

FOR SALE

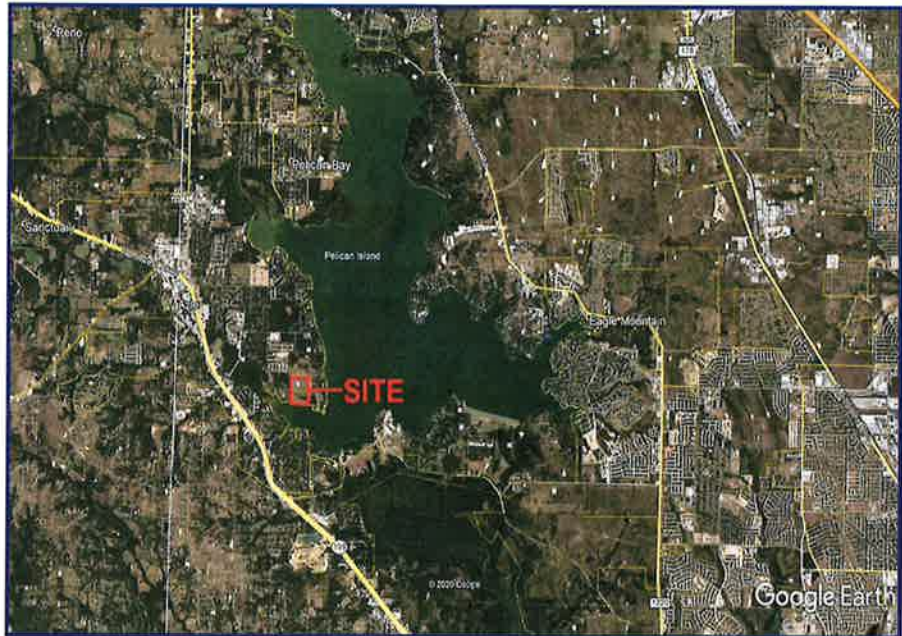
77 ACRES - LAKE FRONT AZLE, TX

Lake Front Residential -
1,600 feet of frontage on
Eagle Mountain Lake

Road Frontage -
1,500 feet on Park Dr

Utilities -
Water: 8" main to site
Sewer: 12" main at Park Dr
& Ash St

Zoning -
E-1 Residential



LOCATION:

This tract is located in Azle 1 mile east of Jacksboro Hwy (HWY 199) on Park Dr.

<u>DEMOGRAPHICS (2020):</u>	<u>1 Mile</u>	<u>3 Mile</u>
Population:	4,282	19,921
2020-2025 Projected Growth	7.82%	7.91%
Median Household Income:	\$67,642	\$66,145

For More Information Contact:

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The information contained herein is from sources deemed reliable; however, Gray & Co Realtors, Inc. makes no representations or warranties as to the accuracy hereof.



← Jacksboro Hwy (SH 199)

Ash Ave.

Park Dr.

Eagle Mountain Lake

59.68 Acres

17.60 Acres

Eagle Mountain Lake

©TEXAS AERONAUTICS
800.839.2378
0926200057



1st Tract to Charles F. Roeser
Volume 1035, Page 72

J WILCOX SURVEY NO 40

Abstract No 1730
171.15 Acres

To Volume 1669
R

To Landlark
Volume 131
UNWELLS

GEHAN

Volume 1673

NEW EASEMENT

Mrs. MAOSI

11.88 Acres

Roeser
J WIL

- 175.09 Acres North of Co Rd 4030
- 14.24 Acres South of Co Rd 4030
- 189.33 Acres total exclusive of Co Rd 4030
- 2.35 Acres within Co Rd 4030
- 191.68 Acres total including Co Rd 4030

10 FEET AT 1/2" SCALE

A 1727-1
59.68 ACRES

J WILCOX SURVEY NO 44

Abstract No 1727
174.92 Acres exclusive of Co Rd 4030

Various electric lines
to serve Roeser's house

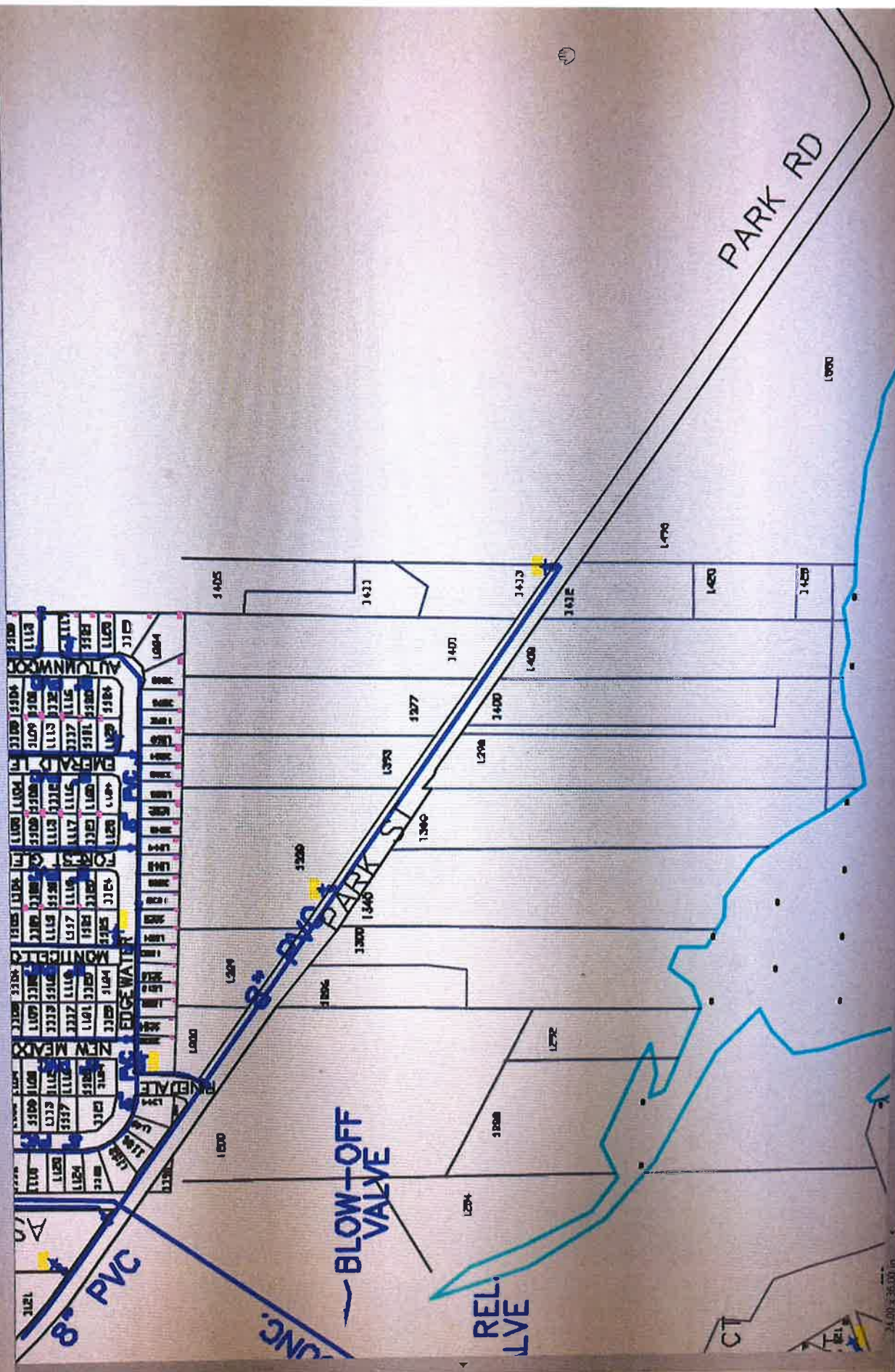
A 1727-1B
17.60 ACRES

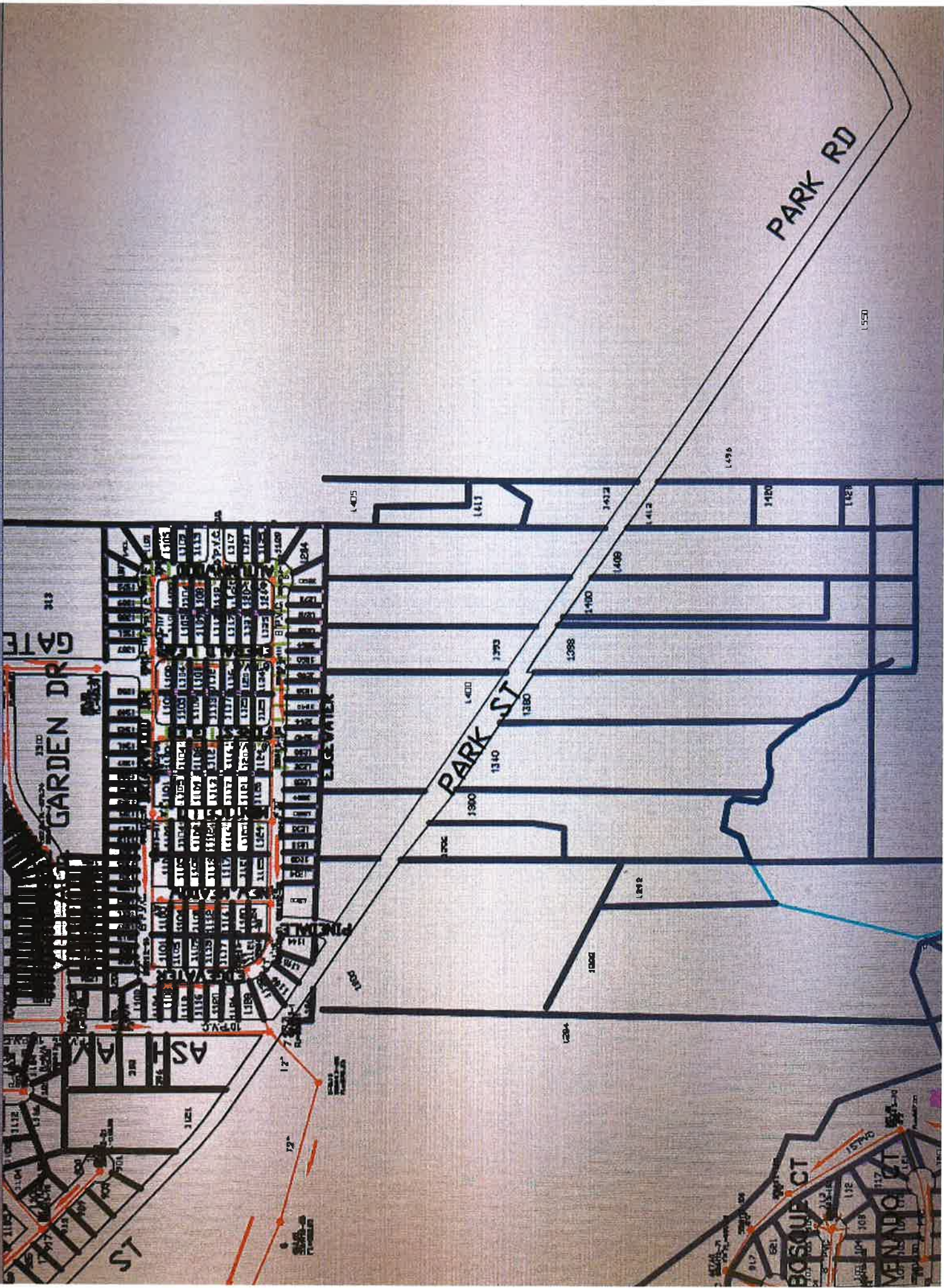
Line 1 Run for 949 Elevation Co.
To Electric Co. under permit of R. 1st
Volume 1249 Page 181
EAGLE MOUNTAIN

Tract 10 Co Rd 4030
Volume 1249 Page 181

Co Rd 4030

5.45 112-01W 17.5
125-32W 14.5
125-32W 14.5





GARDEN DR
313
GATE

PARK ST

PARK RD

ASH ST

BOSQUE CT

VENARD ST

12'

72'

WATER

SEWER

PINE WALK

ELGE WATER

1550

1496

1480

1472

1282

1284

1286

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1471

1477

1100

1102

1104

1106

1108

1110

1112

1114

1116

1118

1120

1122

1124

1126

1128

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-455-3960.

