

CRESSON CROSSROADS

Cresson, Texas

CLARK

COMMERCIAL



REAL ESTATE GROUP

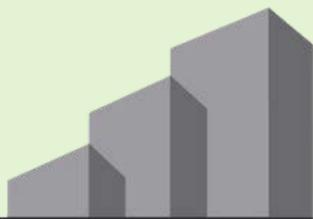
INDUSTRIAL



- Frontage on Hwy 377 and Hwy 171
- 14 miles from Granbury Municipal Airport
- 15 miles southwest of Fort Worth
- 14 miles from Loop 820

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PROPERTY INFORMATION

Location: The property is located on Hwy. 171 in Cresson, Texas The property is approx. 1 mile NW of Cresson.

Size: Lots range in size from 2 to 15 acres.

Improvements: No improvements

Utilities: MUD District Sewer and Water, Three Phase electric, Windstream is the Phone and Internet provider.

Minerals: No minerals convey

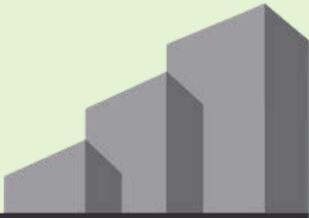
Zoning: Industrial Zoning.

Cresson City Offices: 817.396.4729

Terms: Cash to seller at closing

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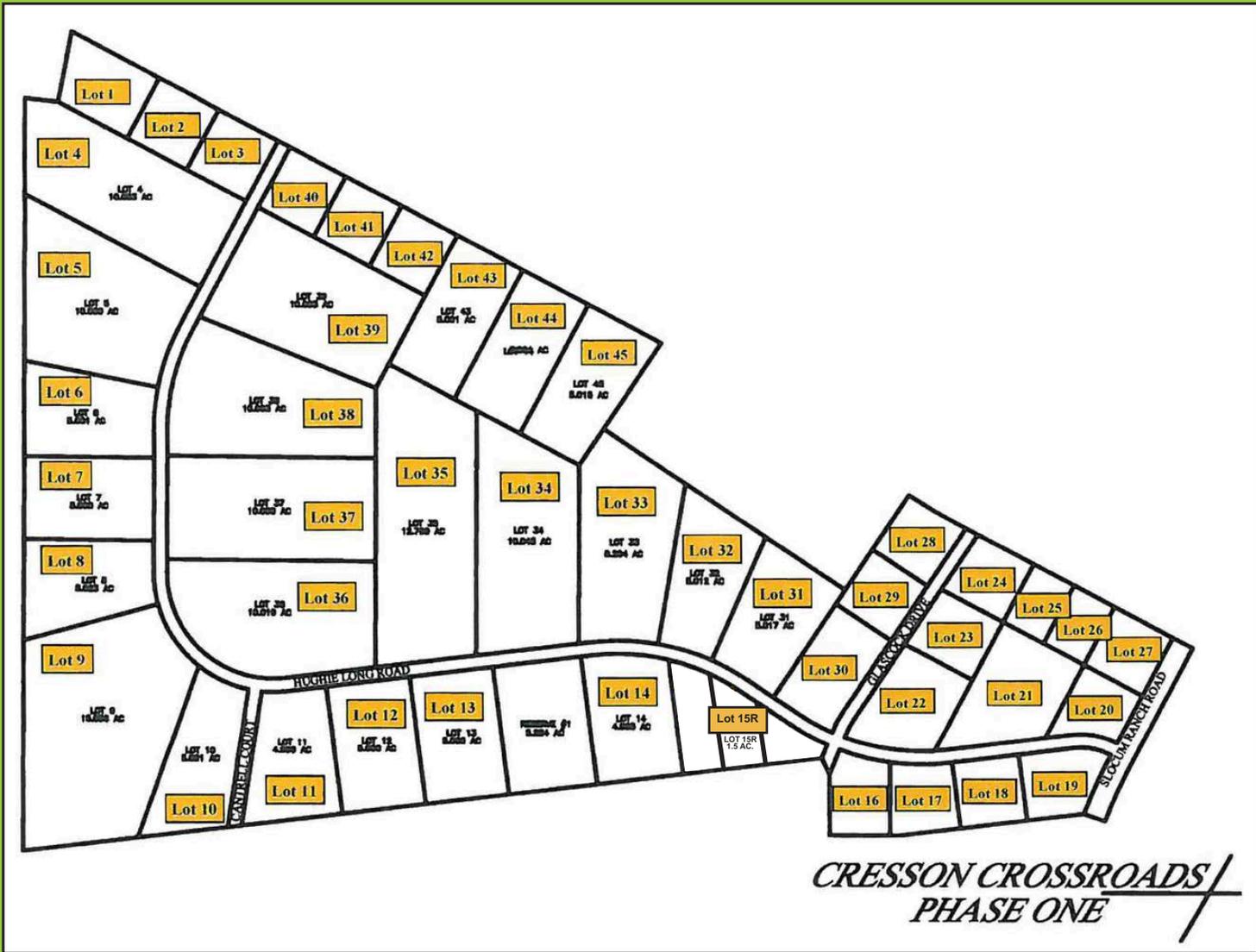
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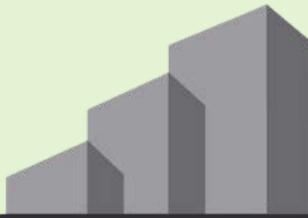
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SURVEY



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Lot #	Acreage	Total
1	2.81	SOLD
2	2.13	SOLD
3	2.13	SOLD
4	10	SOLD
5	10	SOLD
6	5	SOLD
7	5	SOLD
8	5.02	SOLD
9	15.06	\$852,317.00
10B	2.5	\$163,380.00
11	5	SOLD
12	5	SOLD
13	5	SOLD
14	5	SOLD
15R	1.5	SOLD
16	2.2	SOLD
17	2.16	SOLD
18	2.09	SOLD
19	2.33	SOLD
20	1.96	SOLD
21	4.87	SOLD
22	3.75	SOLD

23	2.22	SOLD
24	2.01	SOLD
25	1.39	SOLD
26	1.39	SOLD
27	22	SOLD
28	2.04	SOLD
29	2	\$200,000.00
30	3.42	SOLD
31	5.02	SOLD
32	5.01	SOLD
33	8.2	SOLD
34	10.05	SOLD
35	12.8	SOLD
36	10.02	SOLD
37	10	SOLD
38	10	SOLD
39	10	SOLD
40	2	SOLD
41R	1	SOLD
42	2	SOLD
43	5	SOLD
44	5	SOLD
45	5.02	SOLD



Highlighted areas are Hwy Frontage

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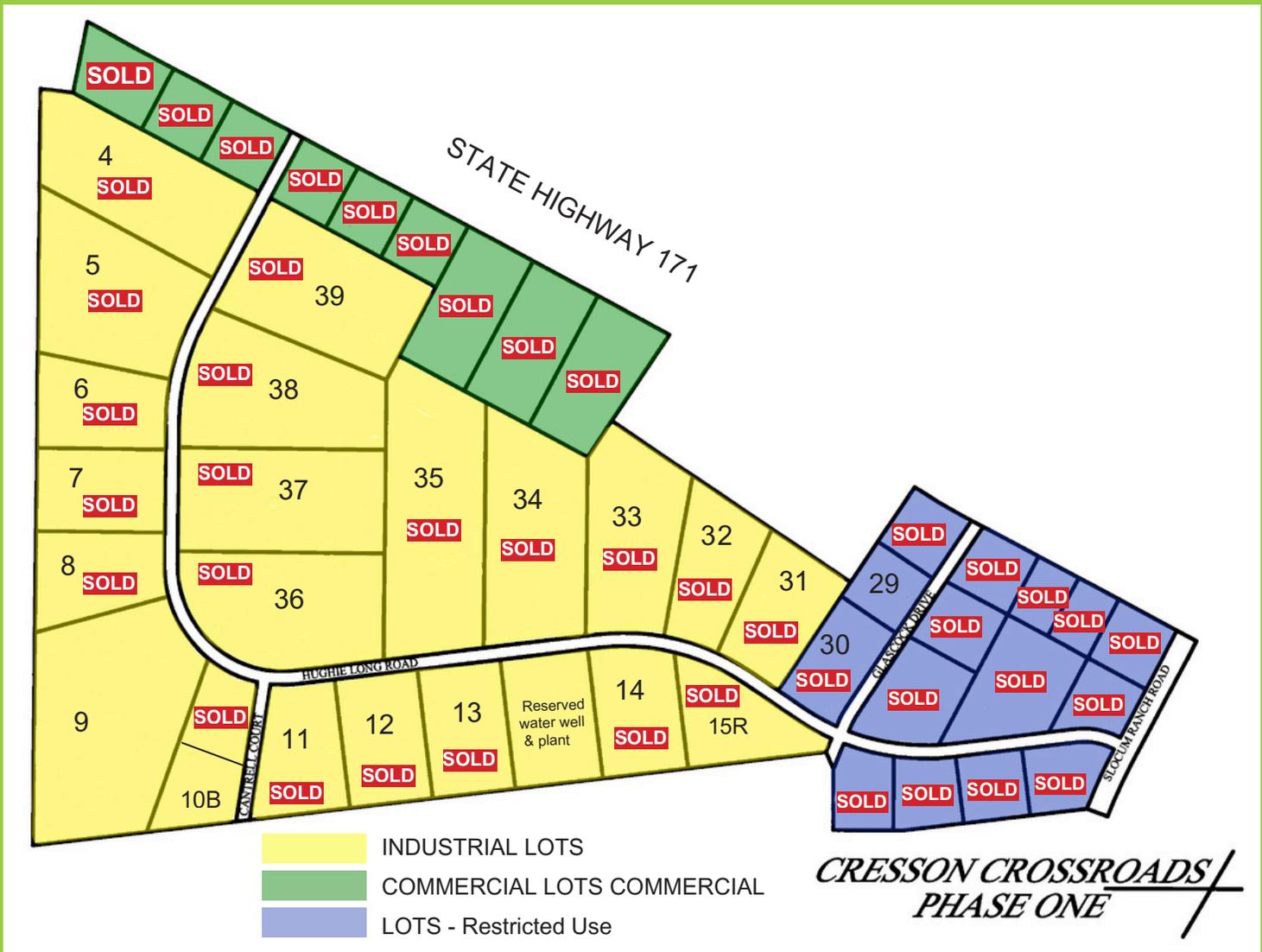
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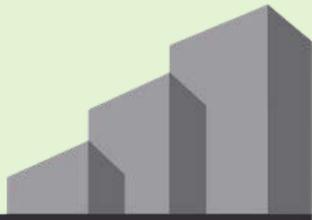
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BUSINESS PARK



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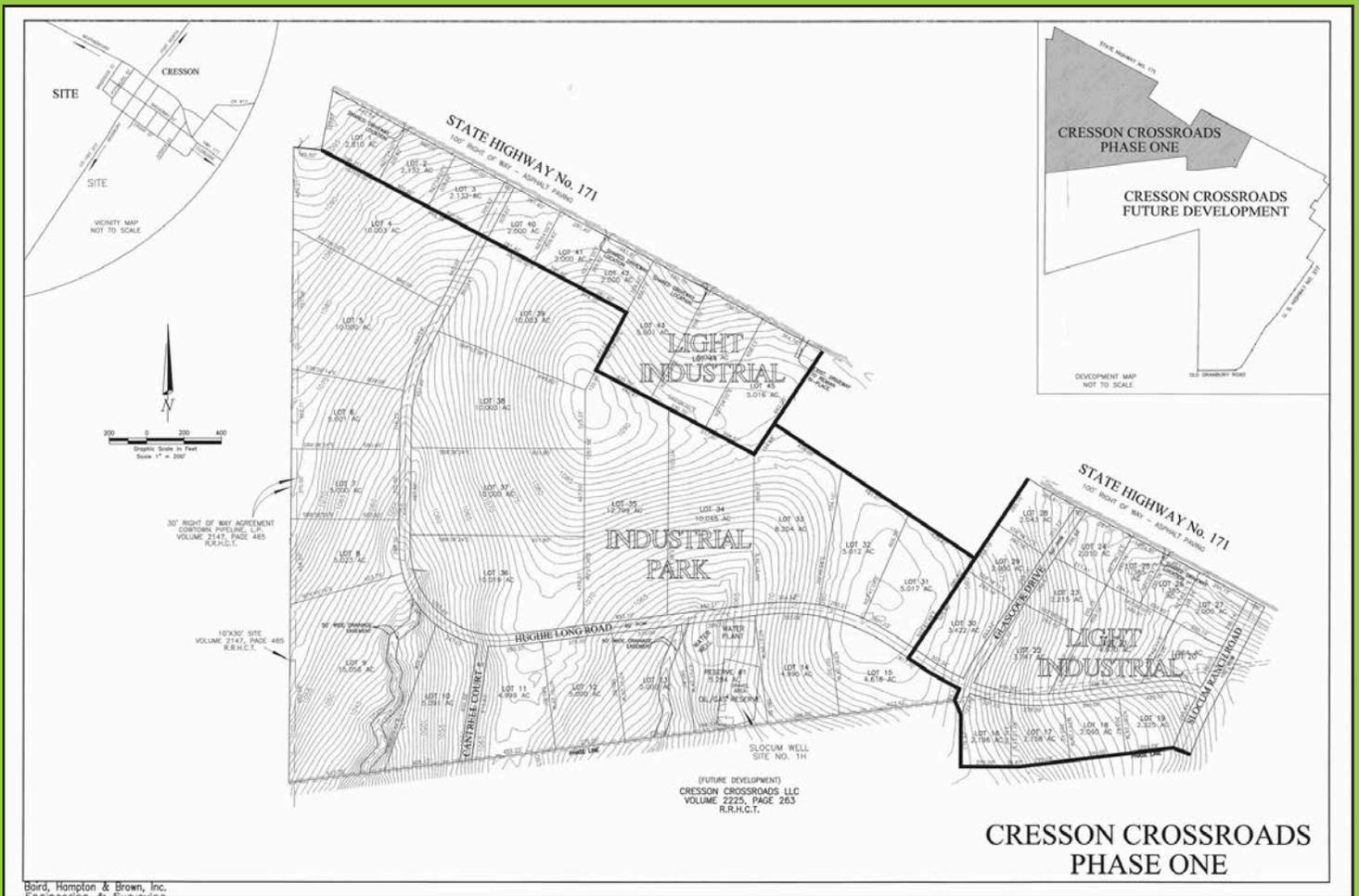
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ZONED CONTOURS



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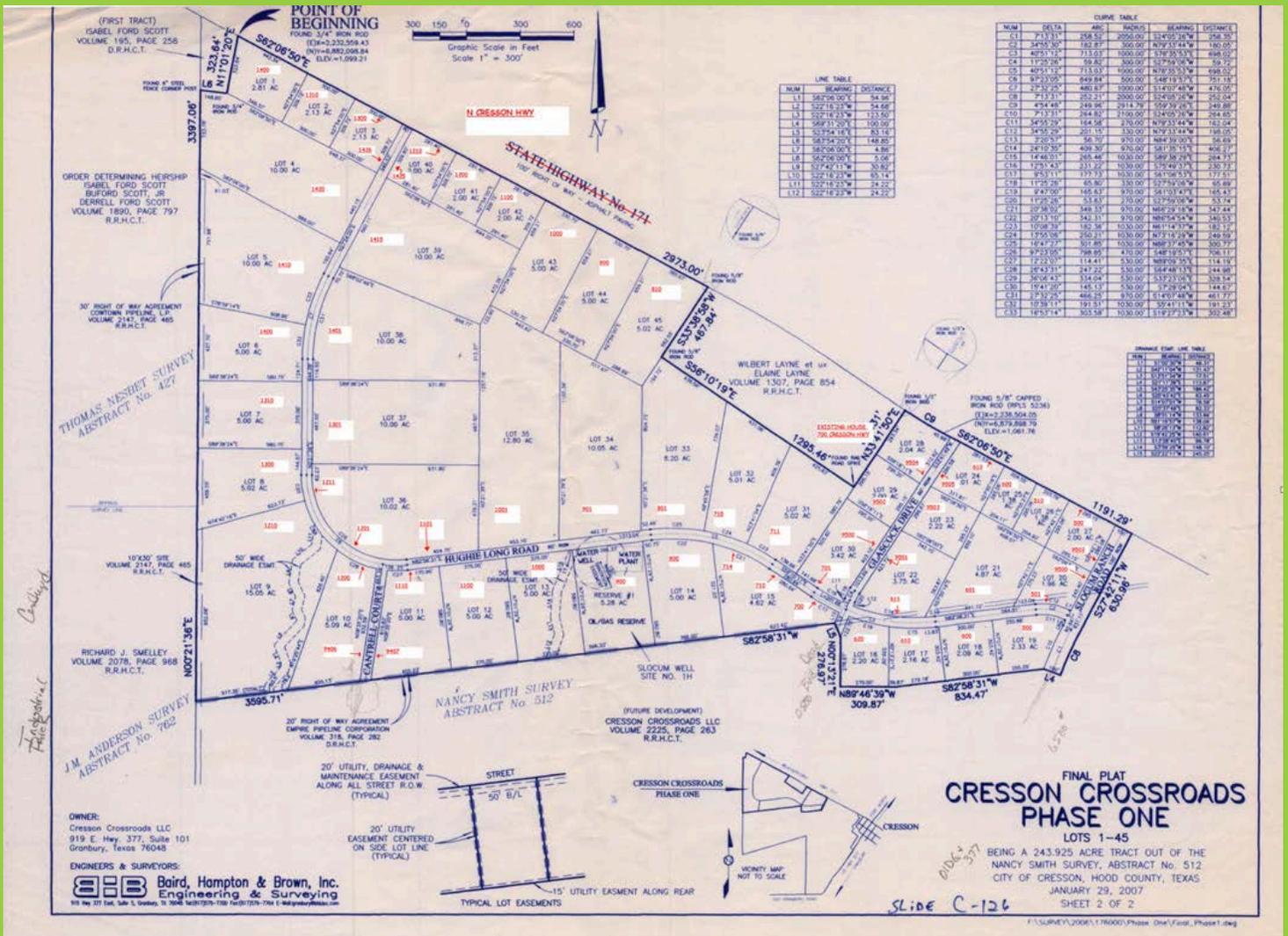
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ADDRESS MAP



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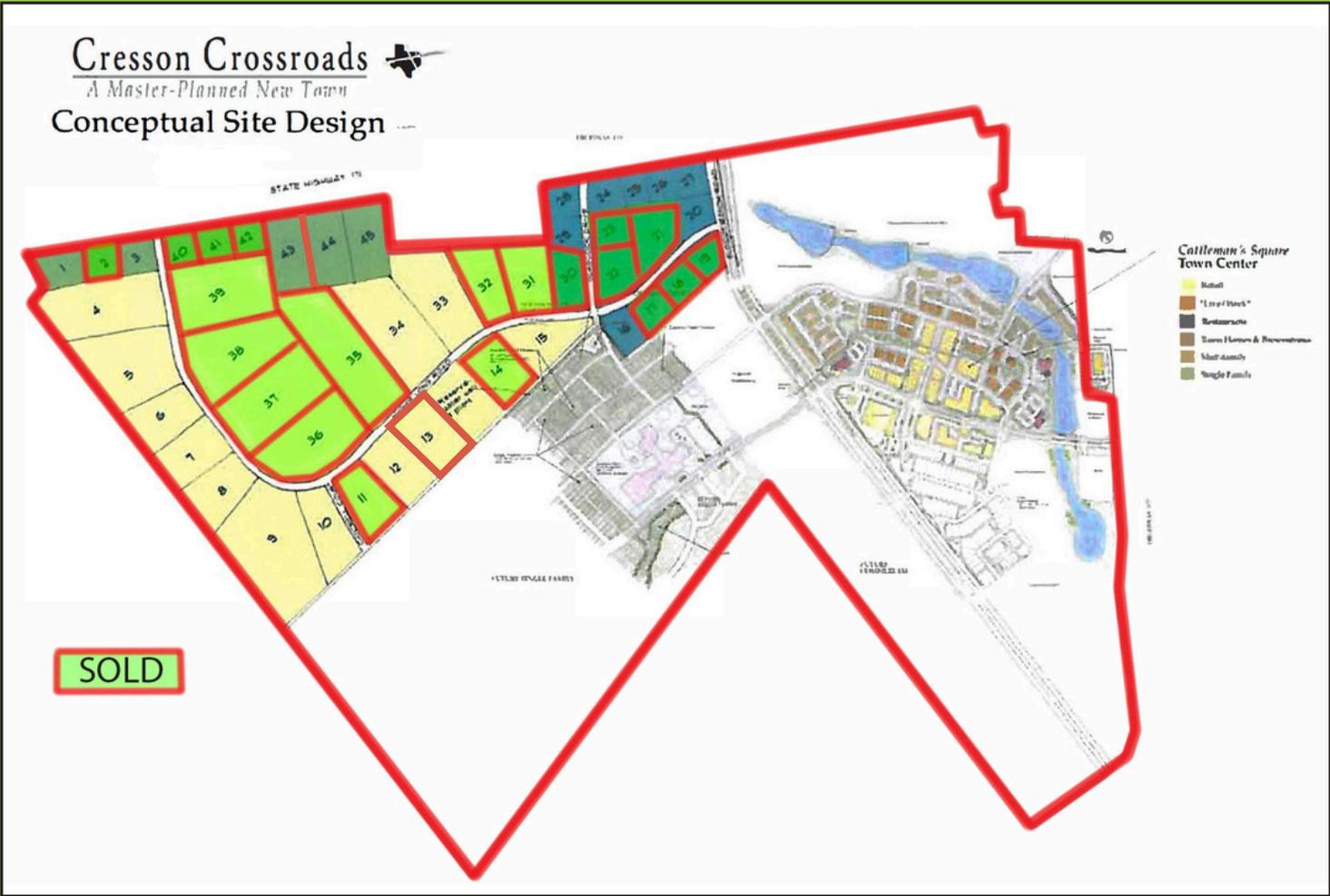
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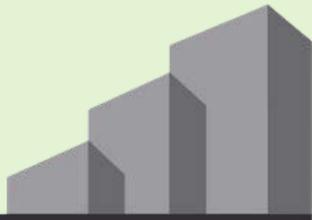
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CONCEPTUAL SITE DESIGN



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LOCATION MAP



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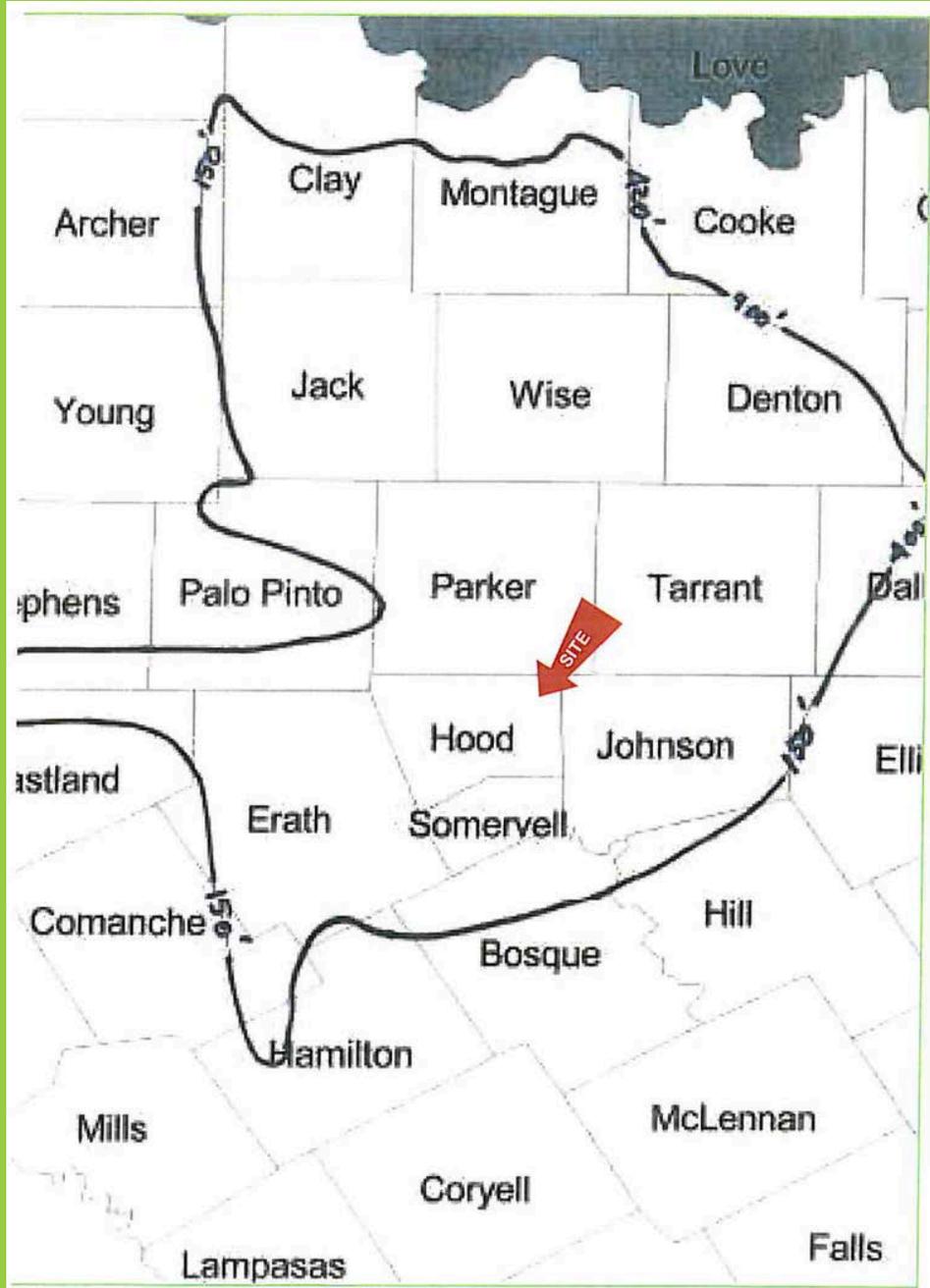
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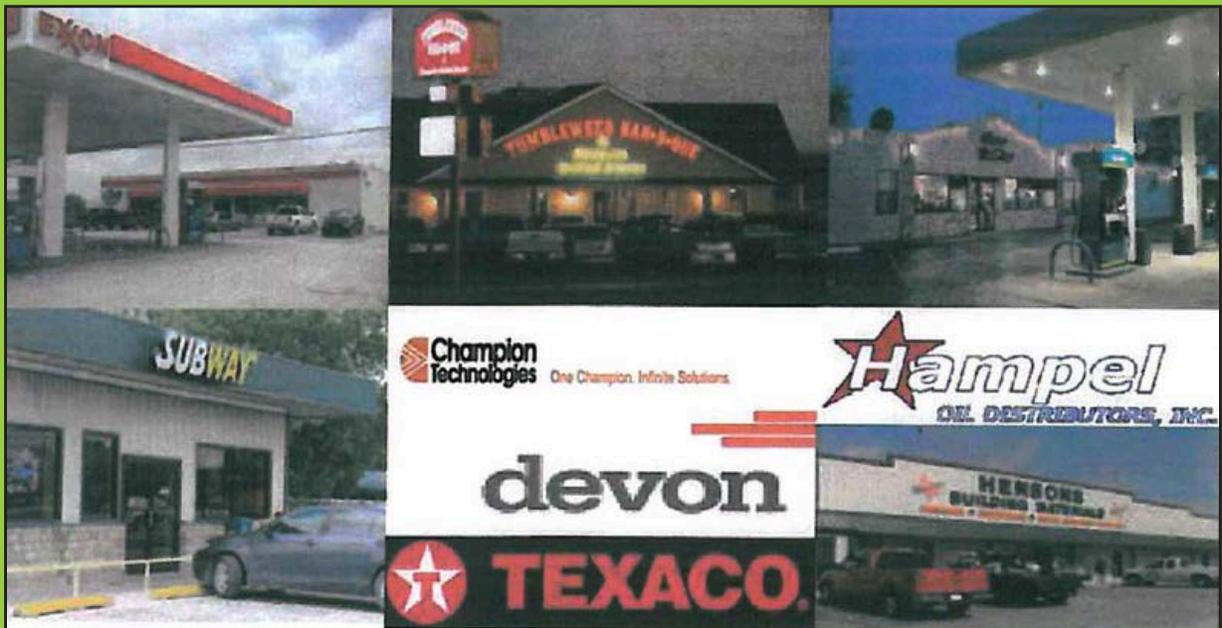
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Come Join Other Businesses in Cresson

- Best Western
- Tumbleweed Bar-B-Que
- Motorsport Ranch
- Exxon Tiger Mart
- Texaco
- Cresson Food Mart
- Sonic Drive-In
- Subway
- Devon Energy
- Champion Technology
- Hampel Oil Distributors, Inc.
- Gulf Coast Chemical
- Golden Chick
- Henson's Lumber
- Wakesport Ranch
- TXI
- NAPA Auto Parts



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Information About Brokerage Services

11-2-2015

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.

<u>Clark Real Estate Group</u>	<u>0590750</u>	<u>tim@clarkreg.com</u>	<u>(817) 458-0402</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
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

TAR 2501

Clark Real Estate Group, 8901 E. Hwy. 377 Cresson, TX 76035
Timothy Clark

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