

PILOT POINT, TX LAND

W. BROAD STREET, PILOT POINT, TX 76258

FOR SALE

4.21 ACRES



DEMIAN P. SALMON | 214.267.0430 | demian.salmon@streamrealty.com

CHAP BERNET | 214.560.3023 | chap.bernet@streamrealty.com

Copyright © 2023 Stream Realty Partners. All rights reserved.

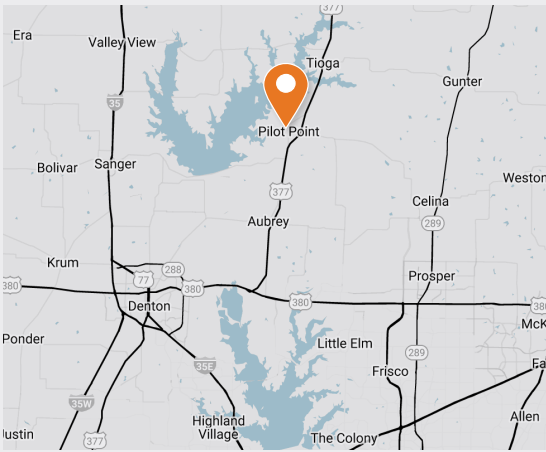
The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.

STREAM

www.streamrealty.com

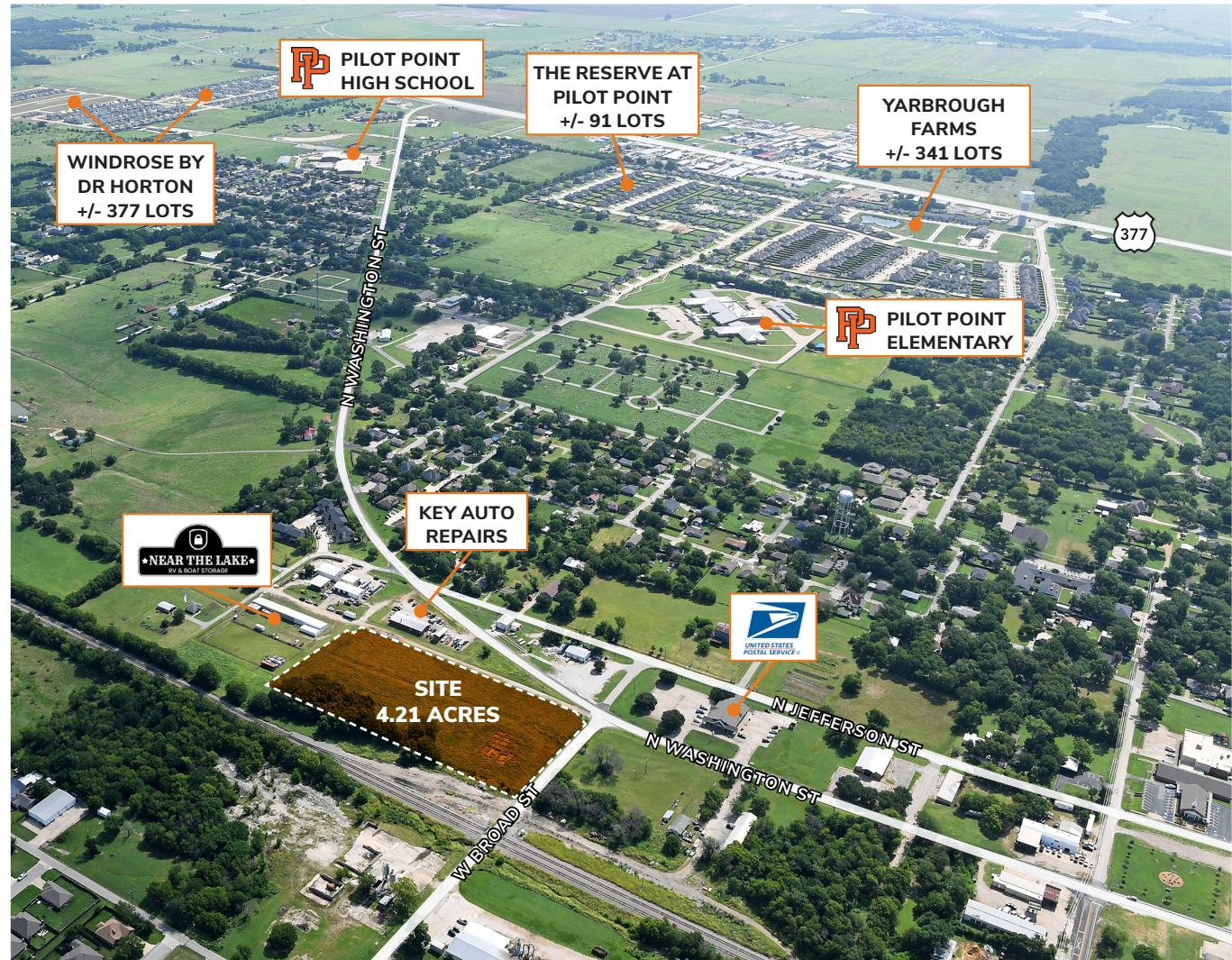
2 | Property Overview

W. BROAD STREET
PILOT POINT, TX 76258



PROPERTY DETAILS

ADDRESS	W. Broad St, Pilot Point, TX 76258
ACREAGE	4.21 Acres
ZONING	LI (Light Industrial)
FLOODPLAIN	Per FEMA, the property is not located in a flood zone
TRAFFIC COUNTS	Hwy 377: 14,310 (2023) BUS 377 (Washington St): 4,395 VPD (2023)



DEMIAN P. SALMON | 214.267.0430 | demian.salmon@streamrealty.com

CHAP BERNET | 214.560.3023 | chap.bernet@streamrealty.com

Copyright © 2023 Stream Realty Partners. All rights reserved.

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.

STREAM
www.streamrealty.com

3 | Demographic Summary

W. BROAD STREET
PILOT POINT, TX 76258



Population

3 MILES	5,836
5 MILES	7,627
7 MILES	12,325



Median Age

38.9
40.4
41.1



Households

2,133
2,859
4,610



Median Disposable Income

\$81,474
\$84,319
\$85,218



Median Household Income

\$95,896
\$99,383
\$101,181

DEMIAN P. SALMON | 214.267.0430 | demian.salmon@streamrealty.com

CHAP BERNET | 214.560.3023 | chap.bernet@streamrealty.com

Copyright © 2023 Stream Realty Partners. All rights reserved.

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.



NEW HOUSING DEVELOPMENTS

NEARING COMPLETION

- 8 Lakeview Estates**
Location: Morrison St / Lakeview Circle
◊ 16 acres, 47 lots
◊ Final houses in construction

- 2 Mustang Creek PD 002**
Location: Broad & Montague St
◊ 15 acres, 64 lots
◊ Final houses in construction

- 1 Yarbrough Farms PD 001**
Location: Burks Rd & US 377
◊ 105 acres, 341 lots
◊ Final houses in construction

IN PLAT / PERMIT STAGE

- 11 Creekview Meadows PD 011**
Location: FM 428 & FM 1385
◊ 1,027 acres, 2,415 lots
◊ Includes: amenity center, parks

- 10 Moberly Farms PD 010**
Location: FM 1385 & Moberly Rd
◊ 521 acres, 1,986 lots
◊ Includes: school site, parks, amenity center

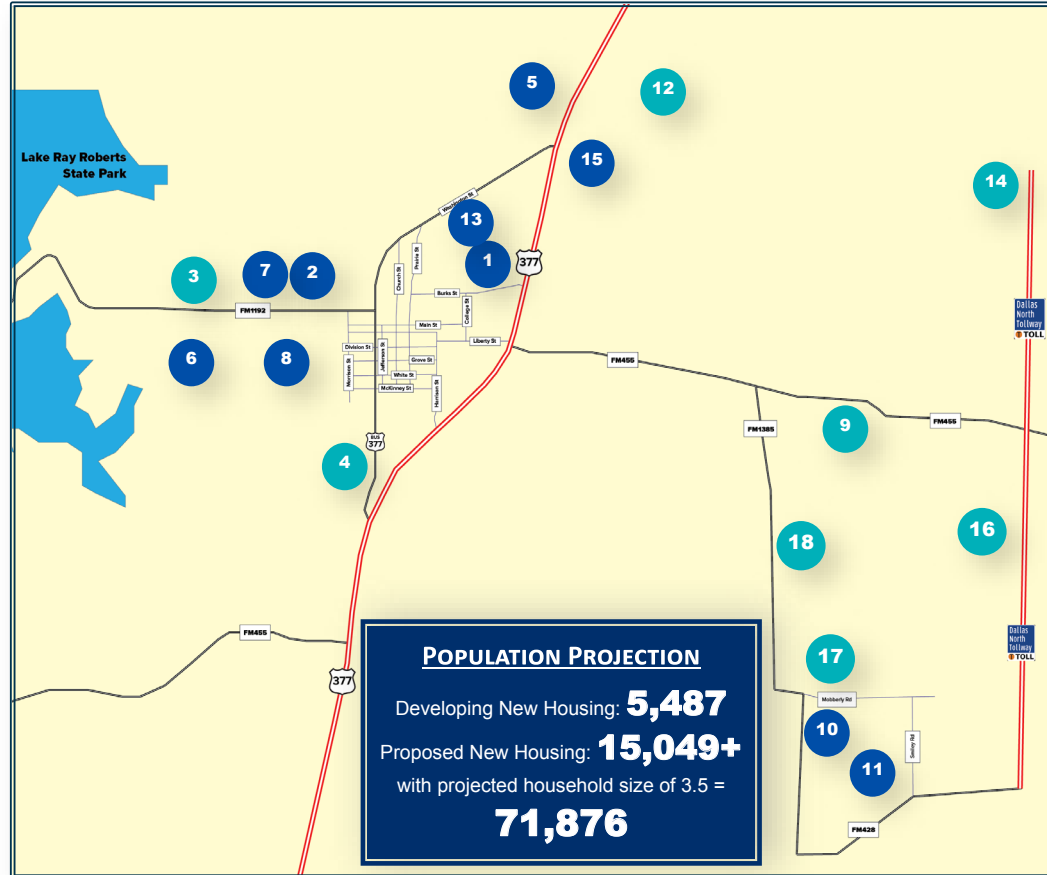
- 15 Morning Star Point and The Farms at Morning Star Point**
Location: US 377 & Berend Rd
◊ 14 acres, 7 Fourplex and 34 Duplex Condos
◊ Awaiting development

- 7 Summit PD 007**
Location: Gould St & Summit Dr
◊ 8 acres, 37 lots
◊ Civil plan review

- 6 The Hills at Pilot Point PD 006**
Location: Massey Rd & Aubrey St
◊ 77 acres, 33 lots
◊ Houses under construction
◊ Includes: equestrian lots facilities

- 13 The Reserve at Pilot Point**
Location: Washington & Yarbrough St
◊ 28 acres, 91 lots
◊ Civil plan review

- 5 Windrose PD 005**
Location: US 377
◊ 113 acres, 377 lots Phase 1 137 lots; Phase 2 start in 2024
◊ Includes: amenity center



PROPOSED DEVELOPMENT

- 17 Bryson Ranch PD 0XX**
Location: Moberly Road & Lights Ranch Road
◊ 1,047 acres, 3,173 SF & 1,089 IMF lots
◊ Awaiting development and annexation

- 18 Eland Farms PD 0XX**
Location: FM 1385 & Lights Ranch Road
◊ 669 plus 231 acres, Mixed Use
◊ Awaiting development

- 14 Four Seasons PD 0XX**
Location: N Dallas Tollway & Berend Rd
◊ 1,115 acres, 4,000 commercial & residential lot
◊ Awaiting development and annexation

- 3 Hat Creek Estates PD 003**
Location: Walcott St & FM 1192
◊ 56 acres, 192 lots
◊ Awaiting development
◊ Includes: parks

- 9 Mustang Ranch PD 009**
Location: Tischler Rd & FM 455
◊ 669 acres, 2,452 lots
◊ Awaiting development
◊ Includes: parks, amenity center, MF

- 12 Pecan Creek PD 0XX**
Location: US 377 & Berend Rd
◊ 926 acres, 4,060 lots
◊ Awaiting development and annexation
◊ Includes: amenity center, school, parks, retail

- 4 Rodeo Crossing PD 004**
Location: S Washington St
◊ 14 acres, 83 townhouse lots
◊ Awaiting development

- 16 Talley Ranch PD 0XX**
Location: N Dallas Tollway & FM 455
◊ 3,545 plus 190 acres, Master Planned Community.
◊ Awaiting development

DEMIAN P. SALMON | 214.267.0430 | demian.salmon@streamrealty.com

CHAP BERNET | 214.560.3023 | chap.bernet@streamrealty.com

5 | Information About Broker Services

Approved by the Texas Real Estate Commission for Voluntary Use
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 a 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 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 the 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

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 78711-2188 or 512-465-3960.

Date

01A TREC No. OP-K



DEMIAN P. SALMON | 214.267.0430 | demian.salmon@streamrealty.com

CHAP BERNET | 214.560.3023 | chap.bernet@streamrealty.com