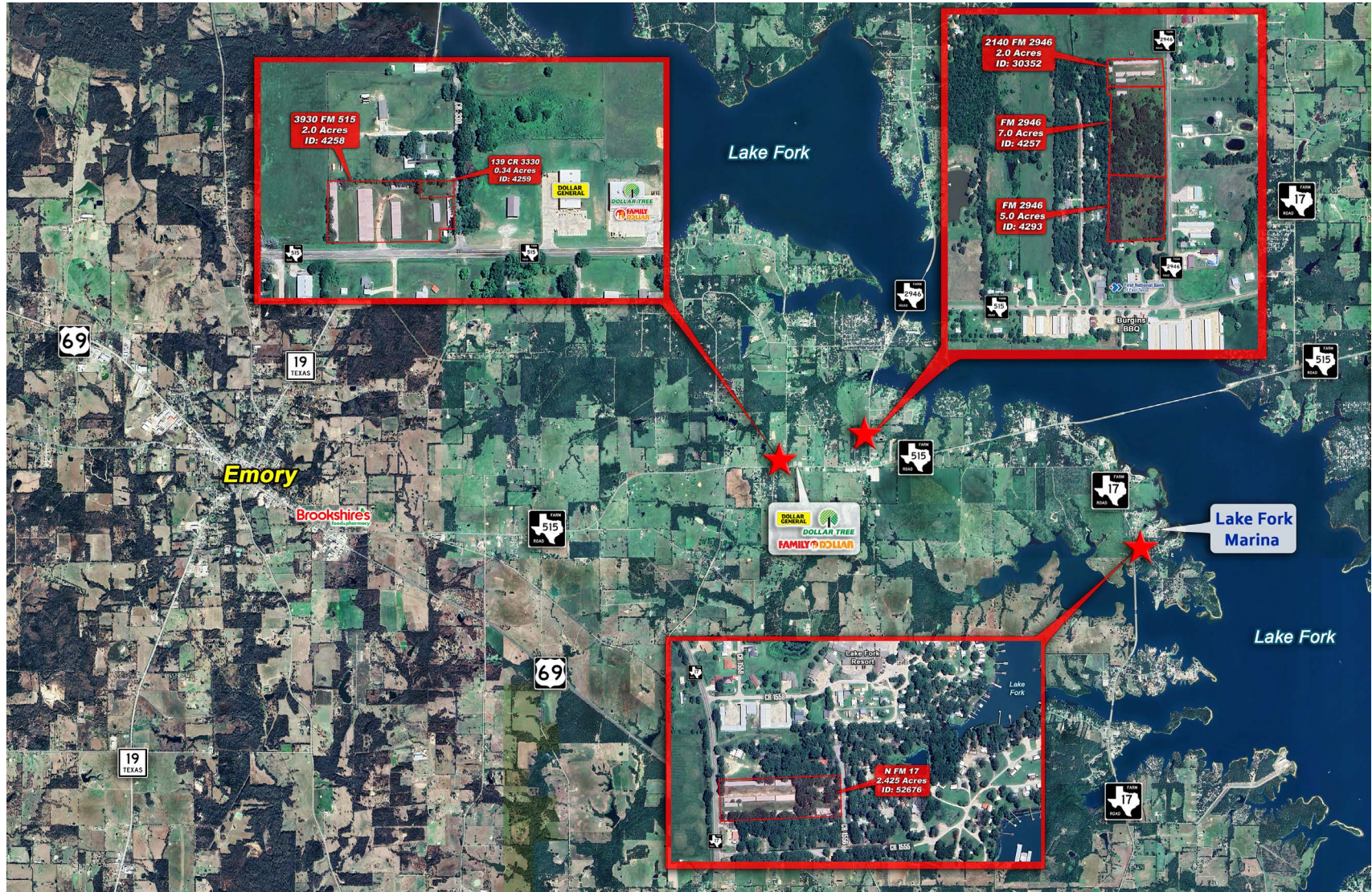
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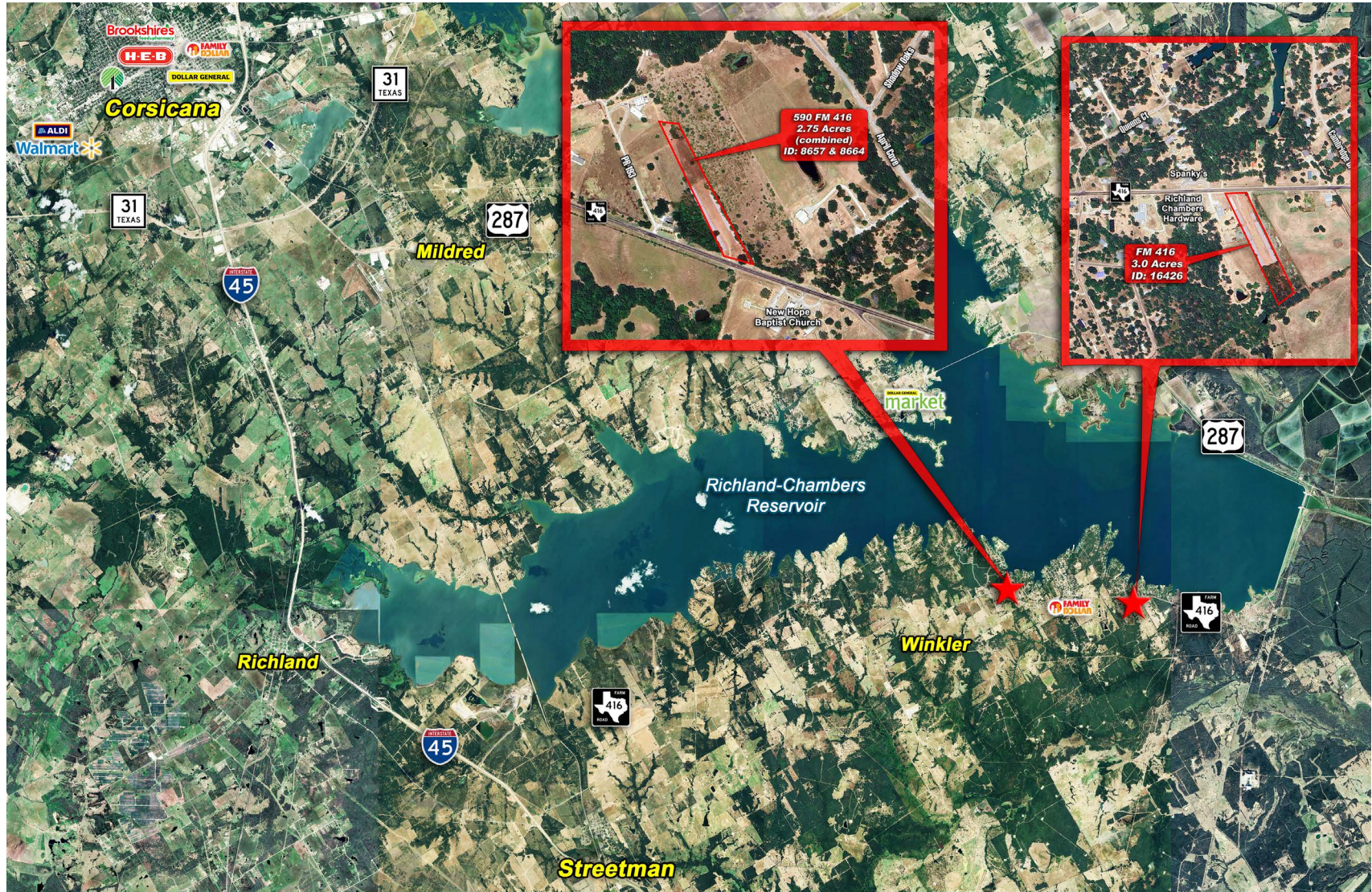
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EMORY, TX - COMMERCIAL MARKET OVERVIEW:

DEMOGRAPHICS & GROWTH FACTORS:

- Located in Rains County, a rural but steadily growing area due to its proximity to Lake Fork and Greenville.
- Population growth of 12.2% since 2020 is fueling small business development and increased demand for essential services.
- Lake Fork is a popular destination for the Bassmaster Elite Series tournaments. These tournaments are the highest level of professional bass fishing and attract top anglers.
- Lake Fork is a well-regarded fishing lake and has been featured in Bassmaster Magazine top 100 lists.

COMMERCIAL DEMAND:

- Opportunities exist in service-oriented businesses (healthcare, retail, dining) due to limited local supply.
- Emory is the county seat, so government-related commercial activity is a steady anchor.
- Proximity to Lake Fork brings in tourism, making hospitality and retail properties more attractive.
- Increased interest in the lake for fishing is driving demand for RV parks, Airbnbs, and other supportive services.

TRENDS:

- Small strip centers, standalone retail, and mixed-use developments are emerging.
- Average commercial land price ranges between \$2-\$8 per sq ft, depending on highway frontage and utilities.



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STREETMAN, TX - COMMERCIAL MARKET OVERVIEW:

DEMOGRAPHICS & GROWTH FACTORS:

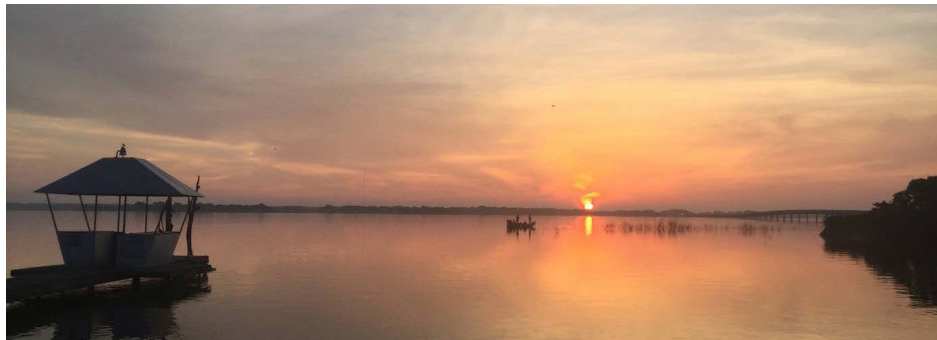
- Straddles Freestone and Navarro Counties, with easy access to I-45 between Dallas and Houston.
- Population is small (~273) but has grown significantly (over 40% increase between 2021-2022).

COMMERCIAL DEMAND:

- Ideal for logistics, storage, and highway-front services due to its I-45 access.
- Lake Richland Chambers nearby adds seasonal tourism potential for service businesses (gas stations, diners, RV parks, etc.).

TRENDS:

- Investors are targeting undeveloped highway frontage for long-term commercial development.
- Pricing varies but is generally lower than Emory, often \$1.50–\$5 per sq ft depending on visibility and infrastructure.



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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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|---|-------------|------------------------|--------------|
| Ridge Pointe Commercial Real Estate LTD | 9002250 | info@ridgepcr.com | 972-961-8532 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| David English | 370006 | denglish@ridgepcr.com | 214-676-6424 |
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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Bethany Williams | 801880 | bwilliams@ridgepcr.com | 469-534-2350 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date