

FOR SALE | +/- 6.224 AC

HWY 287 AND HWY 114 MERGER - RHOME, TX, 76078



- » QUIKTRIP OPEN Q1 2024
- » TX DOT IMPROVEMENTS HAVE BEEN APPROVED
- » CITY LIMITS OF RHOME
- » ZONED RETAIL, MEDICAL, OFFICE
- » CROSS-ACCESS GRANTED FOR ADJACENT DEVELOPMENT



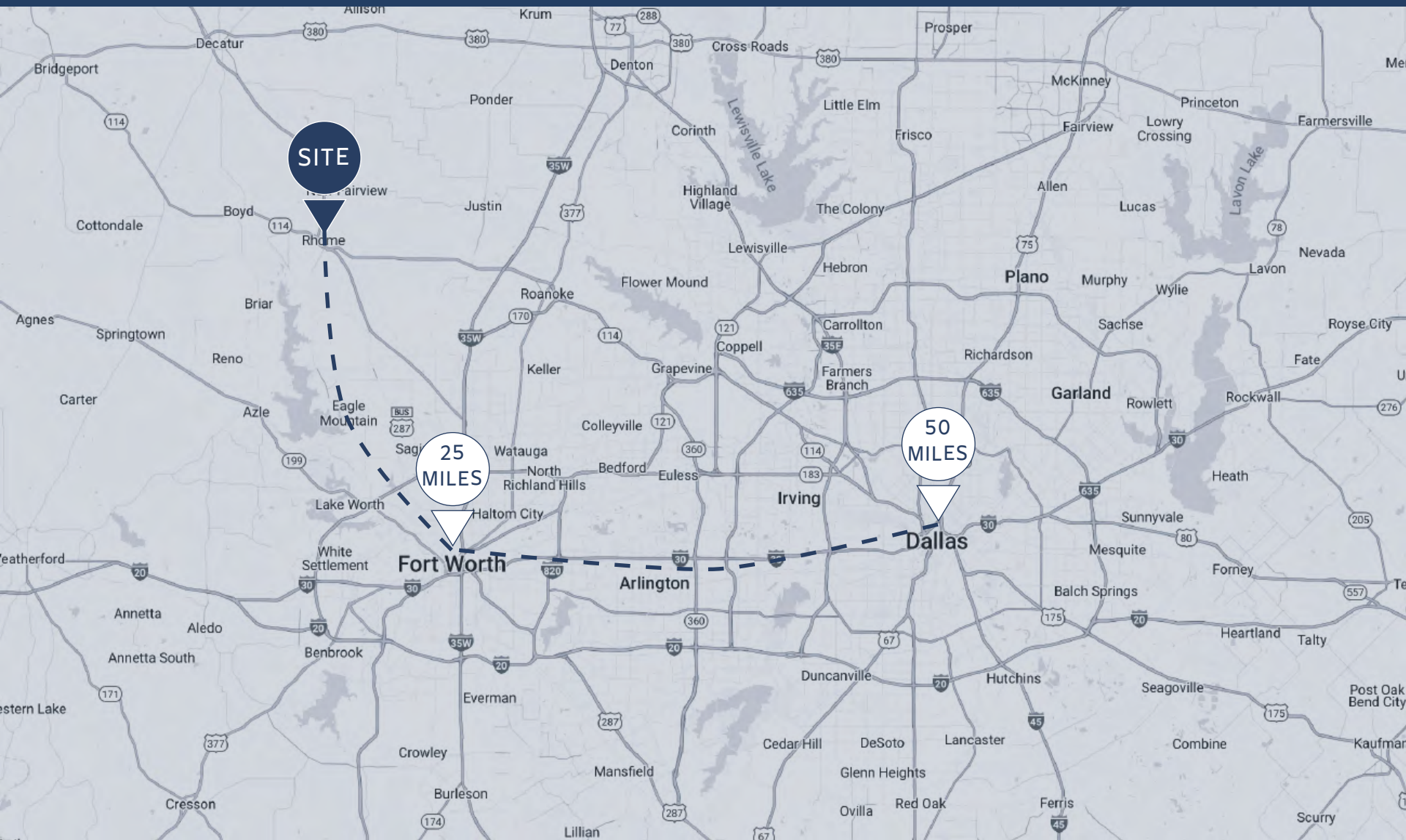
WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR
FORT WORTH, TX 76116

(817)991-5072
DEREK@WAYPOINT-RED.COM

HWY 287 AND HWY 114 MERGER - RHOME, TX, 76078



REAL ESTATE DEVELOPMENT & ADVISORS

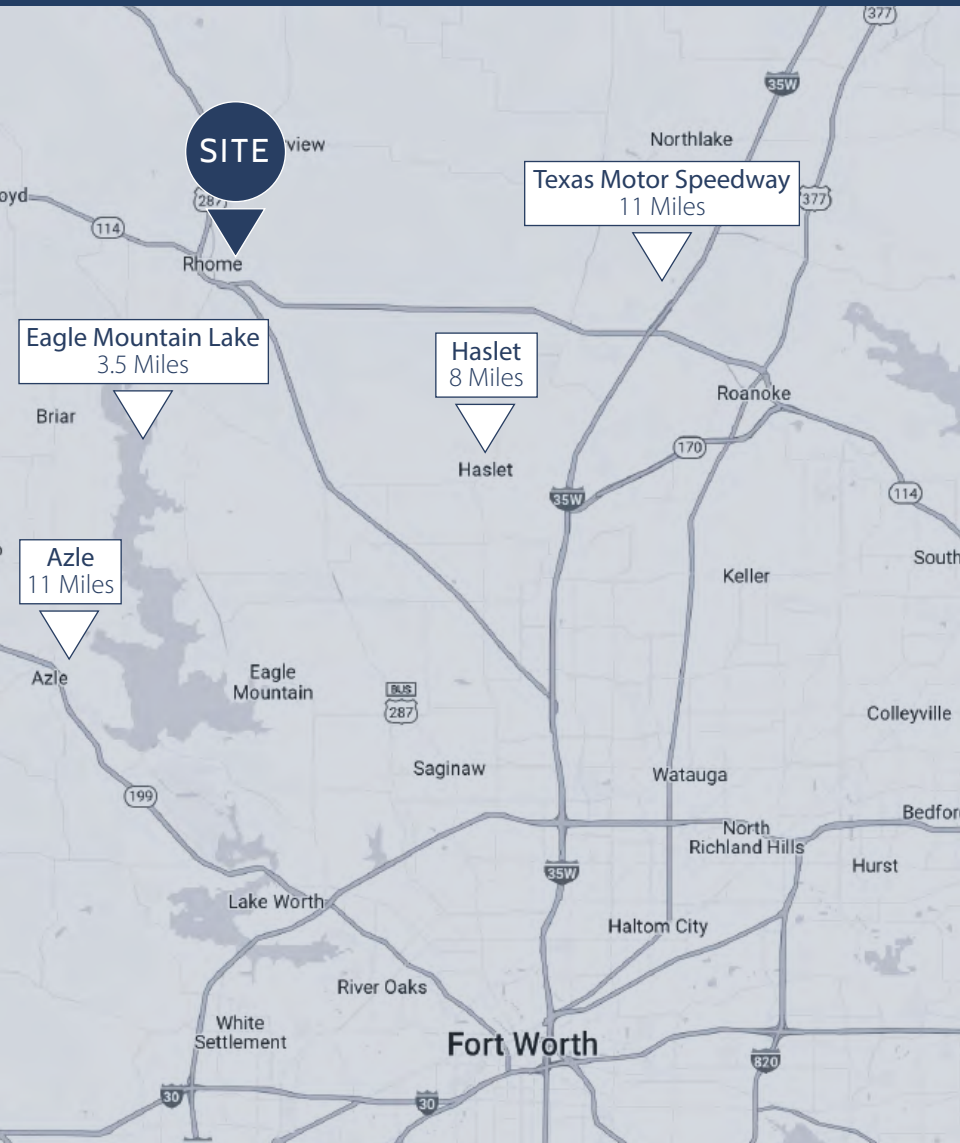
DEREK ANTHONY

2920 ALTA MERE DR
FORT WORTH, TX 76116

(817)991-5072
DEREK@WAYPOINT-RED.COM

FOR SALE | +/- 6.224 AC

HWY 287 AND HWY 114 MERGER - RHOME, TX, 76078



PROPERTY OVERVIEW

- » Intersection of Hwy-287 and Hwy-114 merge near downtown Rhome
- » Frontage and corner of exit ramp - 4-way stop off Hwy-114
- » 11 miles from Texas Motor Speedway
- » 3,500-AC master-planned community <2 miles from site (2021-2025); an additional 10,000 homes (projected 2021-2024); projected \$200K - \$600K price point
- » Main exit to Bridgeport (to lake, camping, and other attractions)

DAILY TRAFFIC COUNT

Hwy 114	35,400 VPD
Hwy 287	36,500 VPD



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

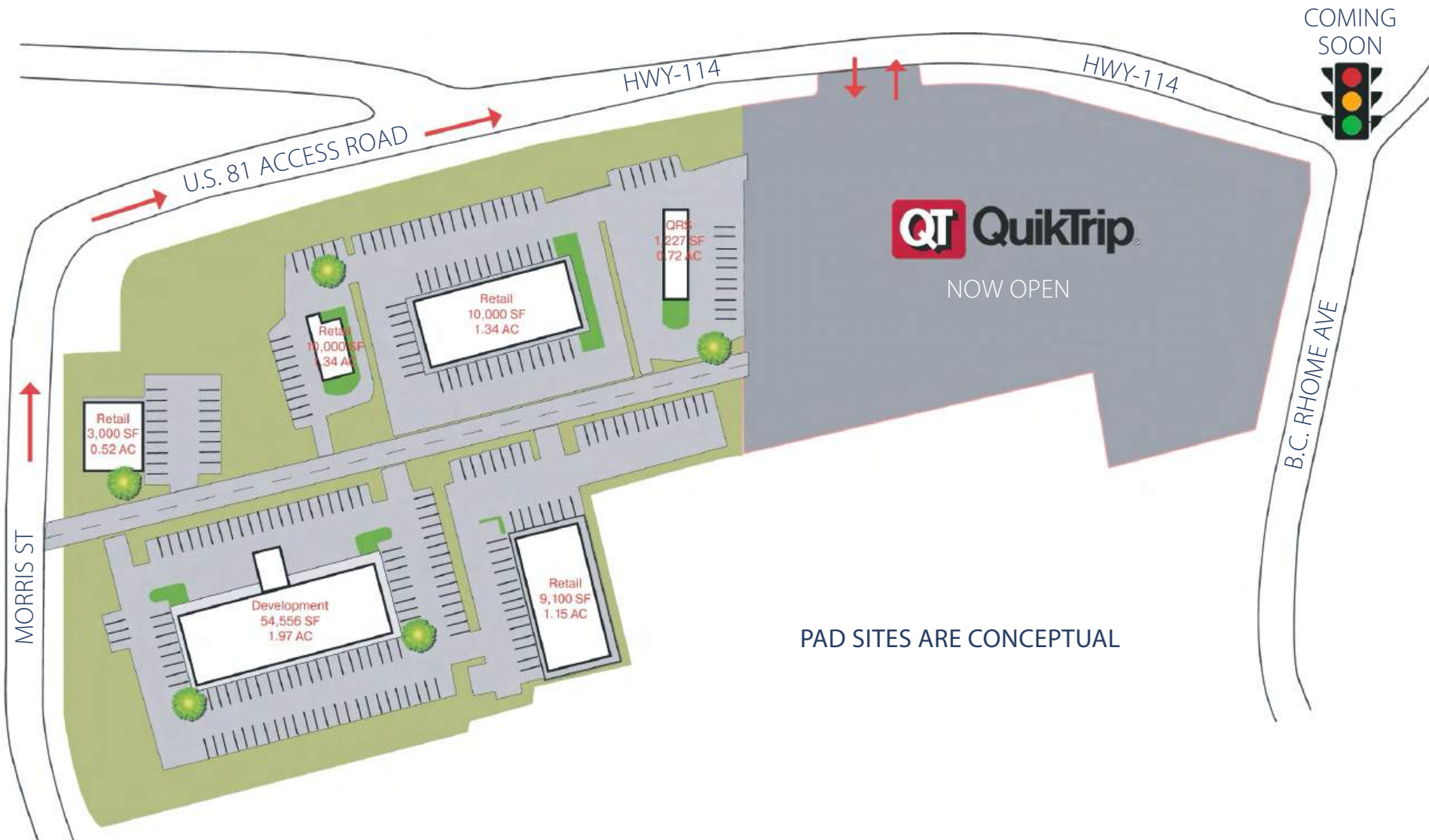
DEREK ANTHONY

2920 ALTA MERE DR
FORT WORTH, TX 76116

(817)991-5072
DEREK@WAYPOINT-RED.COM

FOR SALE | +/- 6.224 AC

HWY 287 AND HWY 114 MERGER - RHOME, TX, 76078



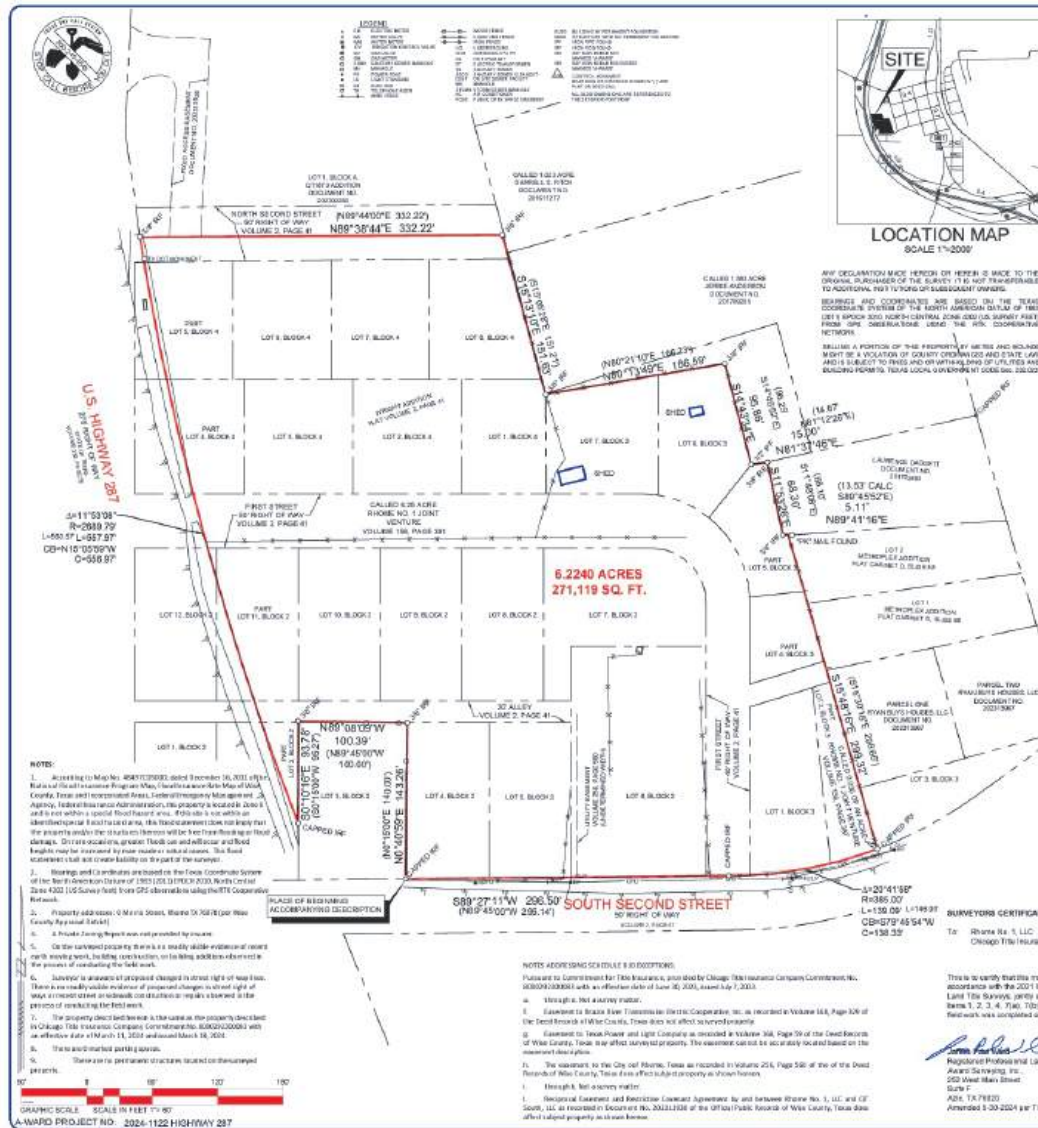
WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR
FORT WORTH, TX 76116

(817)991-5072
DEREK@WAYPOINT-RED.COM

FOR SALE | +/- 6.224 AC
HWY 287 AND HWY 114 MERGER - RHOME, TX, 76078



Being a part of Lot 2 of Lot 4, 5, 6, 7, 8, and 30 and part of Lot 11, Block 2, all of lot 1, a part of lots 2, 4, 5, all of lots 3 and 7, Block 4, all of lots 2, 3, 6, 7, and a part of lots 4 and 5, Block 4, and a part of North Second Street, First Street and a 2nd Alley, WRIGHT ADDITION to the City of Phoenix, Wice County, Texas according to the Plat recorded in Volume 26, Page 41, Plat Records of Wice County, Texas, embracing all the tract of land described in the deed to Rhene No. 1, Joint Venture as recorded in Volume 255, Page 181 of this of the said Records of Wice County, Texas and all of the and the 0.030 of an acre tract of land described in the deed to Rhene No. 1, Joint Venture as recorded in Volume 256, Page 187 and being more particularly described by metes and bounds as follows:

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

BEGINNING at a capped iron rod found (whose Northing is 7066477.30 and whose Easting is 3281753.82) for the corner south corner of said Lot 4 and Lot 3 in said Block 2 and being in the north right-of-way line of South Second Street, having a 50 foot right-of-way as dedicated in said Volumes 2, Page 41 and being the most southerly southwest corner of said 6.25 acre tract;

THENCE North 0°40'59" East, along the common line of said Lots 4 and 3, a distance of 143.36 feet (North 0°15'0" East, 140.80 feet) to a 3/8" iron rod found for the common north corner of said lots 4 and 3, being in the south line of said 29' alley;

THENCE North 89°8'5" West, along the common line of said Lot 3 and said alley, a distance of 100.35 feet (North 89°64'00" West, 100.00 feet) to a 3/8" iron rod found for the common corner of said Lots 2 and 3 in said Block 2;

THENCE South 0°22'16" East, along the common line of last mentioned Lots 2 and 3, a distance of 93.78 feet (South 8°15'0" West, 95.37 feet) to a capped iron rod found at the westerly southwest corner of said G.25 acre tract and being in the east right-of-way line of US Highway No. 287, having a 275 foot right-of-way as dedicated in Volume 282, Page 95 of said Deed Records as being at the beginning of a curve to the right.

THE REC also said curve to the right for the westerly line of said 6.25 acre tract and said said right-of-way line of US Highway No. 282, having a radius of 2689.79 feet, an arc length of 157.87 feet (560.57' x a delta angle of 13° 53' 08"), and long chord bearing and distance of North 15° 59' 59" West, a distance of 556.97 feet to a 30° iron rod found for the southwest corner of said 6.25 acre tract, the southwest corner of lot 1, Block A, of Q12172 ASDITION, an addition to the City of Rhoeva, Weber County, Texas according to the plat thereto recorded in Document No. 202302255 of the Official Public Records of Weber County, Texas, and being by deed call to the center of North Second Street;

THENCE North 89°39'44" East, along the common line of said 6.25 acre tract, last mentioned lot 1 and said corner of North Second Street, a distance of 332.22 feet (North 89°00'00" East, 332.22 feet) to a 3/8" iron rod found for the northeast corner of said 6.25 acre and by the deed called the southeast corner of last mentioned lot 1 bears North 89° East, a distance of 3.70 feet being in the ascertainable westerly line of a called 1.023 acre tract of land described in the deed to Daniel S. Pritch as recorded in Document No. 2016112777 filed Official Public Records;

THENCE South 35°39'30" East, along an easterly line of said 6.25 acre tract and said 1.023 acre tract, to and along the easterly line of Lots 8 and 1 to said Block 4, and to and along the easterly line of a called 1.563 acre tract of land described in the deed to Terri Anderson as recorded in Document No. 2017090005 of said Official Public Records, a distance of 351.63 feet (South 35°39'30" East, 353.21 feet to a 3/8" iron rod found for a reentrant corner of said 6.25 acre tract, the southwest corner of said 1.563 acre tract and the corner northerly corner of lot mentioned Lot 1 and said Lot 2;

THENCE North 80°13'48" East, along the north line of said Lot 7, and a southerly line of said 6.25 acre tract, to and along the north line of said Lot 6, a distance of 166.59 feet (North 80°23'10" East, 166.23 feet) to a 3/8" iron rod found for the southwest corner of said Lot 6 and a northwesterly corner of said 6.25 acre tract;

THENCE South 14°43'34" East, along the east line of said Lot 6 and said 6.25 acre tract, a distance of 95.86 feet (South 14°46'52" East, 99.25 feet) to a 1/2" iron rod found a common corner of said Lots 6 and 5 and a re-entrant corner of said 6.25 acre tract;

THENCE North 82°37'46" East, along the north line of said Lot 5 and said 6.25 acre tract, a distance of 15.00 feet (North 82°12'26" East, 14.67 feet) to a 3/8" iron rod found for a northeasterly corner of said 6.25 acre tract and the northwest corner of a tract of land described in the deed to Lawrence Daggett as recorded in

Document No. 201702690 of said Official Public Records;

THENCE South 11°53'26" East, along the westerly line of said Dagggett tract for the easterly line of said 6.25 acre tract, a distance of 68.30 feet (South 11°40'8" East, 68.30 feet) to a 3/8" iron rod found for the southwest corner of said Dagggett tract, for a re-entrant corner of said 6.25 acre tract;

THENCE North 89°41'26" East, along the south line of said Daggett tract and a north line of said 6.25 acre tract, to and along the north line of said 0.030 of an acre tract, a distance of 5.11 feet (South 89°45'52" East, 9.43 feet) to a 179° rail found for the northeast of said 0.030 of an acre tract and the northeast corner of Lot 2 of METROPOLIS ADDITION, an addition to the City of Rhame, Wise County, Texas according to the plat thereof recorded in Plat Cabinet D, Slide 88 of said Plat Records.

THENCE South 15°40'16" East, along the west line of said Lot 2 to the east line of said D.D.O. of an acre tract, to and along the west line of lot 1 in said METROPLEX ADDITION, to and along the easterly west line of Parcel One as described above to Ryan Ben Hootch, LLC as recorded in Document No. 202313967 of said Official Public Records, a distance of 280.32 feet (South 15°20'18" East, 280.66 feet) to a capped iron rod found for the southeast corner of said 0.680 of an acre tract, being in said north right-of-way line of said South Second Street and a curve to the right;

THENCE along said a curve to the right, for the seven line of said Lot 2 in Block 3, the south line of said 0.000 of an acre, to and along the south line of said 0.25 acre tract, to and along the south line of said Lot 1, Block 3 and the southerly terminus of said First Street (having a 100 foot right-of-way at this point), having a radius of 385.00 feet, an arc length of 135.00 feet (136.95 feet), a delta angle of 20° 41' 56", and long chord bearing and distance of South 79°45'54" West, 138.33 feet to a capped iron rod found.

THENCE South 89°27'12" West, along the said easterly terminus, to and along said northerly right-of-way line of South Second Street, to and along the southerly line of said Lots 6, 5 and 4 in Block 2, a distance of 286.58 feet (North 89°45'14" W. of 295.14) to the POB of BEGUNING and containing 6.2556 acres or 272,050 square feet of land.

ALTAINSPE LAND TITLE SURVEY
Being a part of Lot 2 all of Lots 4, 5, 6, 7, 8, 9, 10
and part of Lot 11, Block 2, all of Lot 1, a part of

the survey on which this deed was made made in
 return to and certain requirements for ALTA/SPS
 finished and accepted by G. T. A. and H. S. S. and included
 7(c) 8, 9, 13, 14, 15 and 16 of Table A thereof. The
 7(c) 8, 9, 13, 14, 15 and 16 of Table A thereof.

Survey No. 9538

JAMES PAUL HARRIS
5808
CAD SURVEYOR

WARD SURVEYING COMPANY
262 WEST MAIN STREET, SUITE F, AZLE TX 76002
817.338.8800 / 817.338.8273 | www.ward-surveying.com

TD FIELDS Form No. 107-000005

ALTAINSPS LAND TITLE SURVEY
Being a part of Lot 2, all of Lots 4, 5, 6, 7, 8, 9, 10 and part of Lot 11, Block 2, all of Lot 1, a part of Lots 2, 4, 5, all of Lots 6 and 7, Block 3, all of Lots 1, 2, 3, 6, 7, 8 and a part of Lots 4 and 5, Block 4, and a part of North Second Street, First Street and a 20' Alley, **WRIGHT ADDITION** to the City of Rhame, Wise County, Texas according to the Plat recorded in Volume 2, Page 41, Plat Records of Wise County, Texas

WARD SURVEYING COMPANY
262 WEST MAIN STREET, SUITE F, AZLE, TX 79008
(817) 334-0440 (950-6673) survey@wardsurveying.com
700 SOUTH FARM AVE., DALLAS, TX 75214

FOR SALE | +/- 6.224 AC

HWY 287 AND HWY 114 MERGER - RHOME, TX, 76078



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR
FORT WORTH, TX 76116

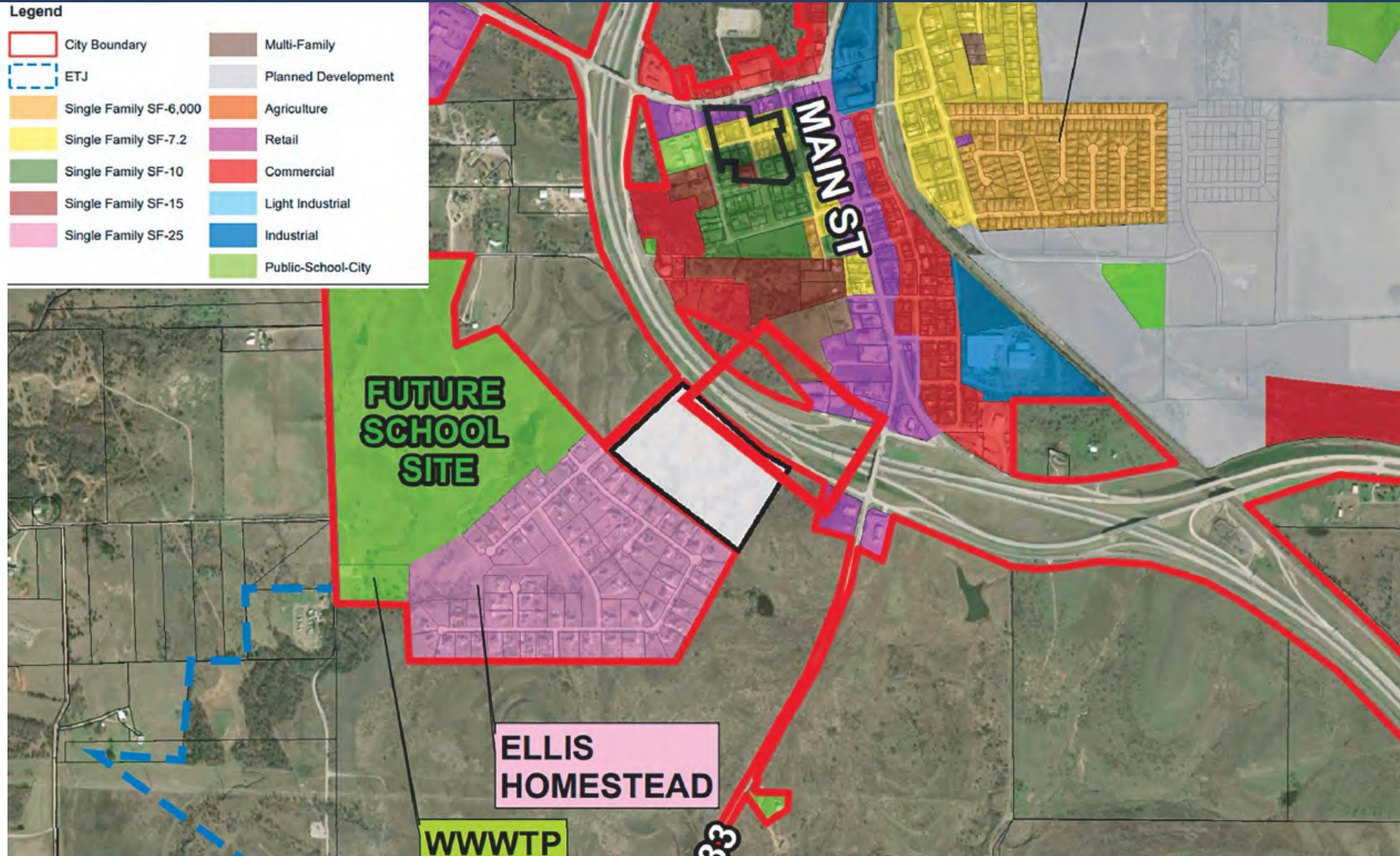
(817)991-5072
DEREK@WAYPOINT-RED.COM

FOR SALE | +/- 6.224 AC

HWY 287 AND HWY 114 MERGER - RHOME, TX, 76078

Legend

	City Boundary		Multi-Family
	ETJ		Planned Development
	Single Family SF-6,000		Agriculture
	Single Family SF-7.2		Retail
	Single Family SF-10		Commercial
	Single Family SF-15		Light Industrial
	Single Family SF-25		Industrial
			Public-School-City



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

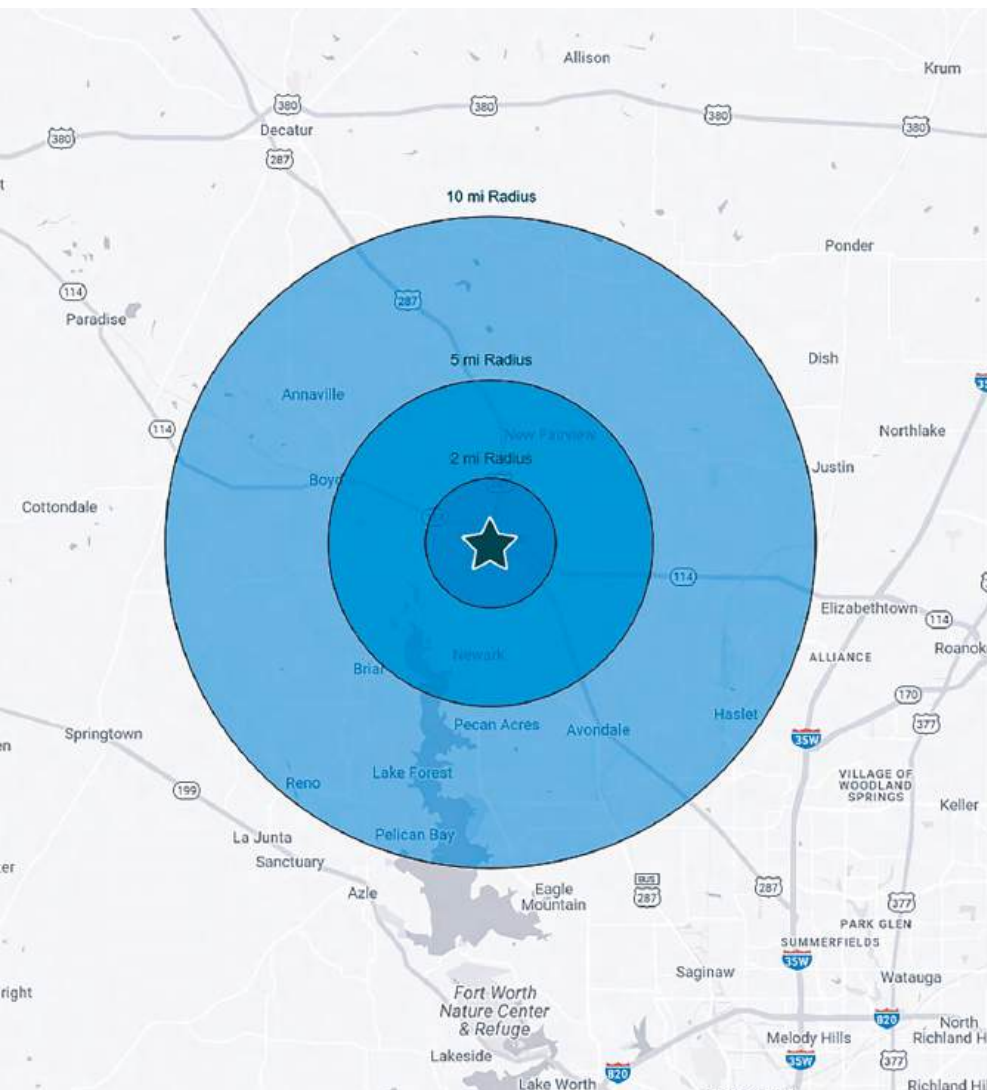
DEREK ANTHONY

2920 ALTA MERE DR
FORT WORTH, TX 76116

(817)991-5072
DEREK@WAYPOINT-RED.COM

FOR SALE | +/- 6.224 AC

HWY 287 AND HWY 114 MERGER - RHOME, TX, 76078



DEMOGRAPHICS

POPULATION	2 miles	5 miles	10 miles
Estimated Population (2023)	2,427	14,062	79,714
Projected Population (2028)	2,928	16,469	98,428
5-Year Proj. Pop. Growth %	4.1%	3.4%	4.7%

AVGERAGE HOME VALUE (2023)	2 miles	5 miles	10 miles
\$125,000 - \$150,000	12, 1.7%	61, 1.5%	339, 1.5%
\$150,000 - \$200,000	112, 15.9%	590, 14.6%	2,379, 10.6%
\$200,000 - \$250,000	113, 16.1%	538, 13.3%	3,069, 13.6%
\$250,000 - \$300,000	89, 12.6%	435, 10.8%	2,844, 12.6%
\$300,000 - \$400,000	128, 18.2%	596, 14.8%	4,451, 19.8%
\$400,000 - \$500,000	46, 6.5%	372, 9.2%	2,602, 11.5%
\$500,000 - \$750,000	93, 13.2%	574, 14.2%	2,853, 12.7%

HOUSEHOLDS	2 miles	5 miles	10 miles
Estimated Households (2023)	841	4,813	27,031
Projected Households (2028)	1,045	5,809	34,805
5-Year Proj. HH Growth %	4.9%	4.1%	5.8%



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR
FORT WORTH, TX 76116

(817)991-5072
DEREK@WAYPOINT-RED.COM

FOR SALE | +/- 6.224 AC

HWY 287 AND HWY 114 MERGER - RHOME, TX, 76078

DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q19

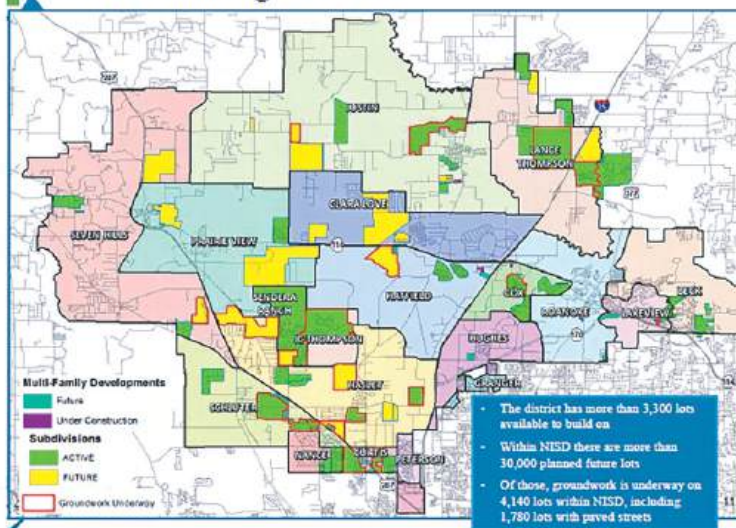
Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,417	2,666	4,055	21,880
2	Denton ISD	2,210	2,141	4,780	19,553
3	Frisco ISD	2,203	2,068	4,073	5,053
4	Northwest ISD*	1,863	1,829	3,301	30,053
5	Dallas ISD	1,673	1,563	2,068	5,975
6	Eagle Mt.-Saginaw ISD	1,600	1,509	1,847	20,502
7	Little Elm ISD	1,238	1,358	1,140	2,469
8	Lewisville ISD	1,235	1,202	1,941	3,285
9	Forney ISD	1,163	1,093	2,063	14,630
10	Crowley ISD	925	907	1,386	15,701
11	Rockwall ISD	739	873	2,026	9,550
12	Mansfield ISD	922	862	1,094	7,542
13	Wylie ISD	655	807	920	3,868
14	McKinney ISD	748	753	2,089	8,121
15	Princeton ISD	665	719	446	8,280
16	Royse City ISD	770	706	1,155	10,171
17	Allen ISD	651	655	1,222	809
18	Melissa ISD	627	649	742	5,831
19	Midlothian ISD	543	630	1,375	19,268
20	Waxahachie ISD	576	594	898	20,600

*Adjusted based on additional research by Templeton Demographics staff

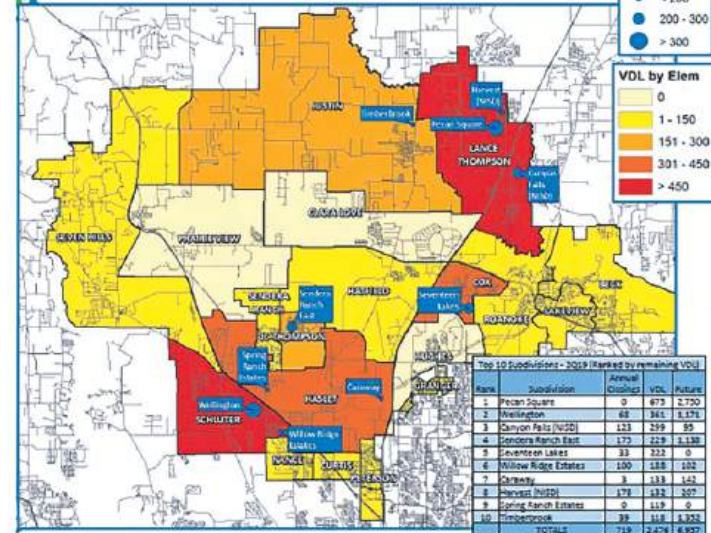
Northwest ISD Projected to be the largest ISD in the State of Texas in 10-15 Yrs

*Data provided by Templeton Demographics a 3rd party data vendor for NISD

District Housing Overview



VDL Distribution



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR
FORT WORTH, TX 76116

(817)991-5072
DEREK@WAYPOINT-RED.COM

FOR SALE | +/- 6.224 AC

HWY 287 AND HWY 114 MERGER - RHOME, TX, 76078

CITY CONTACTS



501 South Main Street
Rhome, Texas 76078
817-638-2758 Metro
817-636-2465 Fax
cityofrhome@earthlink.net

Cynthia Northrop, City Administrator
City Hall: 817-636-2462
cityadministrator@cityofrhome.com

Shannon Montgomery, TRMC, City Secretary
City Hall: 817-636-2462
citysecretary@cityofrhome.com

Julie Rutherford, Administrative Assistant & Utility Billing
City Hall: 817-636-2462
cityhall@cityofrhome.com

Kristi Adams, Court Clerk
City Hall: 817-636-2333
municipalcourt@cityofrhome.com

Sean Densmore, Public Works Director
Public Works: 940-210-6501
publicworks@cityofrhome.com

Sam Love, Police Chief
Police Department: 817-636-2400
slove@cityofrhome.com

Darrell Fitch, Fire Chief
Fire Department: 817-636-2001 or Cell: 940-210-6580
firechief@rhomefirerescue.com

William Osborn, Code Compliance Officer
City Hall: 817-636-2462
codecompliance@cityofrhome.com

Image obtained from http://townmapsusa.com/d/map-of-rhome-texas-tx/rhome_tx



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR
FORT WORTH, TX 76116

(817)991-5072
DEREK@WAYPOINT-RED.COM



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.

Waypoint Real Estate Advisors, LLC.	702535	jake@waypoint-red.com	817-505-589
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702535	jake@waypoint-red.com	
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	0677154	derek@waypoint-red.com	8179915072
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