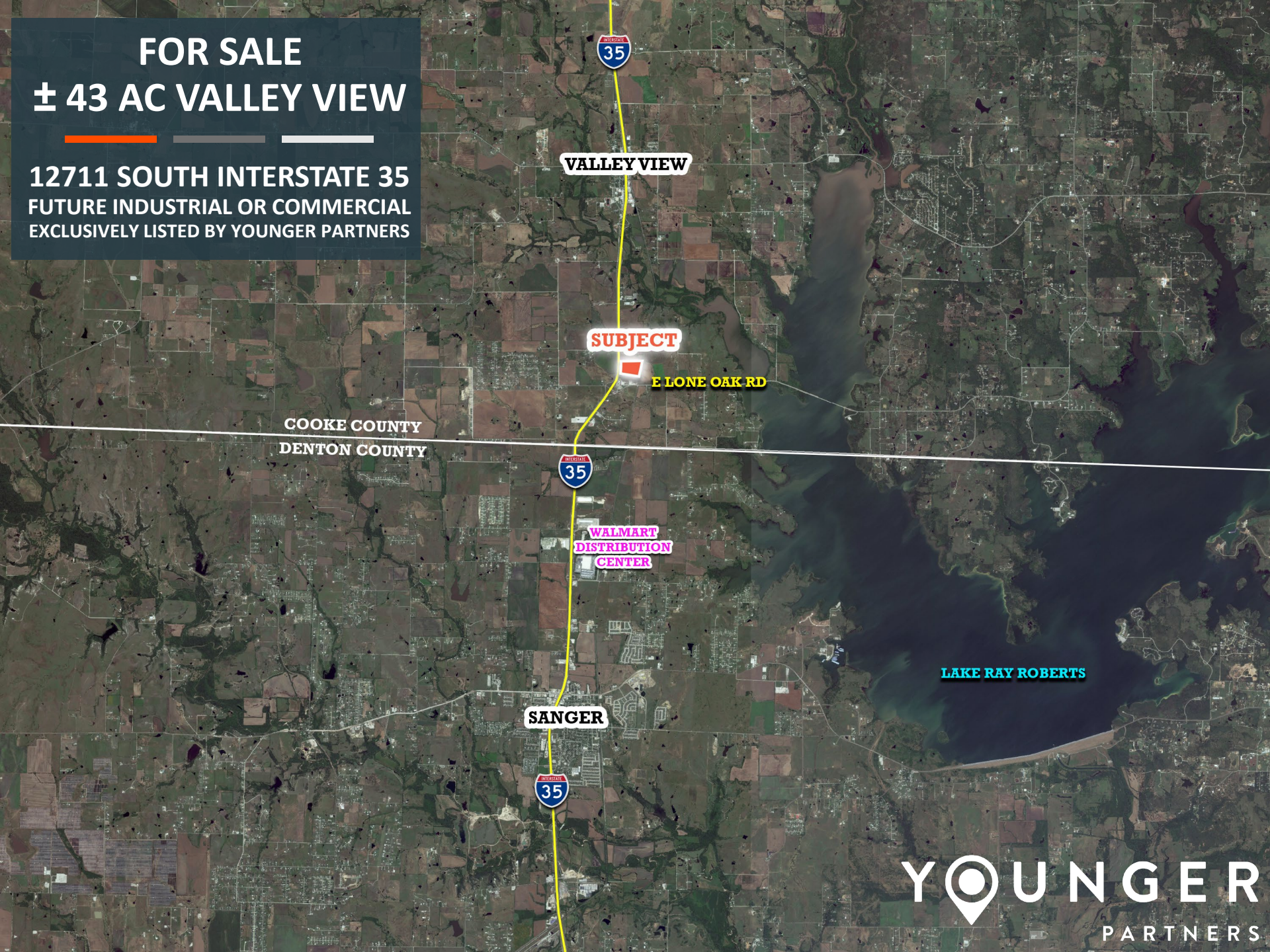


FOR SALE

± 43 AC VALLEY VIEW

**12711 SOUTH INTERSTATE 35
FUTURE INDUSTRIAL OR COMMERCIAL
EXCLUSIVELY LISTED BY YOUNGER PARTNERS**



YOUNGER
PARTNERS



ELM GROVE RD



BNSF

TXDOT ROW

± 20 AC
RV PARK
IN CONSTRUCTION

FLOODPLAIN
± 21 AC

SUBJECT
± 43 GROSS AC
REMAINING

SOLD
2 AC

± 10 AC
"THE RV GUYS"



ELONE OAK RD

Property Information

PAGE 2

ADJACENT TO BNSF RAIL & FRONTING
MAJOR N/S INTERSTATE 35 (~51K VPD)

LOCATION

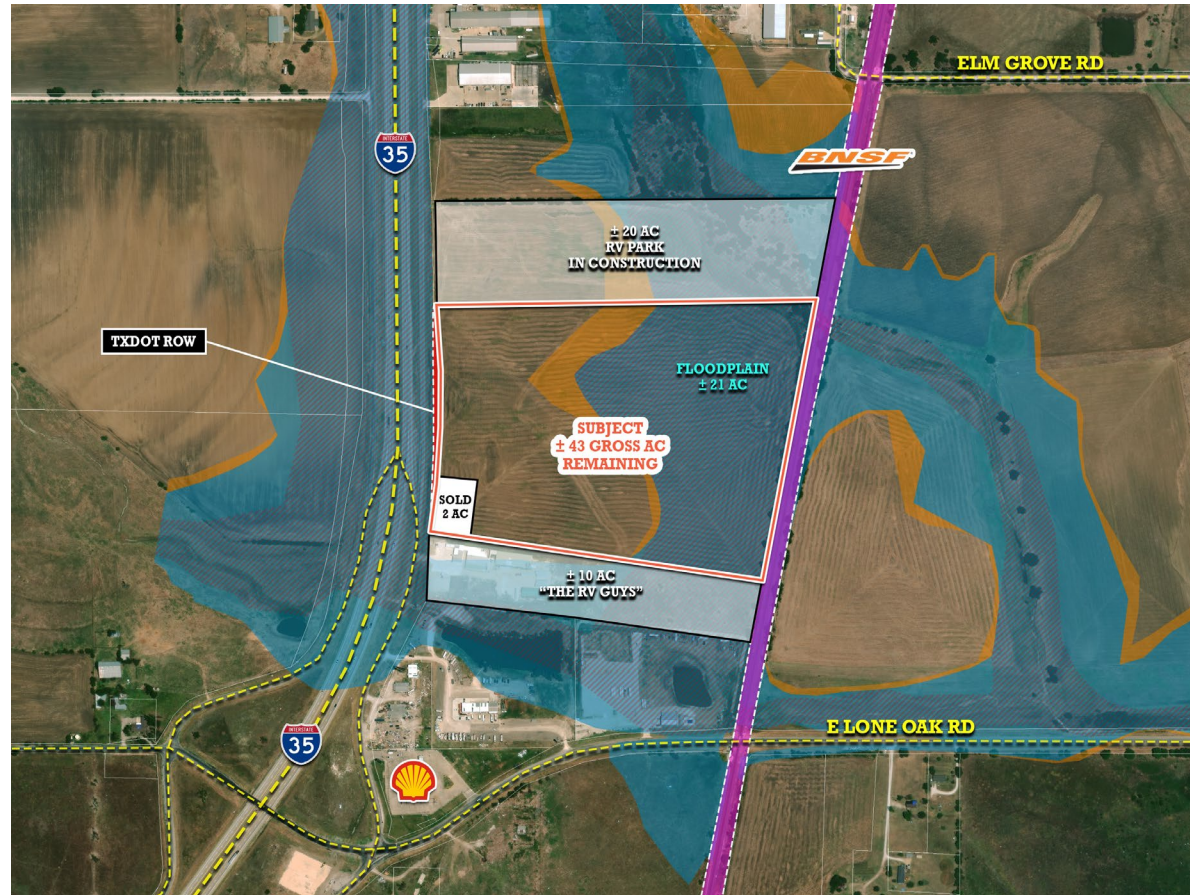
- 12711 S INTERSTATE 35, VALLEY VIEW, TX 76272
- COOKE COUNTY | PROPERTY ID: #15028

PROPERTY BREAKDOWN

- **PROPERTY SIZE:** ± 43 “GROSS” ACRES
- **EST. FLOODPLAIN:** ± 21 ACRES
- **EST. BUILDABLE:** ± 22 “NET” ACRES
- **ASKING PRICE:** \$2.00 PSF Gross | \$3,746,160 Total

PROPERTY INFORMATION

- **ZONING:** AG & Valley View ETJ
- **OVERLAY:** Lake Ray Roberts – See PG 3
- **RAILROAD:** BNSF Major Intermodal Route
- **AG EXEMPTION:** Yes
- **I-35 HWY FRONTAGE:** ± 900 FT
- **TRAFFIC CT, I-35 (N/S):** ± 51,401 VPD (Regis 2025)
- **CCN:** Bolivar WSC & City of Valley View
- **UTILITIES:** 6” Waterline – See PG 4



YOUNGER PARTNERS DALLAS
DAVIS WILLOUGHBY
214.238.8002

DAVIS.WILLOUGHBY@YOUNGERPARTNERS.COM

YOUNGER PARTNERS DALLAS
TOM GRUNNAH, CCIM
214.238.8005

TOM.GRUNNAH@YOUNGERPARTNERS.COM

APPROXIMATE DISTANCE FROM

 DISTRIBUTION CENTER	VALLEY VIEW	SANGER
	± 3.0 MILES	± 5.5 MILES

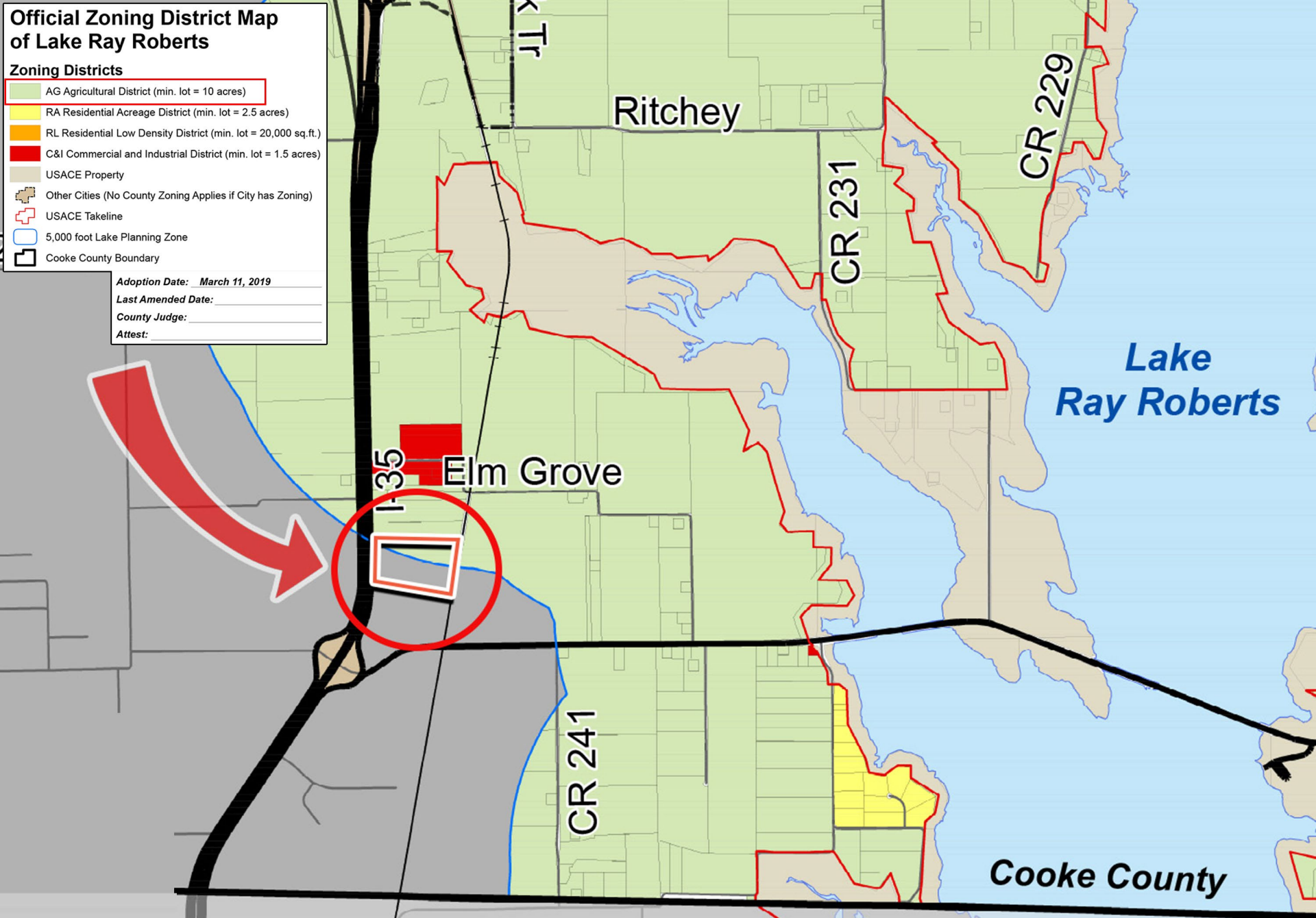
DEMOGRAPHICS (REGIS, SITES USA)	1 MILE	3 MILE	5 MILE	10 MILE
2025 Total Estimated Population	194	1,884	6,862	26,342
2020—2025 Historical Annual Growth	12.8%	4.2%	4.1%	2.3%
2025 Average Household Income	\$120,423	\$116,430	\$119,806	\$130,335

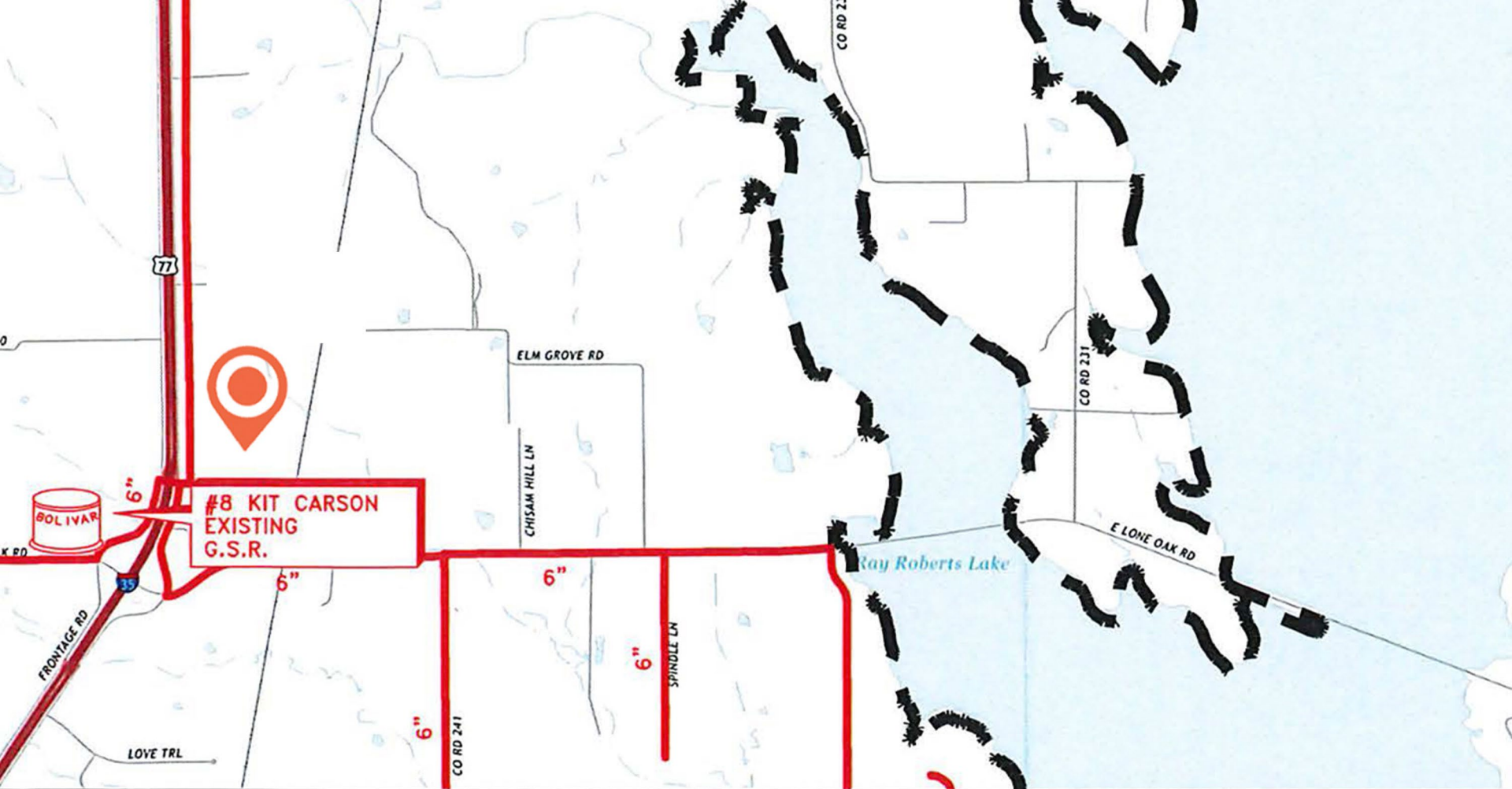
Official Zoning District Map of Lake Ray Roberts

Zoning Districts

- AG Agricultural District (min. lot = 10 acres)
- RA Residential Acreage District (min. lot = 2.5 acres)
- RL Residential Low Density District (min. lot = 20,000 sq. ft.)
- C&I Commercial and Industrial District (min. lot = 1.5 acres)
- USACE Property
- Other Cities (No County Zoning Applies if City has Zoning)
- USACE Takeline
- 5,000 foot Lake Planning Zone
- Cooke County Boundary

Adoption Date: March 11, 2019
Last Amended Date:
County Judge:
Attest:





***CONFIRM ON
OWN ACCORD***

THESE DOCUMENTS ARE FOR INTERIM REVIEW
AND ARE NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.

JOHN W. BIRKHOFF
TEXAS P.E. NO. 54137
DATE: March 2017

BOLIVAR WATER SUPPLY CORP WATER SYSTEM MAP

WATER DISTRIBUTION SYSTEM MASTER PLAN



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Younger Partners Dallas, LLC

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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0