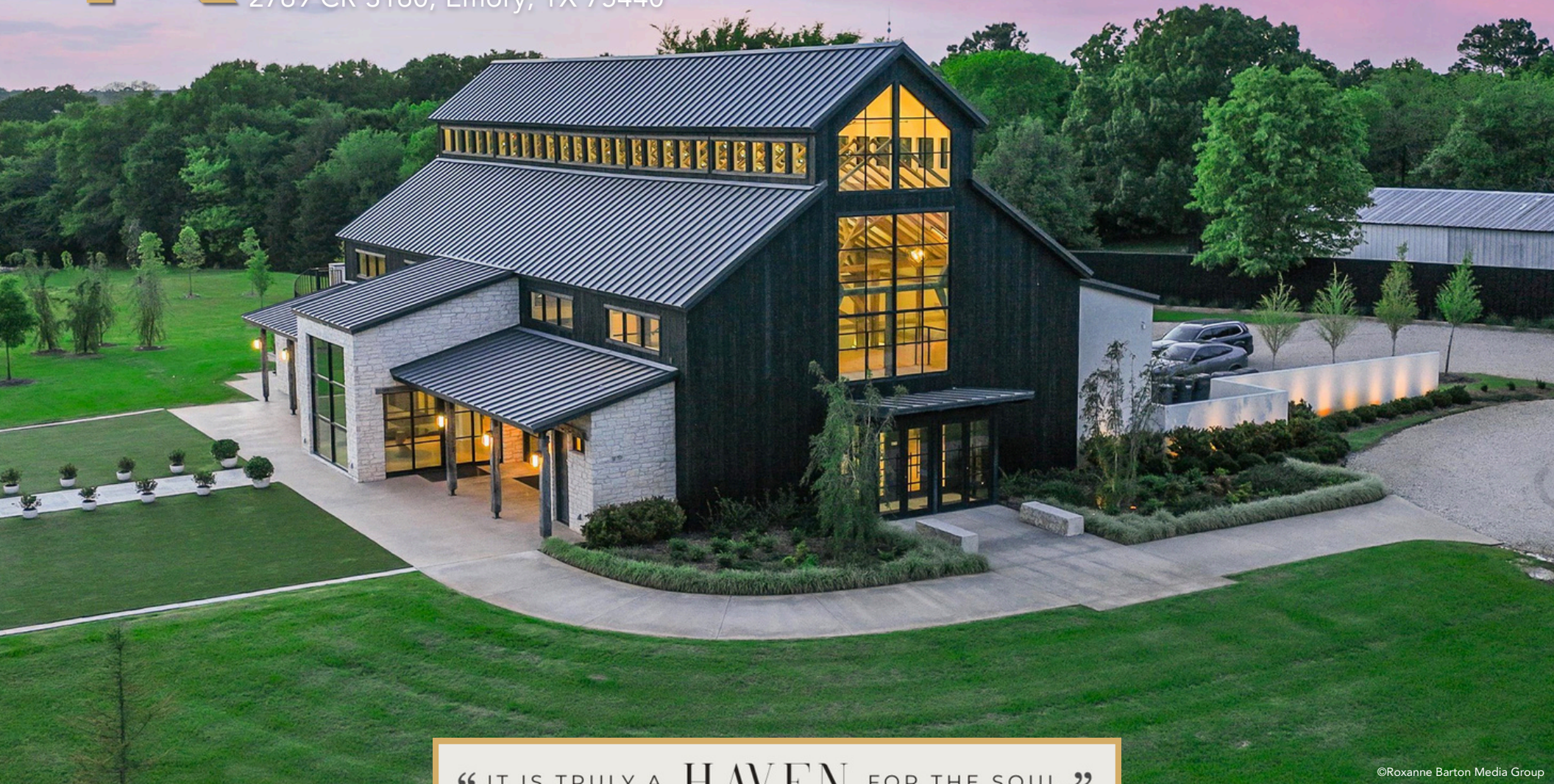


FOR SALE
Scarbrough Haven
2769 CR 3160, Emory, TX 75440



“IT IS TRULY A **HAVEN** FOR THE SOUL.”

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An aerial photograph of the Scarbrough Haven property. The image shows a large, modern building with a dark roof and white walls, situated on a green lawn. To the left of the building is a large, white, rectangular structure, possibly a greenhouse or workshop. The property is surrounded by dense green trees and a body of water in the foreground. The background shows a lake and distant hills.

Scarbrough Haven

40.297 acres of Land located in eastern Rains County near Lake Fork and is less than five miles from Emory.

Beautiful venue encompasses over 40 acres of serene, wooded lakefront, featuring a gorgeous venue space and ceremony grounds, a charming tea room, an outdoor chapel, a green house, a spacious 5,000 SF workshop, guest houses for accommodations.

Purchase Price: \$6,350,000

Venue Space
9,124 / SF

Event Venue
6,778 SF

Brick House
1,254 SF

Pool Barn
288 SF

Additional Space
8,968 / SF

Lake Workshop
5,000 SF

Guest Houses
3,968 SF

Carports
180 and 624 SF

Neighborhood & Schools: Rains ISD

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.

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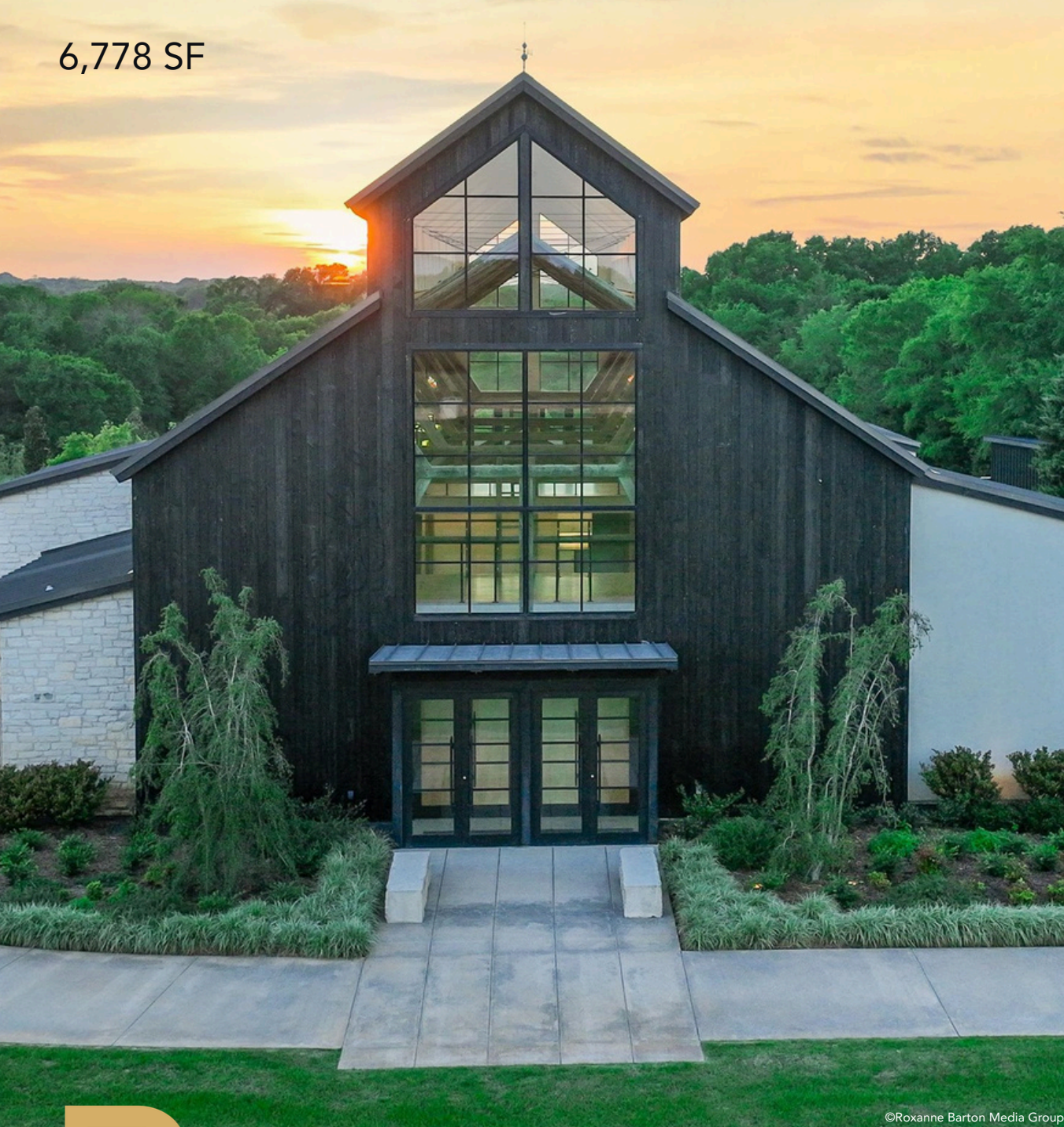


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6,778 SF



Scarbrough Haven EVENT VENUE

Approximately 6,778 SF two-story commercial building, constructed in 2018 as an event center with a main hall, commercial kitchen, five bathrooms, office, bridal suite, storage areas, dining room, two lofts, balcony, courtyard, and covered porches/patios. This structure has a concrete foundation, stone & siding exterior, standing seam metal roof, and commercial glass windows. The interior is finished with wood & tile flooring, quartz countertops, extensive custom built-ins, and antique timbers imported from an approximately 170-year-old barn from Pennsylvania.

- A modern & contemporary structure built around a hand-hewn oak frame dated from 1853, with 40-foot ceilings at its peak, two lofts, expansive windows, an outdoor sunset deck, a beautiful pond, and a large serving kitchen with a flex space for vendors.
- The building interior can accommodate 200 seated guests.
- Features include a clerestory containing fifty glass windows providing natural light, a glass and metal balustrade system, bleached pecan wood flooring, black faucets & fixtures throughout, modern light fixtures, a soothing interior color scheme. The bridal suite includes a naturally-lit dressing area for the bridal party, a shower, hand-hewn timbers with marriage marks, Shou Sugi ban and limestone exterior, and the cornerstone from the original and freestanding modern tub, a coffee & tea nook, a cantilevered hanging garden, and a private courtyard.



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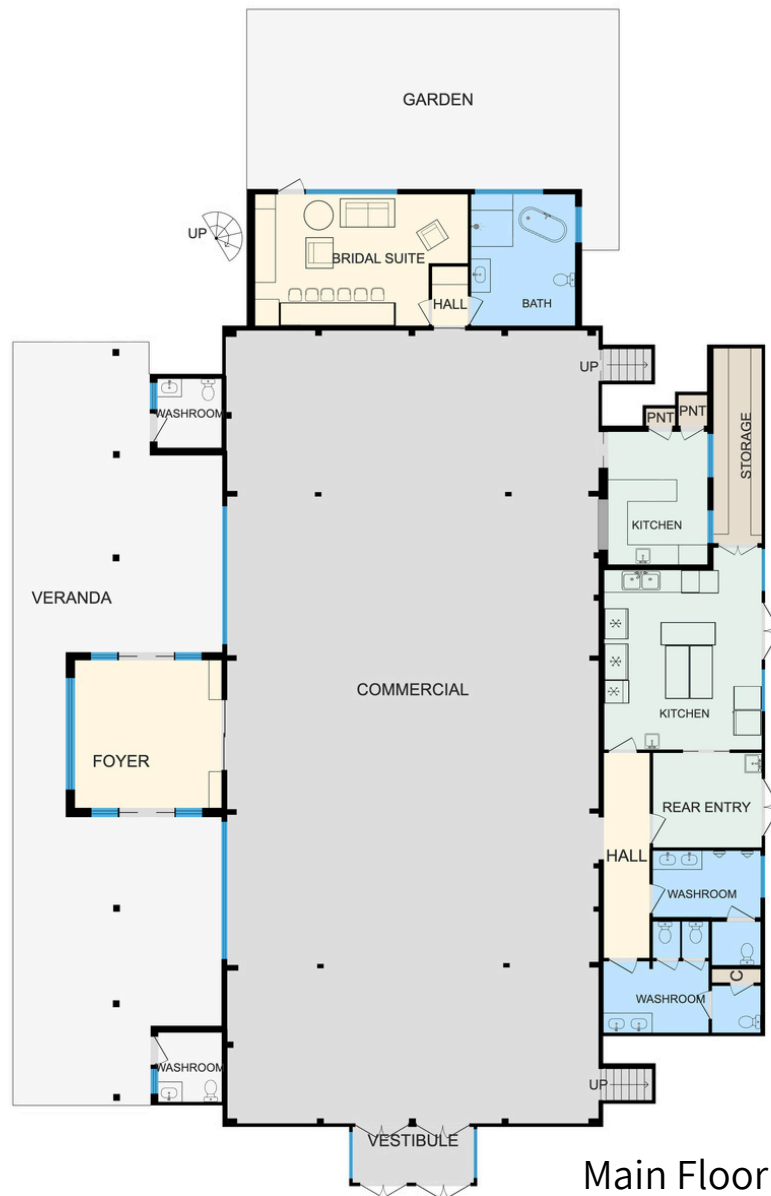


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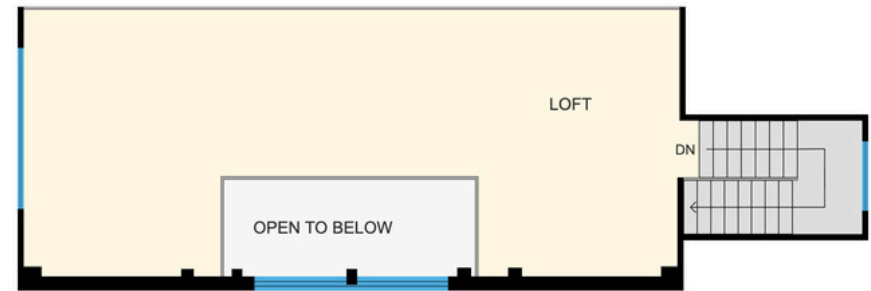
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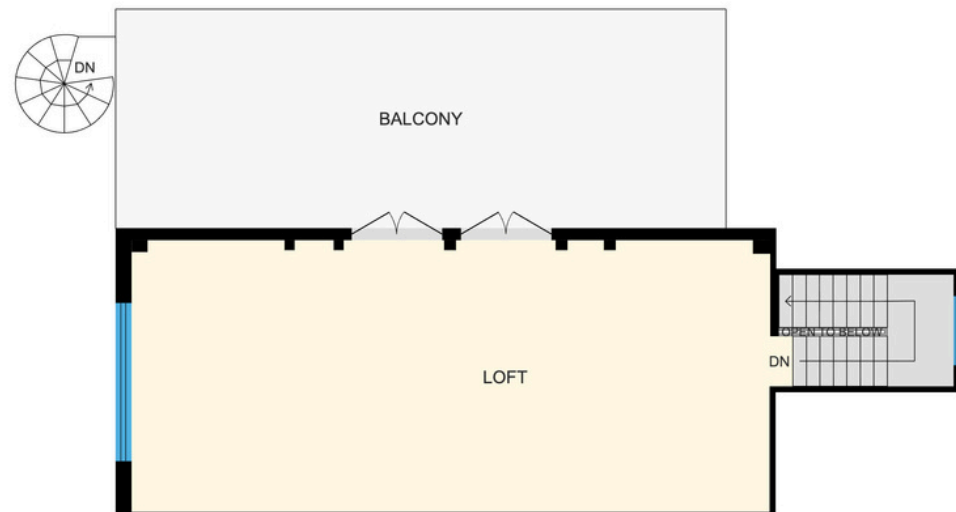
EVENT VENUE FLOOR PLAN



Main Floor



Loft 1



Loft 2

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564.3 SF

Guest Houses

Both residences were thoughtfully designed to complement the property and provide comfortable, light-filled living spaces. One home features a distinctive long, slender window above the cooktop—an unexpected architectural detail that adds character while bringing in natural light.

The second home was intentionally designed to maximize space and daylight, with an efficient layout and a wraparound countertop that extends seamlessly into the hallway, enhancing both function and flow. Although initially completed without a porch, a spacious covered porch was later added to create an inviting outdoor retreat for relaxing and enjoying the surrounding landscape. A matching covered porch was incorporated into the second home, providing continuity in design and additional outdoor living space.

549.3 SF



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1,592.5 SF



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1,262.3 SF

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Main House

One of the original structures on the property, this charming cabin-style residence features warm aspen wood interior walls, creating a natural and inviting atmosphere that complements the surrounding landscape.

Brick House

In addition to this structure, there is a 37-year-old, 1,254' brick home with metal roof on slab foundation with covered porches, wood deck, pergola, storage carport, detached 624' workshop, and storage sheds/wellhouse on the property



1,254 SF

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Pool Barn



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288 SF

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Lake Workshop 5,000 SF

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Chapel

This building was inspired by the Historic Pole Green Church outside of Richmond, Virginia. The chapel has a paved floor and will seat 75 people theater style.

Surrounded by towering trees, a long rock-hopping path for kids of all ages, and a triceratops, this wooded area is ideal for shaded outdoor events.



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Tea Room

This meeting space is ideal for afternoon teas, wedding, bridal, or baby showers, reunions, rehearsal dinners, or offsite work events. A large patio is suitable for outdoor seating, and the lawn in front is ideal for tables & chairs, lawn games, or large group gatherings.

The kitchen was built in Italy and features a double sub-zero fridge. The freezer is in the storage room.

Garage Apartment

Original apartment residence featuring aspen wood interior walls, offering a warm, natural finish. The surrounding orchard includes pecan, pear, and persimmon trees, enhancing the property's rural charm.



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AERIAL MAP



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DEMOGRAPHICS

Emory, Texas

1.5K

Total Population

743

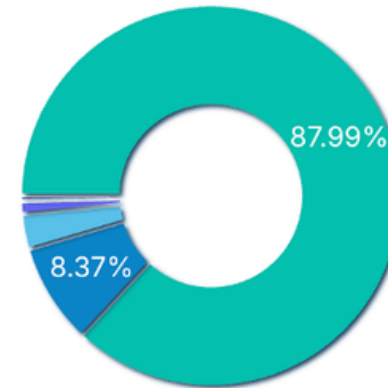
Density (mi²)

34

Growth

2.39%

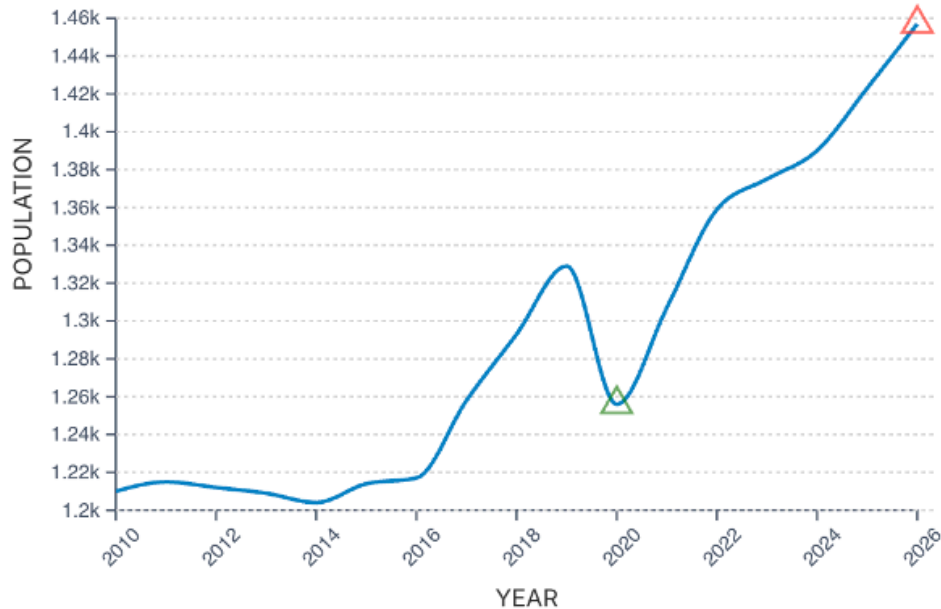
Population by Race



- White: (87.99%)
- Black or African American: (8.37%)
- Two or more races: (2.73%)
- Other race: (0.75%)
- Asian: (0.17%)

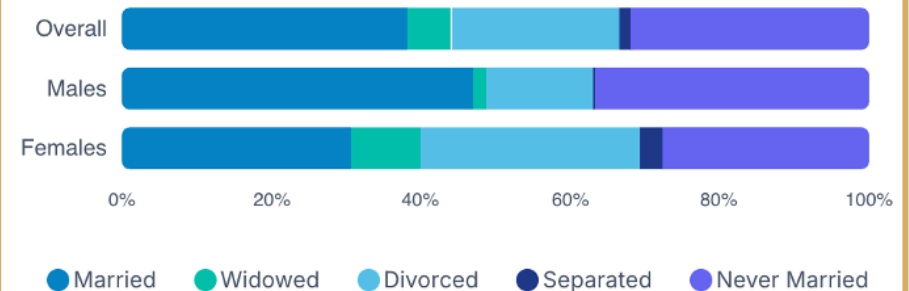
Emory Population

All 10Y



△ Live Population △ Last Census Population

Emory Marital Status



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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. **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 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.

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.

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.

LICENSED BROKER/BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
Rockhill Commercial Real Estate	9015723		
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
Ryan W. Griffin	582592	rgriffin@rockhillinvestments.com	214.975.0842
LICENSED BROKER AGENT	LICENSE NO.	EMAIL	PHONE
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Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1



BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____