

Rockett Ranch Café & Event Center



A rare opportunity to own and operate an Ellis County Treasure. Full Service restaurant/bar and indoor/outdoor entertainment venue with endless opportunity. Weddings, road rallies, corporate retreats, honky-tonks, and Texas dance hall, just to name a few. Comes with 6 acres and an additional 45 acres available.

Offered at \$599,000



1007 Ferris Ave | Waxahachie, TX 75165 | Ofc. 469-517-0012 | Fax 469-517-0015

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IH 35 Visibility

Located on the high point for the area and located adjacent to IH 35. The mammoth pole sign and venue is visible for miles both North and South bound. Milford has easy access to the entire metro-plex through IH 35 and HWY 287. A perfect location for a branded highway restaurant and event center, and there is room for growth with the additional 45 acres available.

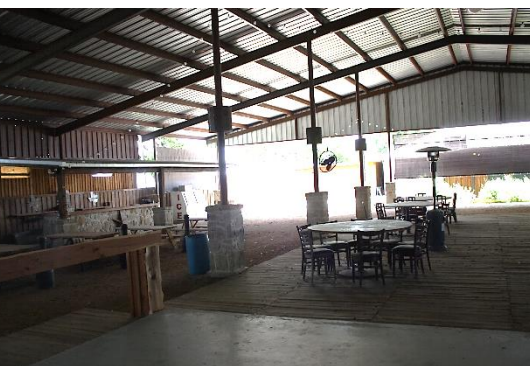


Photo By Tara Bone



Center Stage

One of the 3 performance stages and under 14,000 sf of cover. The main stage is complete with sound room, band lounge room, multiple bars to service the crowd, seating for hundreds and of course a dance floor to complete the venue, creating an amazing Texas styled Honkey Tonk and Dance Hall.



Hi View

Real Estate

Farm & Ranch, Commercial,
Investment Properties, Recreation Land and Homes

Brett Hess

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Robert Smith

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Restaurant & Bar

Complete with a traditional bar and restaurant capable of serving hundreds of hungry and thirsty guest. The interior provides a more intimate setting for those smaller private events. Interior seating for approximately 120 People plus and overflow dining area capable of serving another 100+ patrons. Flexible and expandable



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We have no reason to doubt its accuracy, but we do not guarantee it.

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Full service kitchen
Completely equipped and ready to go. Coolers, freezers, fryers, walk-ins, all thought out, efficient and ready to serve hundreds in a rapid fashion, making this a turn key restaurant and entertainment venue.



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Outdoor Stage

Adjacent to the main stage area. The outdoor stage is located on the highest ground and over looks 50+ acres that includes a heavily treed creek and potential camping area for those over nighters. Purchase includes 6 acres. The additional acreage creates an excellent RV park opportunity



HiView Real Estate

11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

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Brett Hess

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