



www.avidrea.com  
214.379.1040

# 1.32 Acres Adjacent to Future Allsup's Quinlan, TX

NWQ SH 34 & Main Street  
Quinlan, TX 75474

Contact Broker for More Information:

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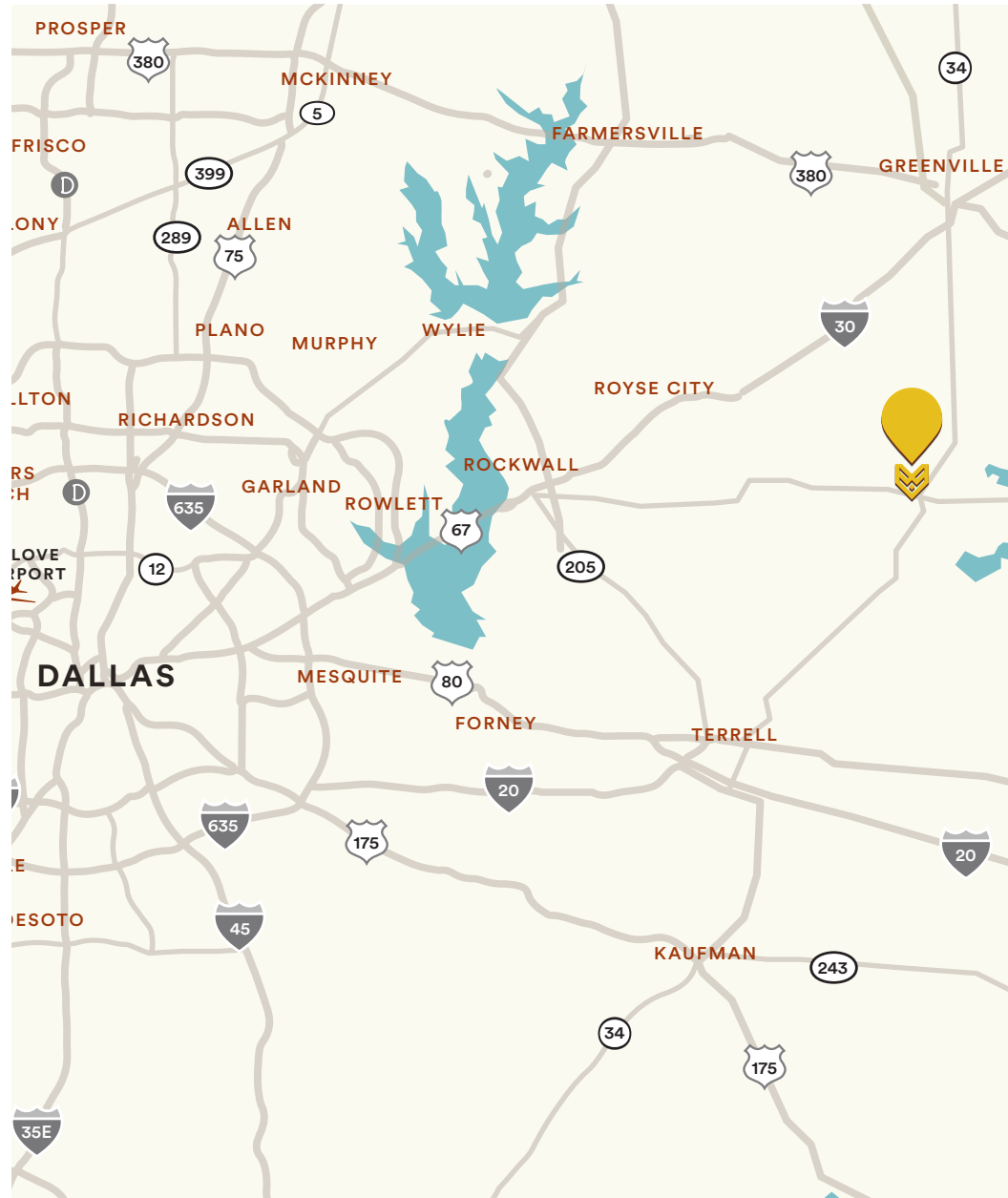


# Property Details

<b>LOCATION</b>	NWQ SH 34 & Main Street	
<b>AVAILABLE</b>	1.32 AC	
<b>PRICE</b>	Please Call for Pricing	
<b>ZONING</b>	Commercial	
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>» Adjacent to future Allsup's Convenience Store</li> <li>» Full flow access through HWY 34, Main Street, &amp; E 1st Sreet</li> </ul>	
<b>AREA RETAIL &amp; TRAFFIC DRIVERS</b>	Dairy Queen, Murphy USA, Pizza Hut, Metro by TMobile, Walmart, Dollar Tree, O'Reilly Auto Partners, McDonald's, AutoZone, Burger King, American National Bank & Trust, Brookshire's, Taco Bell, Sonic, Soulman's Barbeque, Fix & Feed, Domino's, Dollar General	
<b>TRAFFIC COUNTS</b>	SH 34 & E Quinlan Pkwy 19,586 CPD 2020	E Quinlan Pkwy 17,324 CPD 2020

## Demographics:

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	1,576	4,828	11,361
<b>EST. POP GROWTH 2021-26</b>	2.3%	2.3%	2.3%
<b>MEDIAN AGE</b>	39.9	40.8	41.7
<b>NUMBER OF HOUSEHOLDS</b>	688	2,077	4,848
<b>AVG HOUSEHOLD INCOME</b>	\$57,196	\$60,399	\$68,456
<b>MED HOUSEHOLD INCOME</b>	\$46,410	\$54,139	\$60,721



# Aerial



# Zoom Aerial



# Site Plan



**LEGEND**

---	BOUNDARY LINE
- - -	BOUNDARY ADJACENT
- X - X - X - X -	PROPOSED FENCE
- - - - -	EXISTING EASEMENT LINE
- - - - -	PROPOSED EASEMENT LINE
- - - - -	BUILDING SETBACK LINE
- - - - -	PARKING SPACE COUNT
R	ADA RAMP
⊕	ADA
⊕	PROPOSED ACCESSIBLE PARKING SPACE SIGN

**SITE DATA**

EXISTING SITE AREA	3.26 ACRES (142,069 SF)
PROPOSED SITE AREA	1.14 ACRES (49,156 SF)
EMPTY SITE AREA	1.12 ACRES (47,913 SF)
BUILDING AREA	5,170 SF
CURRENT ZONING DISTRICT	COMMERCIAL (C)
PROPOSED ZONING DISTRICT	COMMERCIAL (C)

**BUILDING SETBACK**

FRONT (EAST)	25'	146'
SIDE (NORTH)	25'	20'
SIDE (SOUTH)	25'	160'
REAR (WEST)	25'	67'

**PARKING DATA**

REQUIRED	MINIMUM OF 4 SPACES
PROVIDED BUILDING SPACES	22 SPACES
PROVIDED PUMP SPACES	12 SPACES
TOTAL	34 SPACES
PROVIDED TRUCK PARKING	10 SPACES

**PAVEMENT DATA**

1. CONCRETE	78,808 SF
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BW GAS & CONVENIENCE RETAIL, LLC  
HAS REVIEWED AND APPROVES  
THIS SITE PLAN

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



**811**  
Know what's below.  
Call before you dig.  
THE LOCATION OF EXISTING UTILITIES SHALL BE DETERMINED BY AN INDIVIDUAL WHO IS TRAINED AND LICENSED BY THE STATE OF TEXAS TO CONDUCT UTILITY LOCATIONS. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FOR ALL UTILITIES TO BE EXCAVATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

**ATWELL**  
COMMERCIAL DESIGN ATWELL LLC  
1000 WEST HICKORY, SUITE 400  
HUNT COUNTY, TEXAS 75642

PROJECT: BW GAS & CONVENIENCE RETAIL, LLC  
SITE: HIGHWAY 34 & MAIN ST  
CITY OF QUINLAN  
HUNT COUNTY, TEXAS

DATE: DECEMBER 06, 2021  
REVISION: MARCH 24, 2022

SCALE: 1" = 30 FEET  
DR: KS  
CHK: ME  
DATE: 3/24/22  
BOOK: \_\_\_\_\_  
JOB: 21004626  
SHEET NO: CN-06

**NOT FOR CONSTRUCTION**



# Information About Brokerage Services

11-2-2015



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.

**Avid Real Estate Advisors, LLC**

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

**#9008251**

License No

E-mail

**214.379.1040**

Phone

**Ryan Jordan**

Designated broker of Firm

**#622105**

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E-mail

**214.379.1043**

Phone

Licensed Supervisor of Sales Agent/Associate

License No

E-mail

Phone

Sales Agent/Associate's Name

License No

E-mail

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)