

BURKBURNETT
HIGH SCHOOL
± 861 STUDENTS



**NEQ W KRAMER RD @ FM 369
BURKBURNETT, TX 76354**

RANGE
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PROPERTY OVERVIEW



LOCATION

NEQ W Kramer Rd @ FM 369
Burkburnett, TX 76354



ACREAGE

Gross: ± 42.79
Net: ± 42 (Crude Oil Lines)



ZONING

SF-6 (6,000 SF Lots)



FUTURE LAND USE

Investment / Residential



UTILITIES

Water: To Site
Sewer: To Site

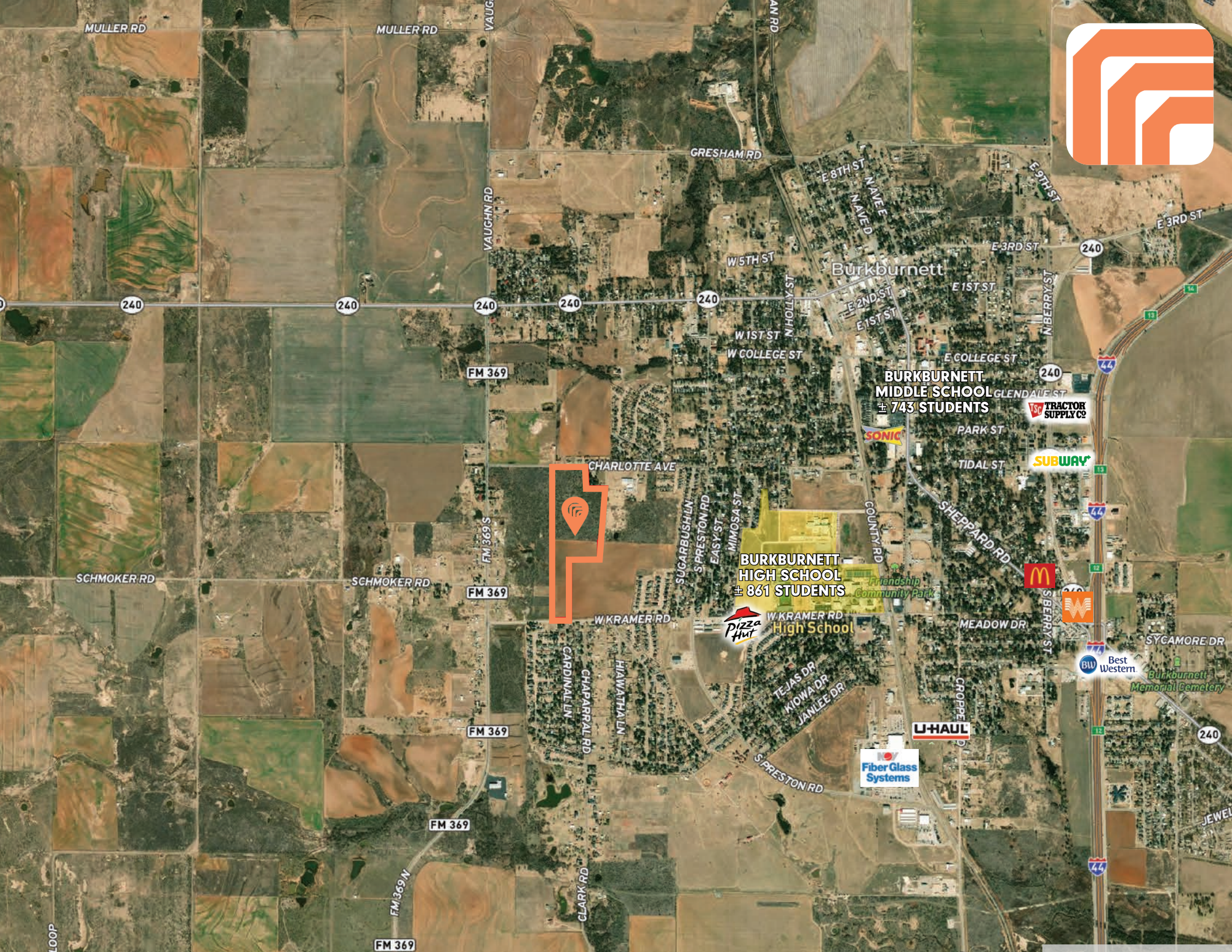


ISD

Burkburnett ISD



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MULLER RD

MULLER RD

VAUGHN RD

GRESHAM RD

VAUGHN RD

E 8TH ST

E 9TH ST

240

240

240

240

240

240

E 3RD ST

FM 369

Burkburnett

BURKBURNETT
MIDDLE SCHOOL
± 743 STUDENTS

TRACTOR
SUPPLY CO

SUBWAY

CHARLOTTE AVE

FM 369 S

BURKBURNETT
HIGH SCHOOL
± 861 STUDENTS

McDonald's

Walmart

SCHMOKER RD

SCHMOKER RD

FM 369

W KRAMER RD

W KRAMER RD
High School

MEADOW DR

S BERRY ST

SYCAMORE DR

CLARK RD

HIAMATHA LN

SUGARBUSH LN

S PRESTON RD

Pizza Hut

TEJAS DR

KIOWA DR

JANLEE DR

Friendship
Community Park

Best Western

Burkburnett
Memorial Cemetery

FM 369

U-HAUL

Fiber Glass
Systems

FM 369

FM 369

LOOP

FM 369 N

CLARK RD

CLARK RD

CLARK RD

CLARK RD

CLARK RD

CLARK RD

CLARK RD

CLARK RD

CLARK RD

CLARK RD

CLARK RD

CLARK RD

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CLARK RD

CLARK RD

MARKET OVERVIEW



SUMMARY

± 42.79 ACRES OF SINGLE FAMILY LAND IN BURKBURNETT, TEXAS. THIS SITE SITS ALONG THE NEQ OF W KRAMER RD AT FM 369 AND IS ZONED FOR 6,00 SINGLE FAMILY LOTS.

BURKBURNETT TEXAS, HAS WITNESSED EXPANSION AND DIRECTED ATTENTION TOWARD THE ATTRACTION AND RETENTION OF BUSINESSES, NOTABLY IN SECTORS LIKE MANUFACTURING, HEALTHCARE, AND TECHNOLOGY. PERSISTENT EFFORTS TO STIMULATE BUSINESS GROWTH AND FOSTER JOB CREATION HAVE BEEN UNDERWAY.

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2023 POPULATION	2,893	11,444	12,016
2028 POPULATION	2,968	11,790	12,385
POP. GROWTH 2023-2028	0.5%	0.6%	0.6%
2023 TOTAL HOUSEHOLDS	1,075	4,443	4,655
MEDIAN HOUSE HOLDS INCOME	\$84,282	\$54,099	\$54,445
2023 TOTAL BUSINESSES	30	298	304
2023 TOTAL EMPLOYMENT	283	2,679	2,733



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____