

125+/- acres Hwy 287 & Ensign Rd, Subject Land is Hard Zoned

Freeway Off-Ramp and Frontage, Will Divide

Town-home/Build to Rent, Commercial Frontage, Industrial Land Will Divide

Water and Sewer Completed to Site

Apt Land MF2 Available



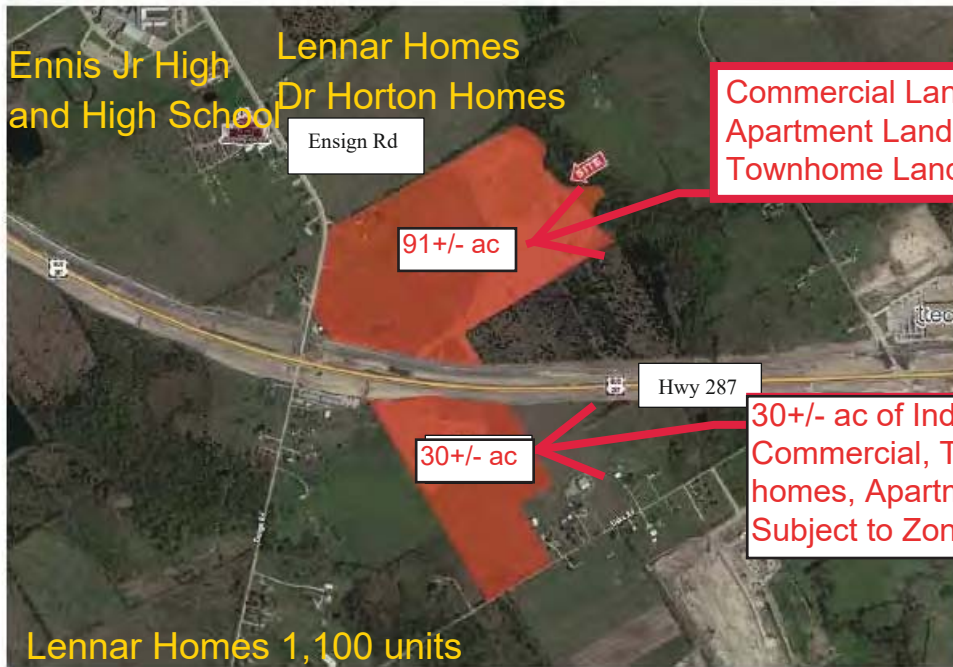
Landowner: Bill Olsen 602-430-7002 Bill@RealEstateAAA.com

Agent: Bob Ikel IC3 214-557-5252 Bob@IC3.biz

Subject to Zoning

Pricing See Page 2

The information contained herein was obtained from sources deemed reliable; however, seller and/or its agent shall not be held responsible for the errors or omissions. Subject to prior sale or withdrawal. Buyer to independently verify all pertinent information.

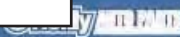


AVAILABILITY: 125+/- ac

[DIVISIBLE]

PRICE: CALL FOR PRICING

AREA RETAILERS:



Domino's



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2018 Population	286	9,970	20,930
2018 Daytime Population	799	17,962	24,930
2018 Total Households	95	3,276	6,959
2018 Average HH Income	\$59,853	\$63,755	\$59,886
2018 Median HH Income	\$47,013	\$38,442	\$44,542

TRAFFIC COUNTS:

Highway 287: 11,600 VPD
Ensign Road: 1,640 VPD

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Zoning Approved

Property is Hard Zoned

Water and Sewer Completed to Site

20+/- acres of MF2 Multifamily 22 units per acre: Available \$3.50 sf \$6.930 unit

41+/- acres of TH TownHomes 16 units per acre: Available \$2.95 sf \$8,031 unit

18.5 +/- acres of Corridor Commercial Available \$3.25 sf, Bulk

30 acre of Land Fronting on the South Side of Hwy 287 Available Subject to Zoning \$2.50 sf \$108,900 per acre

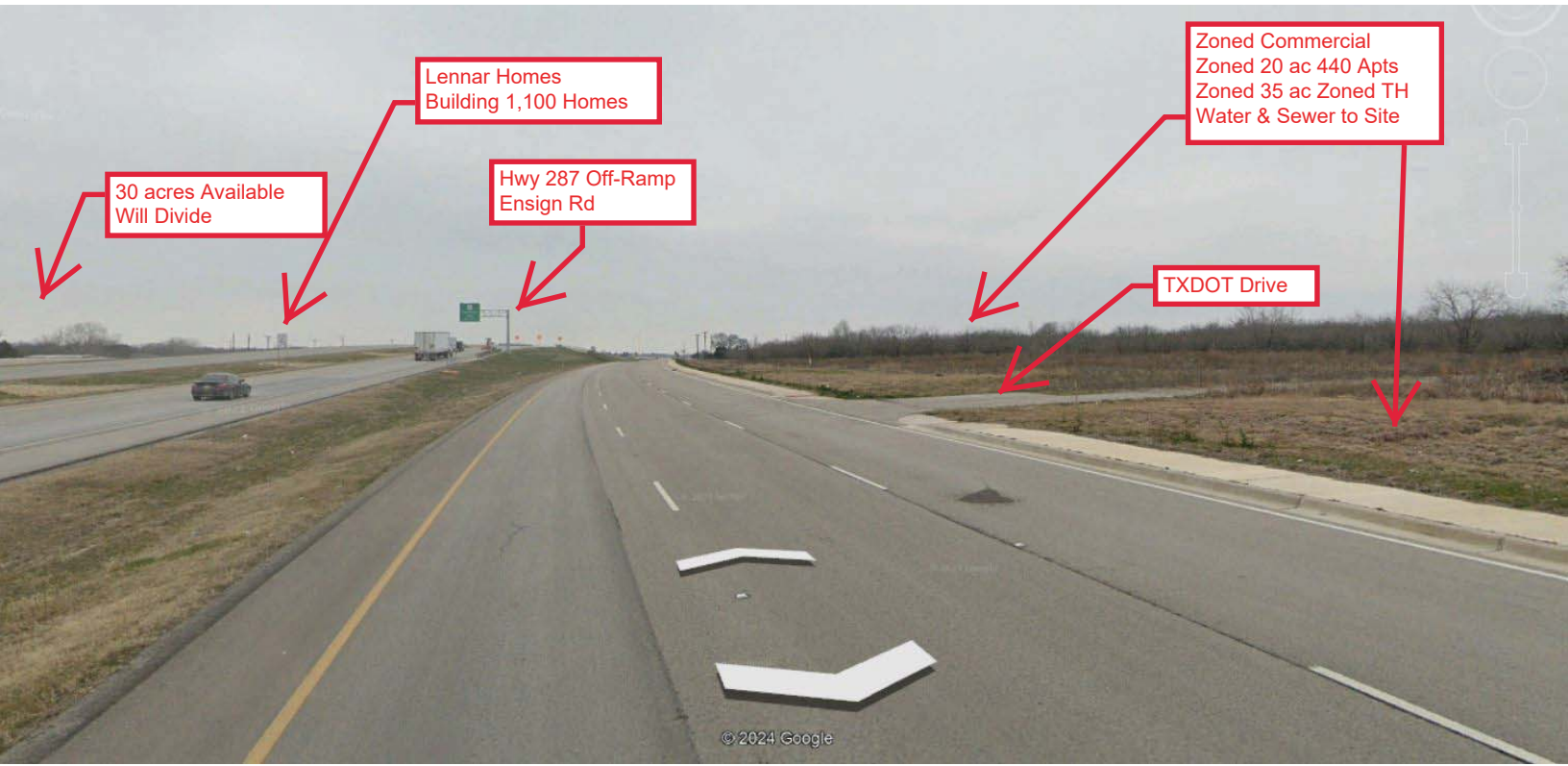
Submit All Offers

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The Apt Land, TH Land, & Com Land is Hard Zoned

Zoning Approved





30 acres Available
Will Divide

Lennar Homes
Building 1,100 Homes

Hwy 287 Off-Ramp
Ensign Rd

Zoned Commercial
Zoned 20 ac 440 Apts
Zoned 35 ac Zoned TH
Water & Sewer to Site

TXDOT Drive

Lennar Homes
Building 1,100 Homes

30 ac Will Divide
8 inch Water
2 TXDOT Drives

Hwy 287 Off-Ramp

Approved
440 Apartments
560 Town-Homes



Zoning is Approved

PARCEL C : 20.361 AC
Zoning Approved
Apartment Land
22 u/a

PARCEL D : 52.349 AC
Zoning Approved
Town-home 16 u/a

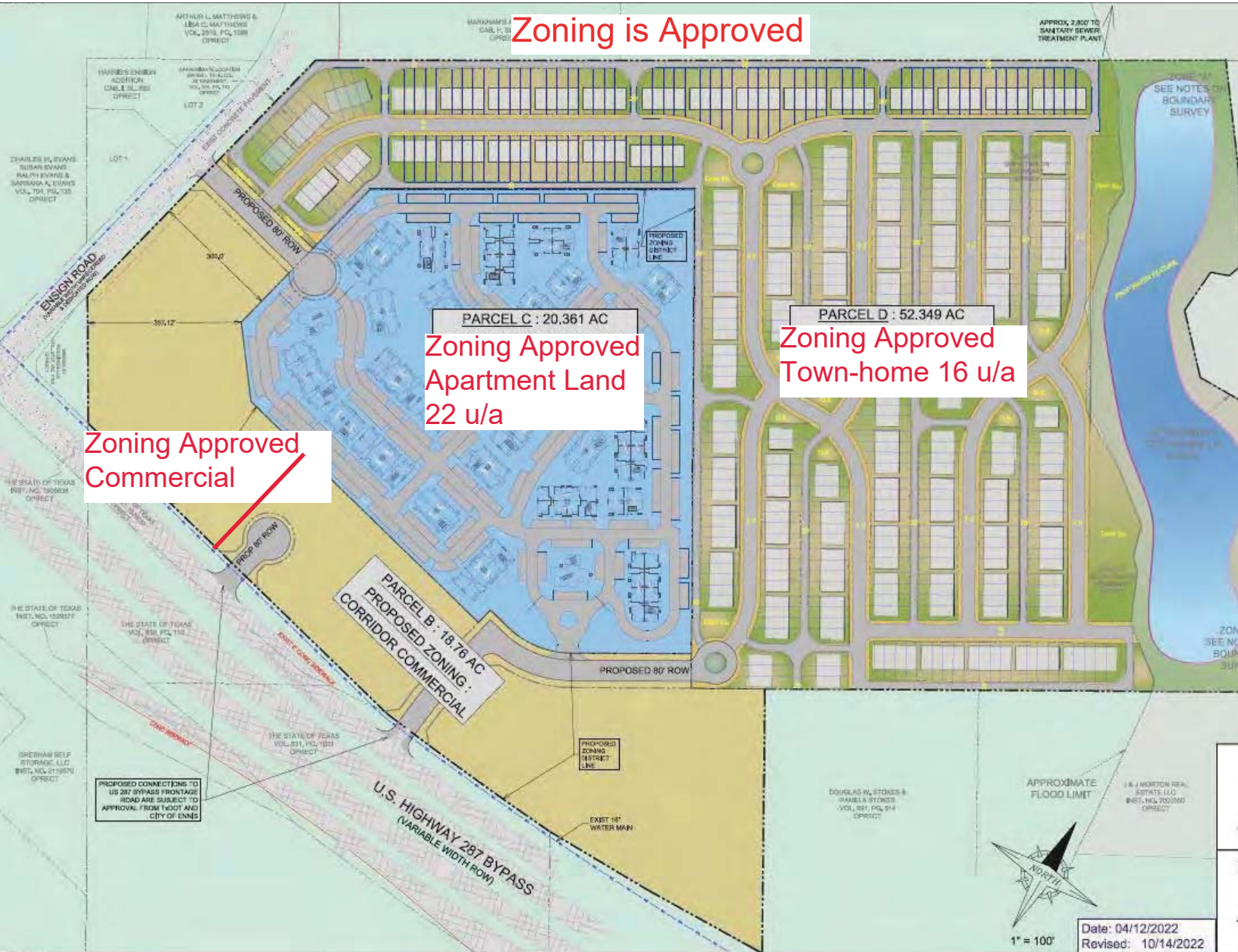
Zoning Approved
Commercial

PARCEL B : 18.76 AC
PROPOSED ZONING :
CORRIDOR COMMERCIAL

U.S. HIGHWAY 287 BYPASS
(VARIABLE WIDTH ROW)



Date: 04/12/2022
Revised: 10/14/2022





Bob Ikel
214.557.5252
bob@ic3.biz

Laura Ikel
214.794.4747
laf@ic3.biz

APN (Parcel ID): 189651; 202312; and, 206363

IC3, LLC
P.O. Box 12241
Dallas TX 75225





Commercial Available

20.4 ac Zoned Apt Land Available
440 units

35+ ac Zoned Town-home Land Available.
Approved for 560 units

30+/- ac, Ind, Com, TH, or Apts

Available

16.385+/- ac Commercial Land

Landscaped area

10+/- ac Single Family Trade Laska

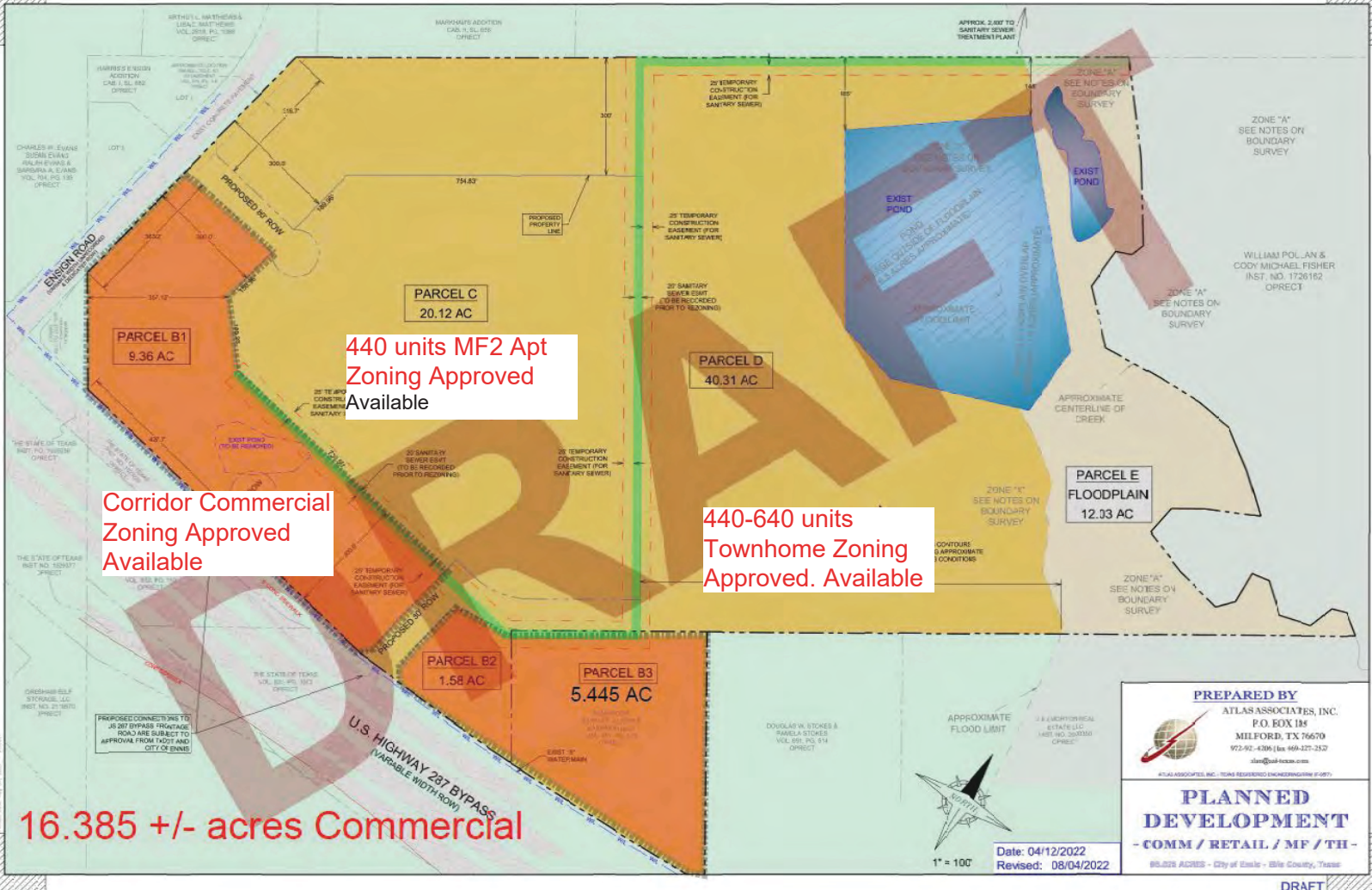
SOLD

TRAC	TRUCK	RETAIL/COMM	IND/COMM	RESIDENTIAL	UNDEVELOPED
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3

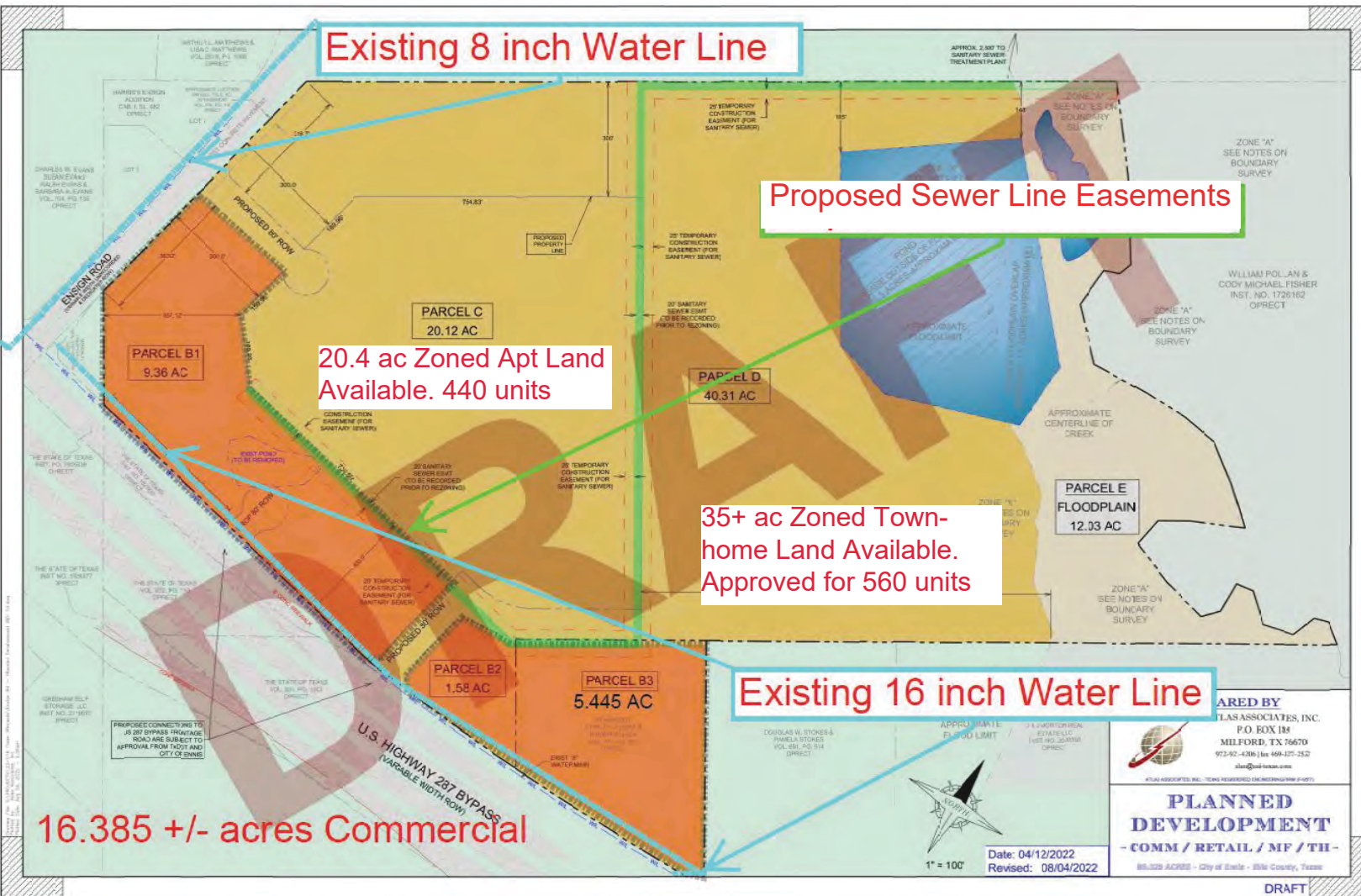
TRAC	TRUCK	IND/COMM	RESIDENTIAL
1	1	1	1
2	2	2	2
3	3	3	3



Zoning is Approved



Water and Sewer Completed to Site



City of Corridor Commercial Exhibit

4.3.4 - Commercial Corridor District (CC)

(1) Purpose:	(2) Density	
<p>The Corridor Commercial (CC) district is intended primarily to provide sites for community and regional retail shopping centers including stores selling items such as home furnishings, apparel, electronics, etc.; restaurants, commercial recreation; business, personal, and financial services. These uses are subject to frequent view by the public given their location along major regional arterials such as Business 287 (Ennis Avenue) and IH-45, and they should provide an attractive appearance with landscaping, well-designed and appropriately located parking, and controlled traffic movement. Traffic generated by the uses may include high volumes of vehicle traffic, and trucks and commercial vehicles as appropriate for sites adjacent to regional roadways. Although surface parking along the roadway is permitted, strip-type development along the entire highway or arterial frontage is strongly discouraged.</p>	Dwelling units/acre	NA
	(3) Lot Dimensions	
	Lot Area (minimum) square feet	10,000
	(4) Setbacks (minimum) feet	
	Street	
	Freeway, freeway frontage road, or arterial roadway	20
	All other streets	20
	Interior	
	Side	20
	Rear	20
	Adjacent to single-family residential (side or rear)	40
	(5) Height stories and feet (maximum) (measured to the top of the eave or parapet)	
	Within 50 feet of any single-family residential uses	2 stories or 35 feet
	All other	5 stories or 75 feet
(6) Lot Coverage (maximum) percentage		
All structures on the lot	75%	
Illustrative Images		



(1) Purpose:
 The Townhome (TH) district is established and intended to encourage a range of medium-density housing types, especially single-family attached or rowhomes (not to exceed 4 dwelling units/lot). The district standards are designed for transition from areas of single-family neighborhoods to multi-family districts at appropriate locations throughout the city. Maximum residential density is limited to 16 units per gross acre. **Figure i: Lot Dimension Measurement**

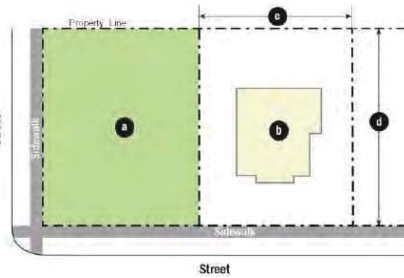
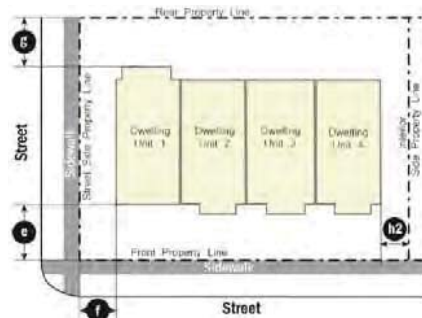


Figure iia. Setback Measurement (Single Family Detached)



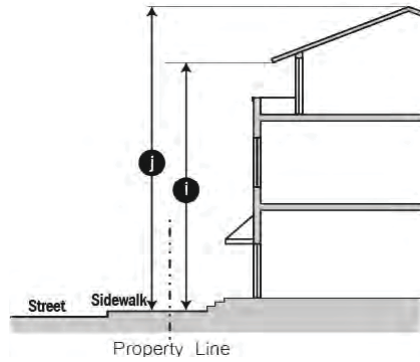
Figure iib. Setback Measurement (4 units per lot)



(2) Density	
Dwelling Units/Acre (maximum)	16
(3) Lot Dimensions	
(a) Lot Area (minimum) sq. ft./each unit	2,500
(b) Gross Living Area (minimum) sq. ft./unit	800
(c) Lot Width (minimum) feet	25
(d) Lot Depth (minimum) feet	60
(4) Setbacks	
(e) Street, Front (minimum) feet	10
(f) Street, Side (minimum) feet	
All roadways	5
Alleys/private easements	5
(g) Rear (minimum) feet	
Alley/private easement	5
Any single-family residential lot	10
(h) Side, Interior (minimum) feet	
h1 Single-Family attached	0
h2 Multi-family (no more than 4 units per lot)	5
(5) Height (maximum) feet	

(i) To highest level eave or parapet	35
(j) To top of the roof structure	45
(6) Lot Coverage (maximum) Percentage	
All structures on the lot	70%

Figure iii. Height Measurement



(Ord. No. 21-0316-E1, § 2, 3-16-21)



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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