

FOR SALE

COMMERCIAL PAD SITES - HICKORY CREEK, TX

DEVELOPMENT INFO:

- 10 Total Acres of Commercial Land
- +/- 1 AC Pad Sites Available Fronting FM 2181 (Teasley Ln)
- Hard Corner Pad Available (70,000sf)
- Will Divide
- Call For Pricing



LOCATION:

SE corner of FM 2181 (Teasley Ln) and Parkridge Dr in Hickory Creek, TX. One mile west of Interstate 35.

DEMOGRAPHICS (2021):

	<u>2 Mile</u>	<u>5 Mile</u>
Population:	26,561	125,385
2026 Projected Population	29,749	140,134
Avg. Household Income:	\$114,332	\$129,843

For More Information Contact:

Patrick O'Toole at 214.220.0101 ext22 or potoole@grayandcorealtors.com
Or
Rob Sedwick at 214.220.0101 ext 21 or sedr1@aol.com.

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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.



Interstate 35E

CIERA BANK

WAL-MART

Hickory Farms
130 Lots

Enclave of Hickory Creek
by Gehan Homes
76 Lots

Shadow Creek Estates
by CHC Development
96 Lots

Corinth
Elementary
School

US Storage Center

450 Apartments
Leon Capital

The Ojaya

Turberville Rd.

Teasley Dr (Highway 2761)

10 Acres
Retail
For Sale

Lennon Creek
By Trendmaker Homes
120 Lots

Steeplechase
By DR Horton
250 Lots

Parkridge Dr.

View to the East

UTEXAS AEROPHOTOGRAPHICS
680.858.2278
9125280027



Interstate 35E

Lake Dallas High School
1270 Students

Corinth Elementary School

Teasley Dr. (FM 2101)

10 Acres Retail Pad Sites - For Sale

450 Apartments
Leon Capital

Lennon Creek
By Trendmaker Homes
120 Lots

Parkridge Dr.

Steeplechase
By DR Horton
250 Lots

TEXAS AEROPHOTOGRAPHY
08.05.2014
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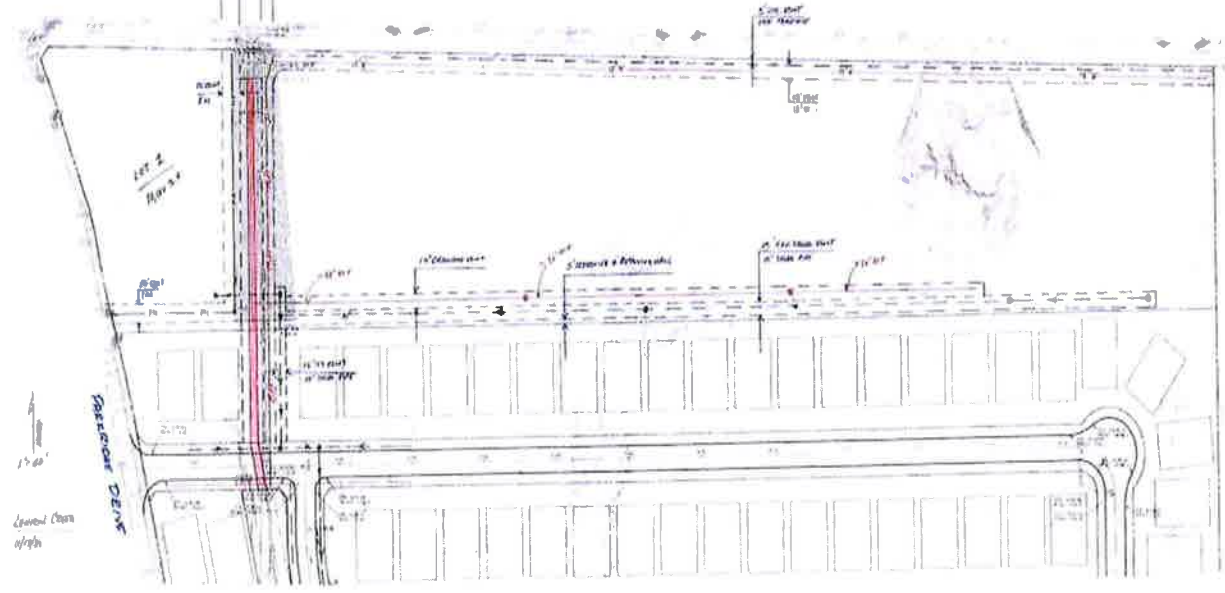
View to the North

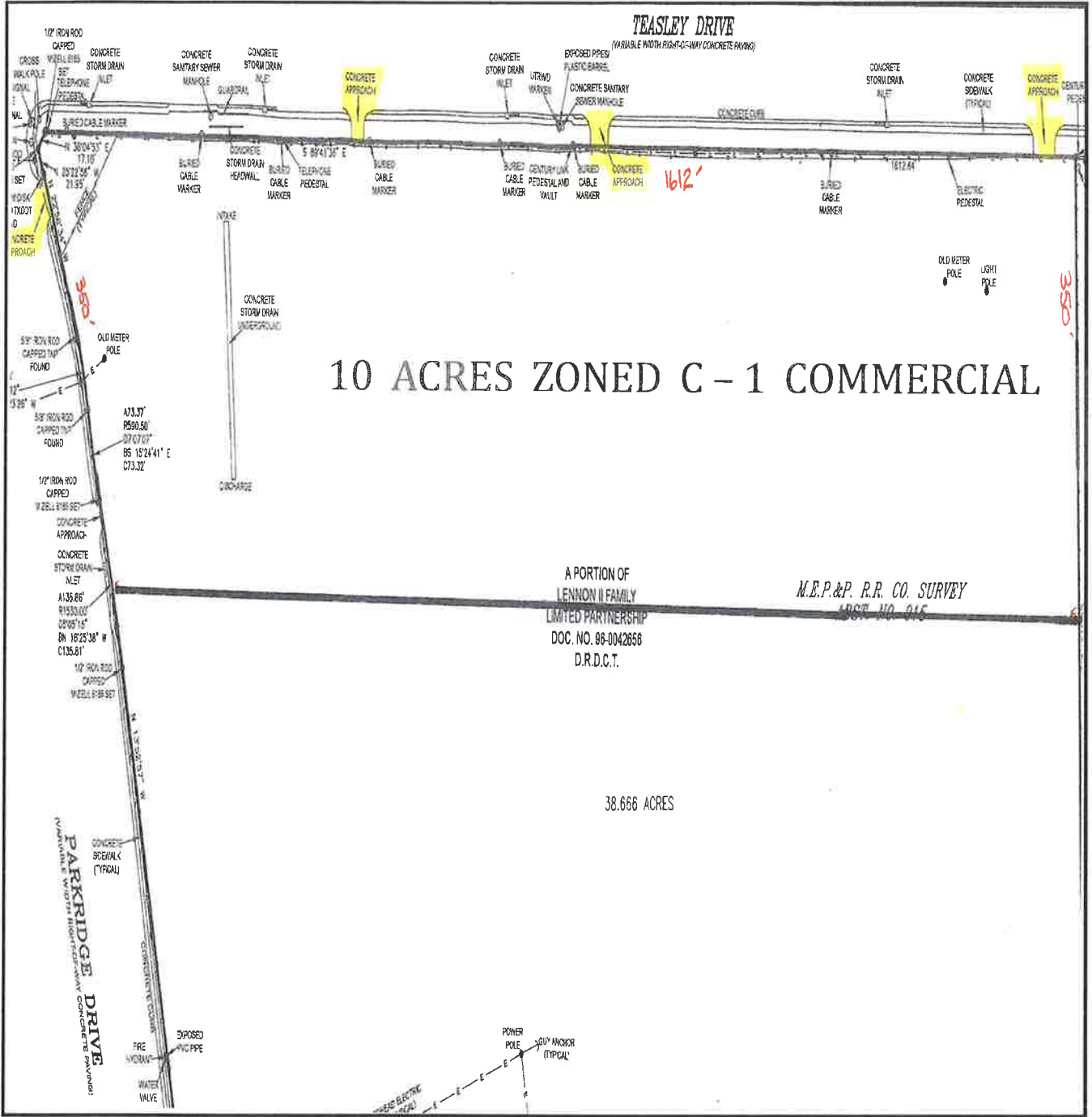


10 ACRES ZONED C - 1 COMMERCIAL



F.M. 2181





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 78711-2186 or 512-465-3960.

