

BANK-ORDERED SALE
ALL OFFERS CONSIDERED

ONLINE AUCTION
DECEMBER 17

WELL-MAINTAINED BANQUET HALL / SPECIAL EVENTS FACILITY

11361 HIGHWAY 300, GILMER, TEXAS – LONGVIEW AREA

Minimum Starting Bid: \$300,000

Suitable for a Variety of Uses Including: Restaurant, Religious, Medical Facility, Funeral Home, Entertainment Venue or Private Luxury Estate

ON-SITE INSPECTIONS: CALL FOR INFORMATION



1% "Quick-Close" Discount on Gross Sale Price if Closed by Year-End!

PROPERTY HIGHLIGHTS

This brick and stone building is completely up-to-code and features an expansive reception hall, two multi-service restrooms, offices, and a well-maintained commercial-grade kitchen with storage areas, multiple patios, finished shed and gazebos. Property offers seven acres of additional land for future expansion or alternative use.

Potential for New Commercial or Residential Development – No Rezoning Required

LOCATION INFORMATION

The property is located just 1.25 miles north of the State Hwy. 300 and FM 1844 intersection, on the south side of Upshur County and just north of Gregg County and Longview, along the east side of the State Hwy. 300 corridor.

PROPERTY DETAILS

Building Size: 5,244± SF
Parcel Size: 10.34± AC on Two Parcels
Parking: Abundant Parking – 53 Spaces

Hilco Real Estate, LLC in cooperation with Broker/Auctioneer Paul A. Lynn & Associates, LLC TREC 9000489 Auc. Lic. #0244902. The information contained herein is subject to inspection and verification by all parties relying on it. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives, or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS IN THIS BROCHURE ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. © 2019 Hilco Global, LLC.



For Additional Information, Please Call or Visit: **HilcoRealEstate.com**
FERNANDO PALACIOS 877.933.7779 fpalacios@HilcoGlobal.com



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.

Paul A. Lynn & Assoc., LLC	9000489	paullynnccim@gmail.com	713-825-1771
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul A. Lynn, CCIM	244902	paullynnccim@gmail.com	713-825-1771
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date