



THE HENDRICKSON
AGENCY
A Bray Real Estate Company

1315 FM 1446

Waxahachie, TX 75167

FOR SALE

Interstate - Adjacent
Raw Land

7 +/- Acres

This commercial site is located near major highways (I-35, 287), only 0.4 miles from I35E and 4 miles to 287.

Prime location with
strong market
demand!





Thousands of
new homes
coming in this
area

**7 +/-
Acre
Site**



Alex Hendrickson
817-240-3968

The Opportunity

The Hendrickson Agency, LLC, powered by Bray is pleased to present the opportunity to acquire 1315 FM 1446 (“the property”), a 7 +/- acre commercial site in the heart of Waxahachie. The property is strategically located near major highways (I-35, 287), only 0.4 miles from I35E and 4 miles to 287. This property ensures seamless access to key logistics hubs, DFW and the greater Fort Worth market. 30 mins from Dallas and 45 mins from Fort Worth. TxDOT has approved the approach needed. You have the flexibility to design and configure spaces to suit tenant or owner-operator needs, allowing for multi-tenant or single-user industrial setups. Whether you're looking to create light manufacturing facilities, or office-warehouse combinations, this site offers the scalability and versatility to meet the demands of today's industrial market. Surrounded by established businesses, distribution centers, and industrial parks, this location is ideal for companies seeking growth, efficiency, and visibility in a booming commercial corridor. With strong market demand, a prime location, and unlimited customization potential, this is an opportunity developers and investors won't want to miss. Currently zoned as agriculture with no flood plain. New survey & plat is needed.

Address 1315 FM 1446, Waxahachie, TX 75167

APN# 179047

Location The site is located S Interstate 35 E in Waxahachie.
Take exit 399B from I-35E S

Total Land Area 7 +/- Acres (approximately 304,920 SF)

Trade Area Green Acres



Waxahachie Market Overview

The property is located in Ellis County, Waxahachie Texas. Approximately 30 miles south of downtown Dallas. 35E and 287 are two major highways that offers excellent transportation options. Rail options are Union Pacific and Burlington Northern/Santa Fe Railroads. They provide freight services and connect the city to neighboring facilities in Midlothian, South Dallas and onto the national rail networks.

Air travel is conveniently located in close proximity to several airports. DFW International is one of the busiest airports in the world and is about 50 miles north SH 360. Love Field Airport is approx. 35 miles north in Dallas. Waxahachie offers Mid-Way Regional Airport. Waxahachie is also located about 250 miles from the Port of Houston. This is one of the largest ports in the USA offering access to global shipping and cargo transportation.

Waxahachie has a diverse and robust economy and hosts businesses in a broad range of professional fields. All this leads to highly diverse and skilled workforce.

There are many accredited colleges and universities either in Waxahachie or in close proximity, including Texas State Technical College, Navarro, Southern Methodist University, Dallas Baptist University and more!

Waxahachie continues to be a highly attractive real estate destination due to the strength and durability of it's economy!



THE HENDRICKSON
AGENCY

A Bray Real Estate Company

Major Employers of Waxahachie

Company Name	Description	# of FT Employees
Baylor Medical Center at Waxahachie	Hospital	1,000+
Waxahachie ISD	Public Schools	1,000+
Dart Container Corp.	Insulated foam cups	500-999
Ellis County	County Government	500-999
Walgreens	Distribution Center	500-999
Cardinal IG Co.	Insulated glass	250-499
City of Waxahachie	Local Government	250-499
Owens-Corning Fiberglass	Insulation	250-499
UNIVAR	Chemical Blending	250-499
A.E.P. Industries	Polyethylene film	100-249
Berry Global	Plastics/Film Products	100-249
C. R. Laurence	Commercial storefronts	100-249
Cabinet Specialists, Inc.	Cabinet manufacturers	100-249
Cardinal CG Co.	Coated glass	100-249
Georgia Pacific Corp.	Paper packaging products	100-249
James Hardie Industries	Cement fiberboard	100-249
International Extrusion Corp.	Extrusion-anodizing	100-249
Kinro-Composites	Bathtub Fabrication	100-249



THE HENDRICKSON
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35E

Chick-fil-a, McDonald's, Shell, Sonic

1315 FM 1446

Waxahachie, TX 75167

Proposed 7 Acres

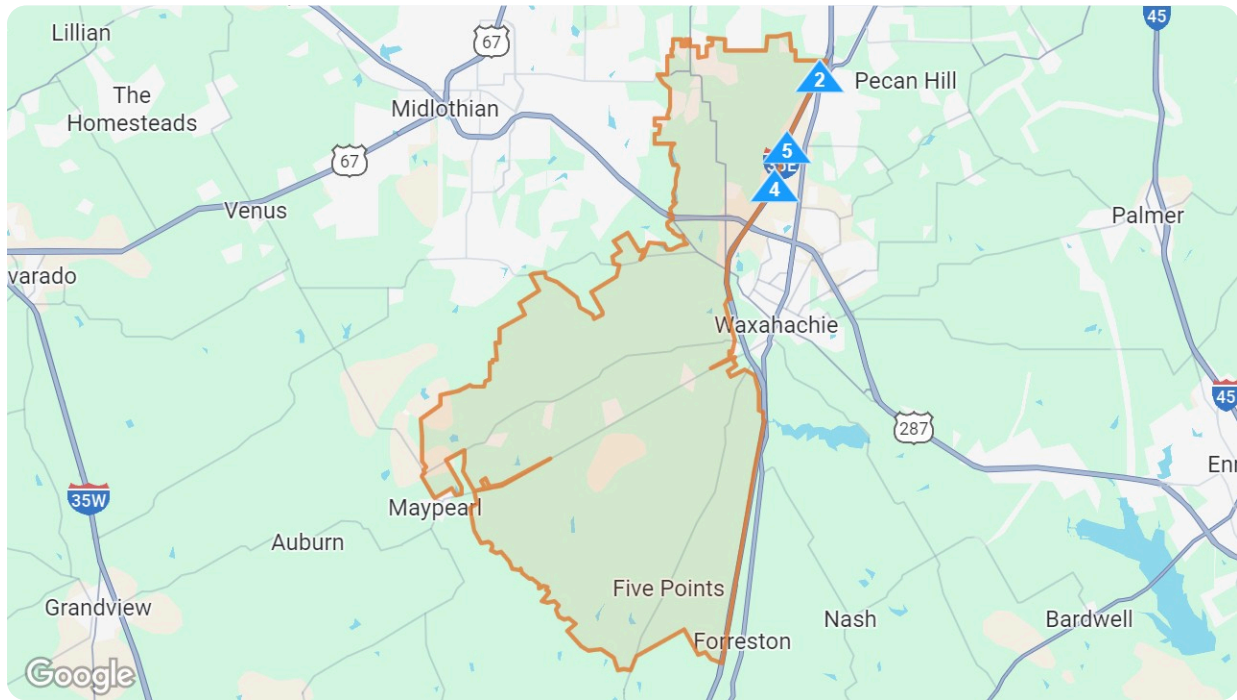
FM 1446

**For more information,
please contact:**

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+1 817-240-3968



Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts by Highest Traffic Count

▲ 1 **84,712**

2022 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year	▲ Count	Type
2021	▲ 73,180	AADT
2020	▲ 69,995	AADT
2019	▲ 76,698	AADT
2018	▲ 76,155	AADT

▲ 2 **79,062**

TX 121

2024 Est. daily traffic counts

Cross: Deer Creek Dr

Cross Dir: SE

Distance: -

▲ 3 **78,759**

I 35E

2024 Est. daily traffic counts

Cross: Lofland Dr

Cross Dir: N

Distance: 0.08 miles

Historical counts

Year	▲ Count	Type
2022	▲ 78,879	AADT

▲ 4 **78,759**

I 35E

2024 Est. daily traffic counts

Cross: Lofland Dr

Cross Dir: N

Distance: 0.08 miles

Historical counts

Year	▲ Count	Type
2021	▲ 68,560	AADT

▲ 5 **51,927**

I- 35

2024 Est. daily traffic counts

Cross: Loftland Rd

Cross Dir: S

Distance: 0.03 miles

Historical counts

Year	▲ Count	Type
2009	▲ 51,130	AADT
2004	▲ 54,554	ADT
1997	▲ 48,850	ADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic


NOTE: Daily Traffic Counts are a mixture of actual and estimates

Trade Area Summary

Attribute Summary for Waxahachie, TX 75167

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$106,013	40.3	15,078	Green Acres
Source: 2024/2029 Income (Esri)	Source: 2024/2029 Age: 5 Year Increments (Esri)	Source: 2024 Age: 1 Year Increments (Esri)	Source: 2024 Tapestry Market Segmentation (Households)


Consumer Segmentation



LIFE MODE - What are the people like that live in this area?

Cozy Country Living

Empty nesters in bucolic settings



URBANIZATION - Where do people like this usually live?

Rural

Country living featuring single-family homes with acreage, farms, and rural resort areas

Top Tapestry Segments	Green Acres	Workday Drive	Southern Satellites	Boomburbs	Down the Road
% of Households	1,808 (36.1%)	1,624 (32.4%)	682 (13.6%)	661 (13.2%)	236 (4.7%)
Lifestyle Group	Cozy Country Living	Family Landscapes	Rustic Outposts	Affluent Estates	Rustic Outposts
Urbanization Group	Rural	Suburban Periphery	Rural	Suburban Periphery	Semirural
Residence Type	Single Family	Single Family	Single Family ; Mobile Homes	Single Family	Mobile Homes; Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	2.64	2.87	2.6	3.14	2.69
Median Age	43.8	39.5	41.6	37.2	36.6
Diversity Index	38.5	62.9	51.1	73.2	79.9
Median Household Income	\$103,400	\$116,800	\$66,600	\$152,300	\$56,000
Median Net Worth	\$537,400	\$579,100	\$240,600	\$745,900	\$130,000
Median Home Value	\$374,800	\$406,900	\$239,600	\$541,500	\$178,200
Homeownership	88	84.8	81.1	81.7	67.7
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Services	Professional or Mgmt/Bus/Financial	Services or Professional
Education	High School Diploma	Bachelor's Degree	High School Diploma	Bachelor's Degree	High School Diploma
Preferred Activities	Pursue physical fitness vigorously,. Active in communities and social organizations.	Prefer outdoor activities and sports. Family-oriented purchases and activities dominate.	Go hunting, fishing. Own a pet dog.	Physical fitness is a priority. Own the latest devices.	Place importance on preserving time-honored customs. Go hunting, fishing.
Financial	Comfortable with debt, and investments.	Well insured, invest in a range of funds, high debt	More concerned about cost rather than brand	Highest rate of mortgages	Shop at Walmart Supercenters, Walgreens and dollar stores
Media	Provided by satellite service, radio and television	Connected, with a host of wireless devices	Obtain most of their information from TV	Own, use latest devices	Use the Internet to stay connected, listen to radio at work

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Consumer Segmentation

Top Tapestry Segments	Green Acres	Workday Drive	Southern Satellites	Boomburbs	Down the Road
Vehicle	Late model trucks SUVs, ATVs and motorcycles	Own 2+ vehicles (minivans, SUVs)	Own 1 or 2 vehicles likely a truck	Prefer late model imports, primarily SUVs.	Bought used vehicle last year

Consumer Segment Details

About this segment

Green Acres

Ranked

1st

dominant segment for this area

In this area

36.1%

of households fall into this segment

In the United States

3.3%

of households fall into this segment

Who Are They?

The Green Acres lifestyle features country living and self-reliance. Avid do-it-yourselfers, they maintain and remodel their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf.

Neighborhood

- This large segment is concentrated in rural enclaves in metropolitan areas.
- Primarily (not exclusively) older homes with acreage; new housing growth in the past 15 years.
- Single-family, owner-occupied housing, with a median value of \$235,500.
- An older market, primarily married couples, most with no children.

Socioeconomic Traits

- Education: More than 60% are college educated.
- Labor force participation rate is high at 66.8%.
- Income is derived not only from wages and salaries but also from self-employment (more than 13% of households), investments (27% of households), and increasingly, from retirement.
- They are cautious consumers with a focus on quality and durability.
- Comfortable with technology, more as a tool than a trend: banking or paying bills online is convenient; but the Internet is not viewed as entertainment.
- Economic outlook is professed as pessimistic, but consumers are comfortable with debt, primarily as home and auto loans, and investments.

Market Profile

- Purchasing choices reflect Green Acres residents' country life, including a variety of vehicles, from trucks and SUVs to ATVs and motorcycles, preferably late model.
- Homeowners favor DIY home improvement projects and gardening.
- Media of choice are provided by satellite service, radio, and television, also with an emphasis on country and home and garden.
- Green Acres residents pursue physical fitness vigorously, from working out on home exercise equipment to playing a variety of sports.
- Residents are active in their communities and a variety of social organizations, from charitable to veterans' clubs.

Consumer Segment Details

About this segment

Workday Drive

Ranked

2nd

dominant segment
for this area

In this area

32.4%

of households fall
into this segment

In the United States

3.1%

of households fall
into this segment

Who Are They?

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

Socioeconomic Traits

- Education: 40.5% college graduates; more than 72% with some college education.
- High labor force participation rate at 71%; 2 out of 3 households include 2+ workers.
- Connected, with a host of wireless devices, anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first and second mortgages and auto loans.

Neighborhood

- Workday Drive residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 34% built in the 1990s, 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 68%, and low rate vacancy at 4%.
- Median home value is \$257,400.
- Most households are married couples with children; average household size is 2.97.
- Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county

Market Profile

- Most households own at least 2 vehicles; the most popular types are minivans and SUVs.
- Family-oriented purchases and activities dominate, like 4+ televisions, movie purchases or rentals, children's apparel and toys, and visits to theme parks or zoos.
- Outdoor activities and sports are characteristic of life in the suburban periphery. They attend sporting events, as well as participate in them like bicycling, jogging, golfing, and boating.
- Home maintenance services are frequently contracted, but these families also like their gardens and own the tools for minor upkeep, like lawn mowers, trimmers, and blowers.

Consumer Segment Details

About this segment

Southern Satellites

Ranked

3rd

dominant segment
for this area

In this area

13.6%

of households fall
into this segment

In the United States

3.1%

of households fall
into this segment

Who Are They?

Southern Satellites is the second largest market found in rural settlements but within metropolitan areas located primarily in the South. This market is typically slightly older, settled married-couple families, who own their homes. Two-thirds of the homes are single-family structures; almost a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than the US. Residents enjoy country living, preferring outdoor activities and DIY home projects.

Neighborhood

- About 78% of households are owned.
- Married couples with no children are the dominant household type, with a number of multigenerational households.
- Most are single-family homes (67%), with a number of mobile homes.
- Most housing units were built in 1970 or later.
- Most households own 1 or 2 vehicles, but owning 3+ vehicles is common.

Socioeconomic Traits

- Education: almost 40% have a high school diploma only; 45% have college education.
- Labor force participation rate is 59.1%, slightly lower than the US.
- These consumers are more concerned about cost rather than quality or brand loyalty.
- They tend to be somewhat late in adapting to technology.
- They obtain a disproportionate amount of their information from TV, compared to other media.

Market Profile

- Usually own a truck; likely to service it themselves.
- Frequent the convenience store, usually to fill up a vehicle with gas.
- Typical household has a satellite dish.
- Work on home improvement and remodeling projects.
- Own a pet, commonly a dog.
- Participate in fishing and hunting.
- Prefer to listen to country music and watch Country Music Television (CMT).
- Read fishing/hunting and home service magazines.
- Partial to eating at low-cost family restaurants and drive-ins.
- Use Walmart for all their shopping needs (groceries, clothing, pharmacy, etc.).

Consumer Segment Details

About this segment	Ranked	In this area	In the United States
Boomburbs	4th	13.2%	2.0%
	dominant segment for this area	of households fall into this segment	of households fall into this segment

Who Are They?

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.

Neighborhood

- Growth markets are in the suburban periphery of large metropolitan areas. Young families are married with children; average household size is 3.25. Homeownership is 84% (Index 134), with the highest rate of mortgages, 71.5%. Primarily single-family homes in new neighborhoods, 66% built since 2000. Median home value is \$350,000. Lower housing vacancy rate at 3.7%. The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number (33.6%) commuting across county lines.

Socioeconomic Traits

- Well-educated young professionals, 55% are college graduates. High labor force participation at 71.3%; most households have more than two workers. Longer commute times from the suburban growth corridors have created more home workers. Well connected, own the latest devices and understand how to use them efficiently; biggest complaints—too many devices and too many intrusions on personal time. Financial planning is well under way for these professionals.

Market Profile

- Boomburbs residents prefer late model imports, primarily SUVs, and also luxury cars and minivans. This is one of the top markets for the latest in technology, from smartphones to tablets to internet connectable televisions. Style matters in the Boomburbs, from personal appearance to their homes. These consumers are still furnishing their new homes and already remodeling. Enjoy gardening but more often contract for home services. Physical fitness is a priority, including club memberships and home equipment. Leisure includes a range of activities from sports (hiking, bicycling, swimming, golf) to visits to theme parks or water parks. Residents are generous supporters of charitable organizations.

Consumer Segment Details

About this segment

Down the Road

Ranked

5th

dominant segment
for this area

In this area

4.7%

of households fall
into this segment

In the United States

1.2%

of households fall
into this segment

Who Are They?

Down the Road is a mix of low-density, semirural neighborhoods in large metropolitan areas; half are located in the South, with the rest primarily in the West and Midwest. Almost half of householders live in mobile homes; more than two-fifths live in single-family homes. These are young, family-oriented consumers who value their traditions. Workers are in service, retail trade, manufacturing, and construction industries, with higher proportions in agriculture and mining, compared to the US.

Neighborhood

- Nearly two-thirds of households are owned.
- Family market, primarily married couples or single-parent households.
- Close to half of all households live in mobile homes.
- Four-fifths of households were built in 1970 or later.
- About 32% of homes are valued under \$50,000.

Socioeconomic Traits

- Education completed: 36% with a high school diploma only, 41% with some college education or a degree.
- Labor force participation rate is 59.0%, slightly lower than the US.
- Family-oriented, outgoing consumers; they place importance on preserving time-honored customs.

Market Profile

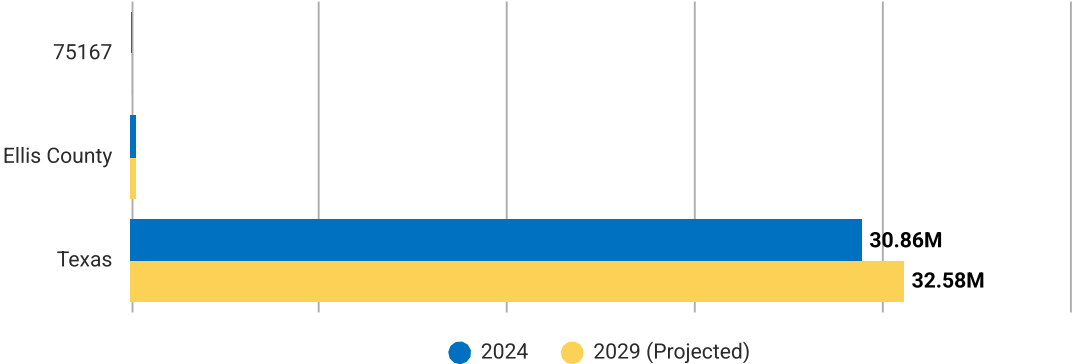
- Purchased a used vehicle in the past year, likely maintaining the vehicle themselves.
- Routinely stop by the convenience store to purchase gas, groceries, and snacks.
- Participate in fishing and hunting.
- Use the Internet to stay connected with friends and play online video games.
- Listen to the radio, especially at work, with a preference for rap, R&B, and country music.
- Enjoy programs on Investigation Discovery, CMT, and Hallmark, typically watching via satellite dish.
- Often prepare quick meals, using packaged or frozen dinner entrees.
- Favorite fast food: burgers and pizza.
- Frequent Walmart Supercenters, Walgreens, dollar stores, Kmart, and Big Lots for all their shopping needs (groceries, clothing, pharmacy, etc.).

Population

Source: U.S. Census American Community Survey via Esri, 2024
Update Frequency: Annually

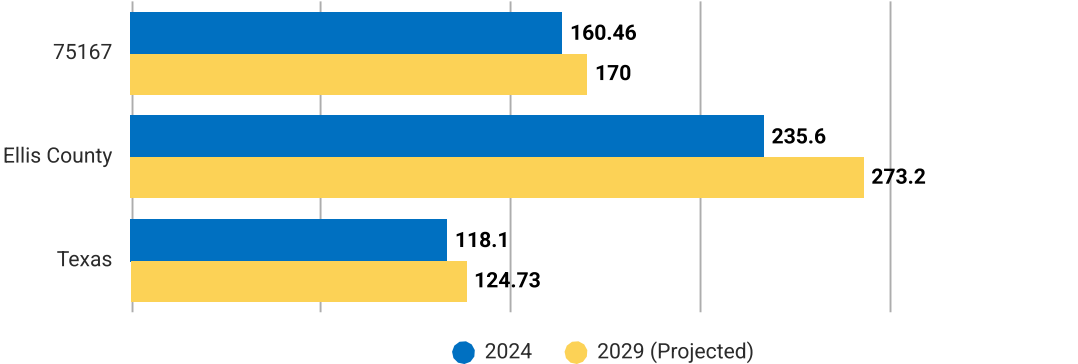
Total Population

This chart shows the total population in an area, compared with other geographies.



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

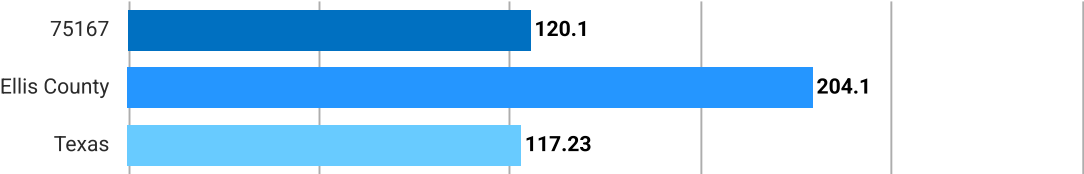
This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



Waxahachie, TX 75167

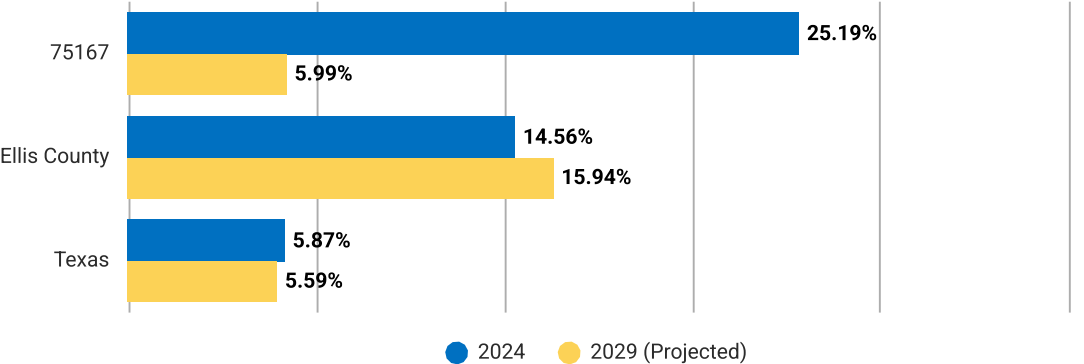
Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



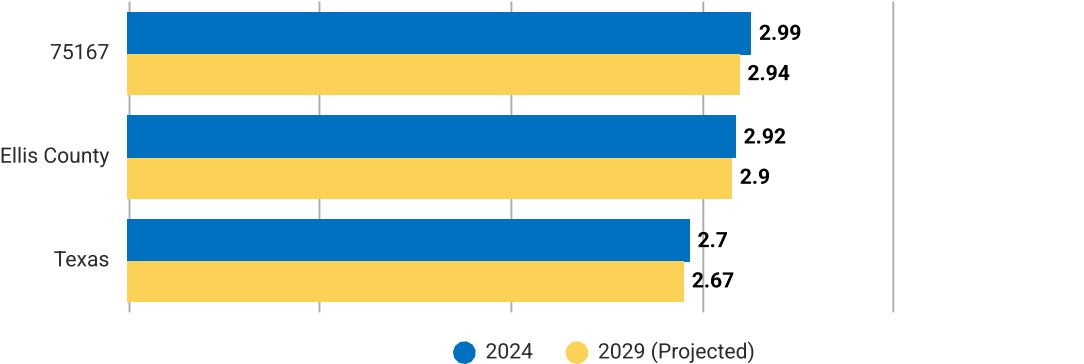
Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2024, compared with other geographies.



Average Household Size

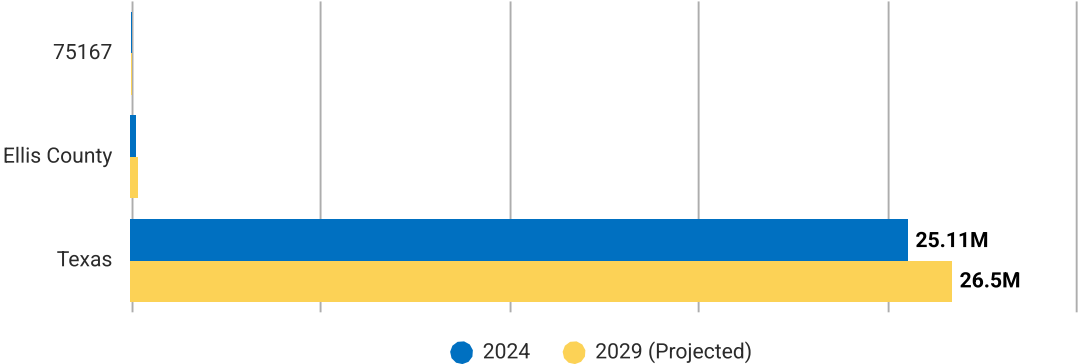
This chart shows the average household size in an area, compared with other geographies.



Waxahachie, TX 75167

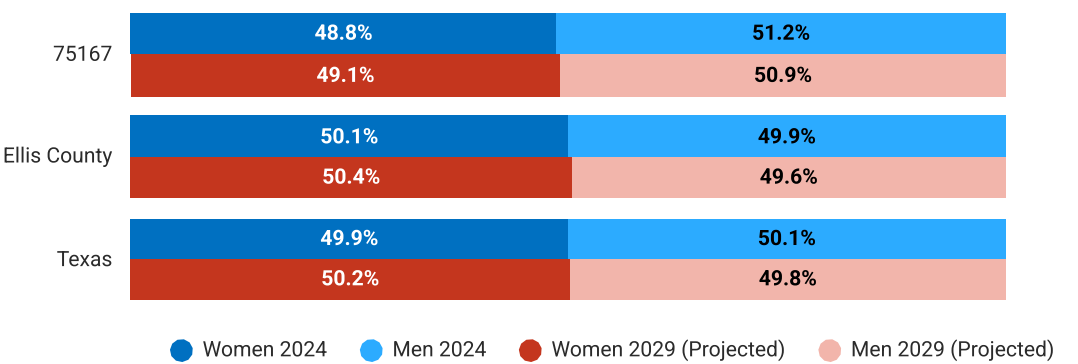
Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.



Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

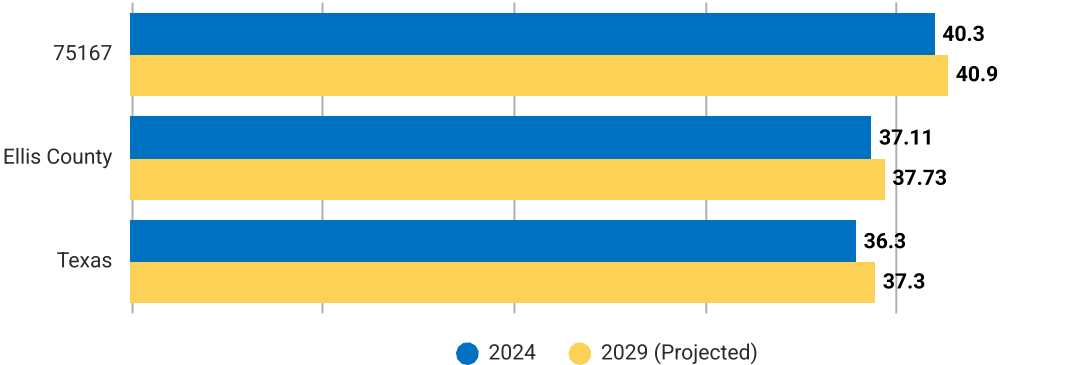


Age

Source: U.S. Census American Community Survey via Esri, 2024
Update Frequency: Annually

Median Age

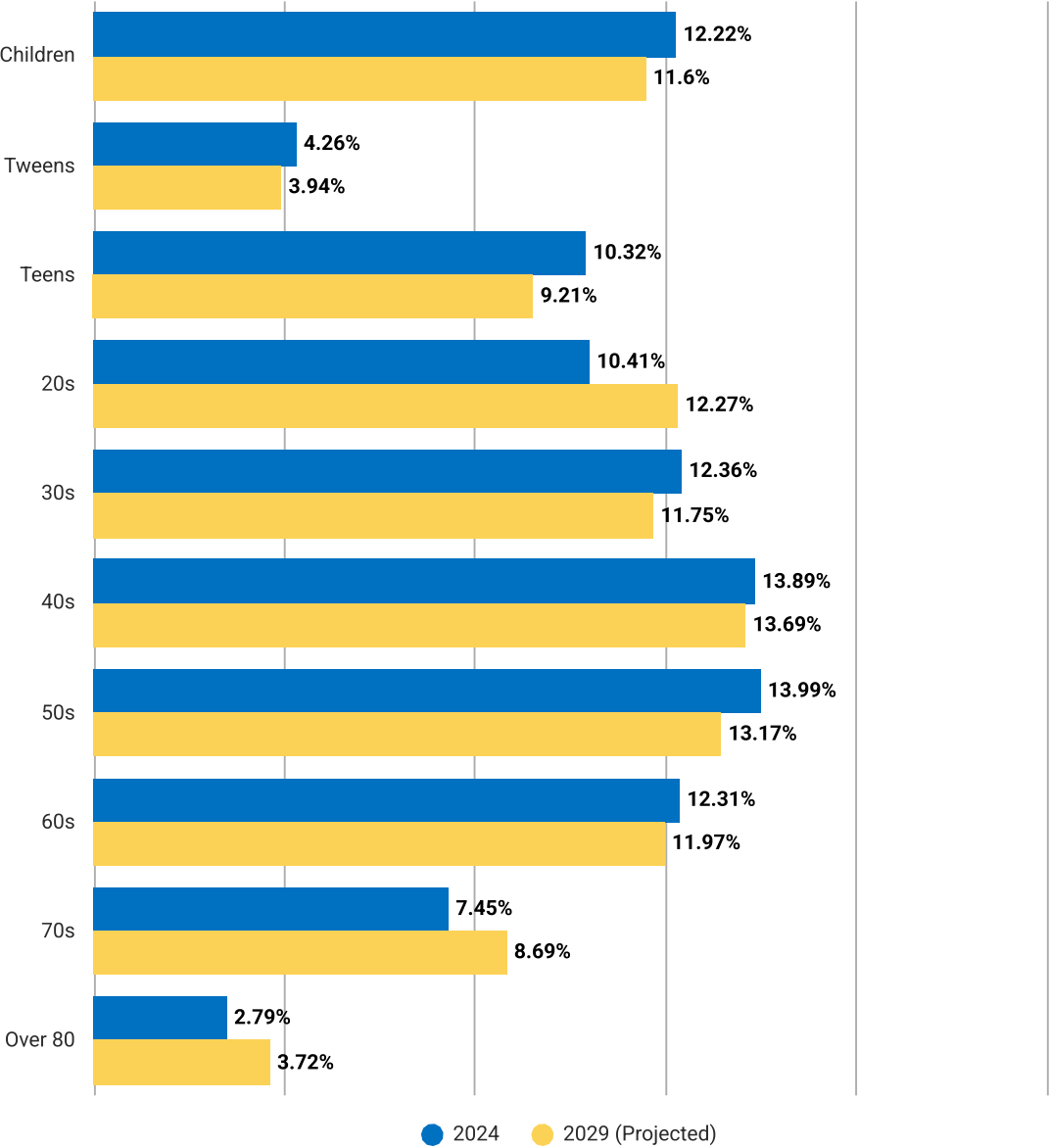
This chart shows the median age in an area, compared with other geographies.



Waxahachie, TX 75167

Population by Age

This chart breaks down the population of an area by age group.



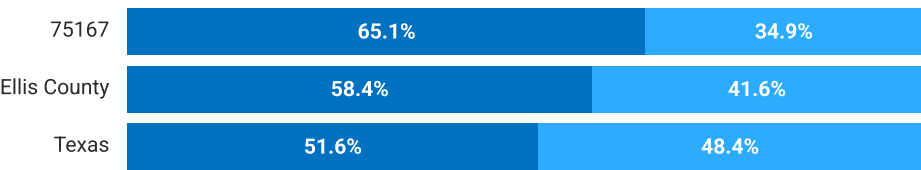
Married

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Married / Unmarried Adults Ratio

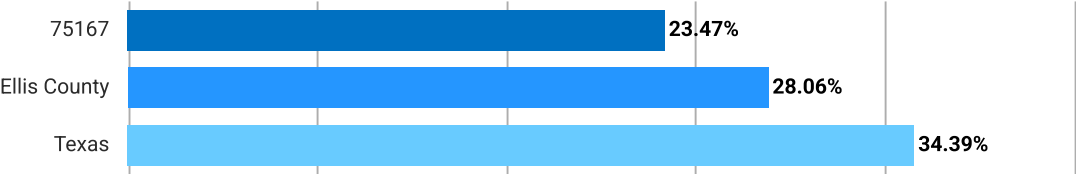
This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.



Waxahachie, TX 75167

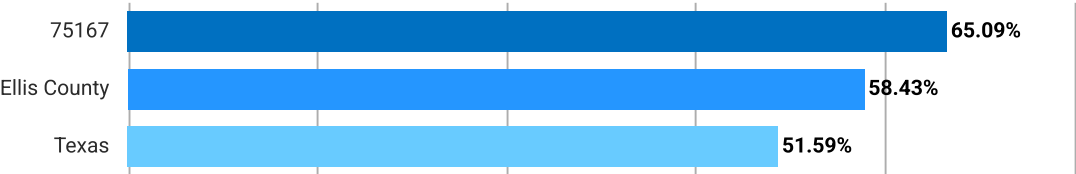
Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.



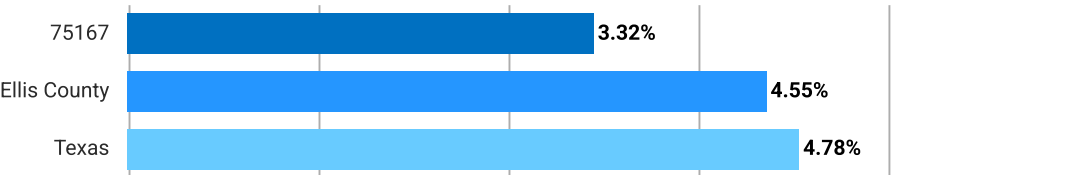
Married

This chart shows the number of people in an area who are married, compared with other geographies.



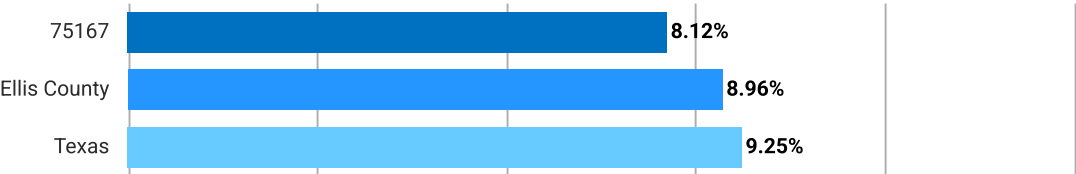
Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.



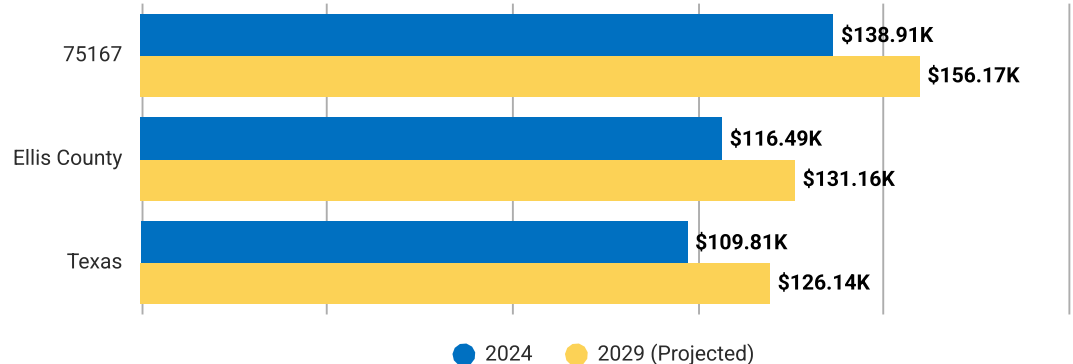
Income

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

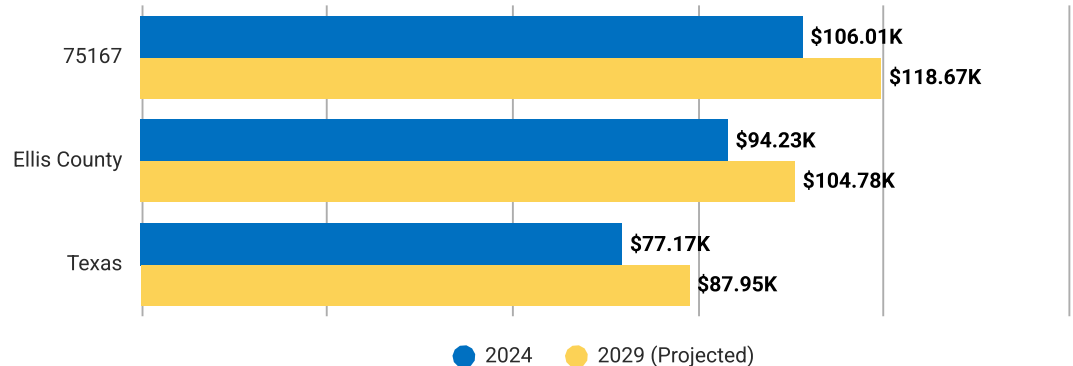
Average Household Income

This chart shows the average household income in an area, compared with other geographies.



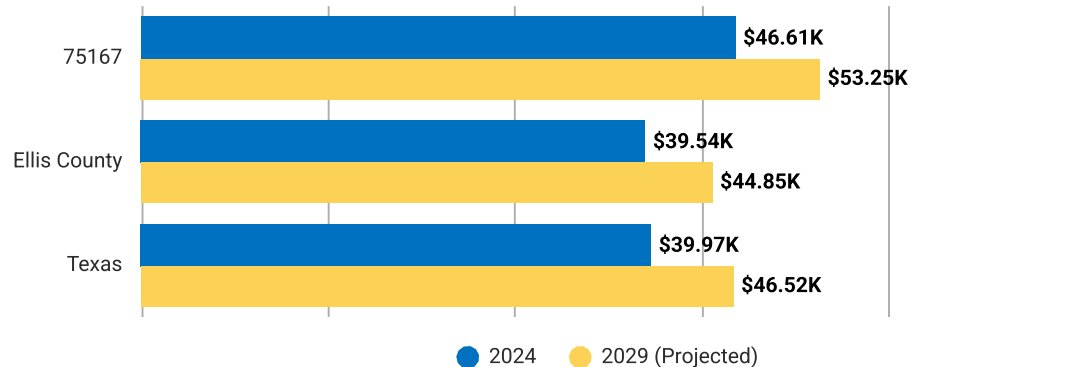
Median Household Income

This chart shows the median household income in an area, compared with other geographies.



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.



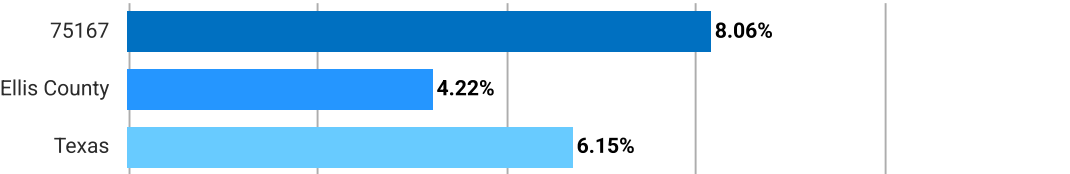
Education

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

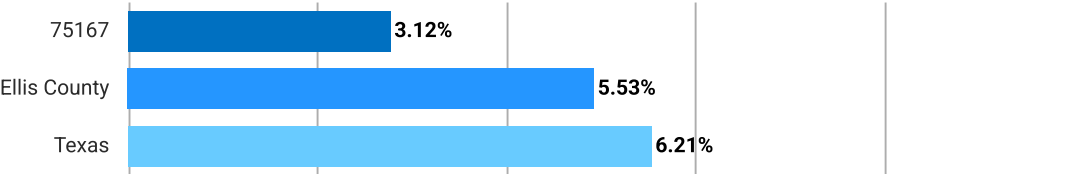
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



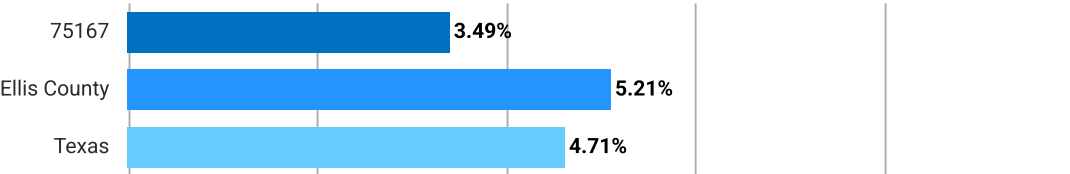
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



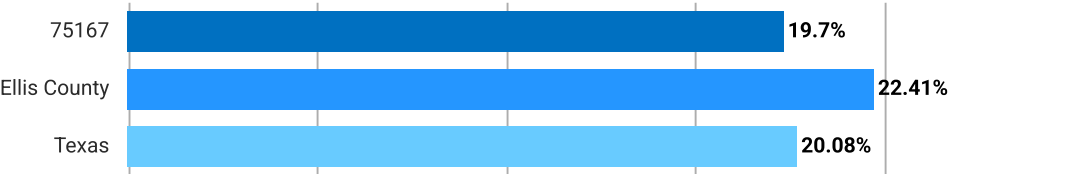
High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.



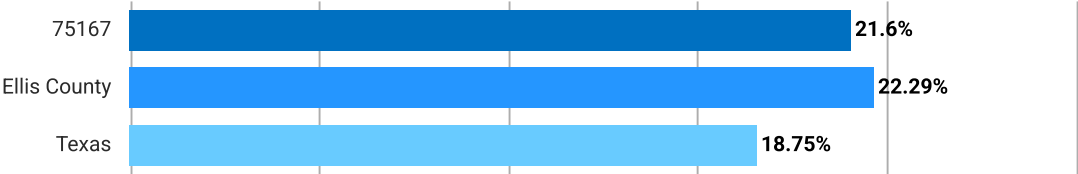
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



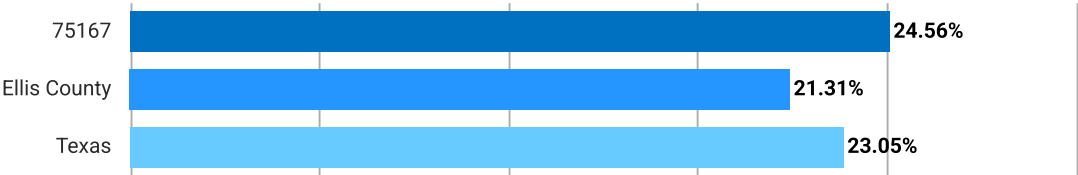
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



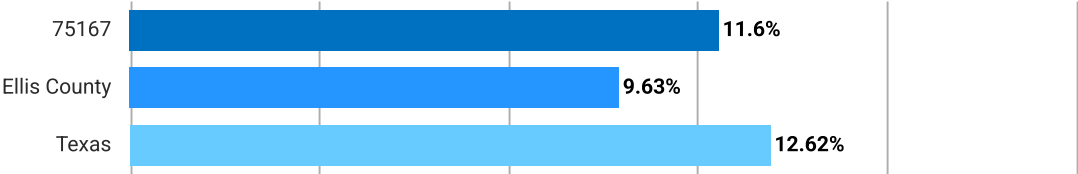
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



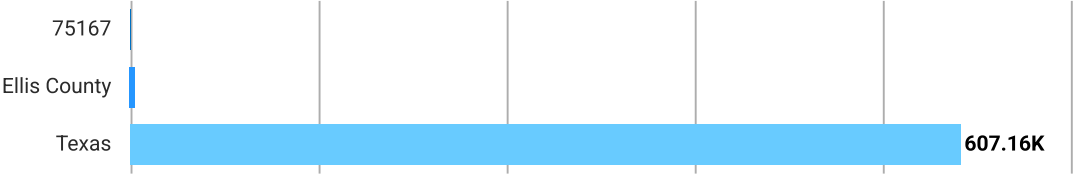
Economy

Unemployment Number

This chart shows the number of civilian unemployed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



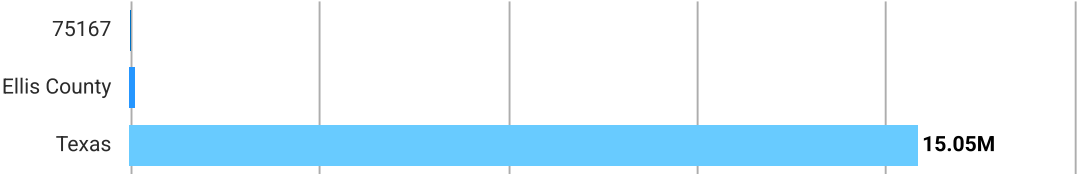
Waxahachie, TX 75167

Employment Number

This chart shows the number of civilian employed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually

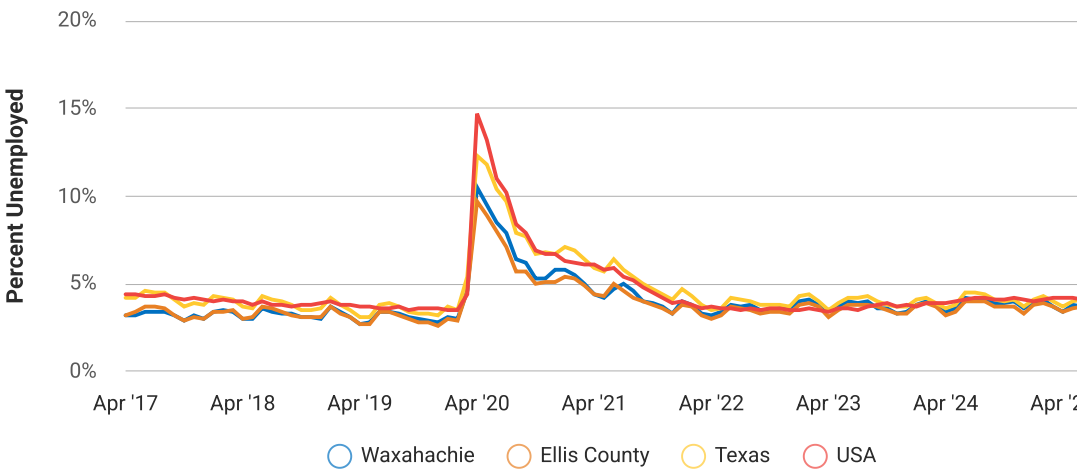


Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly

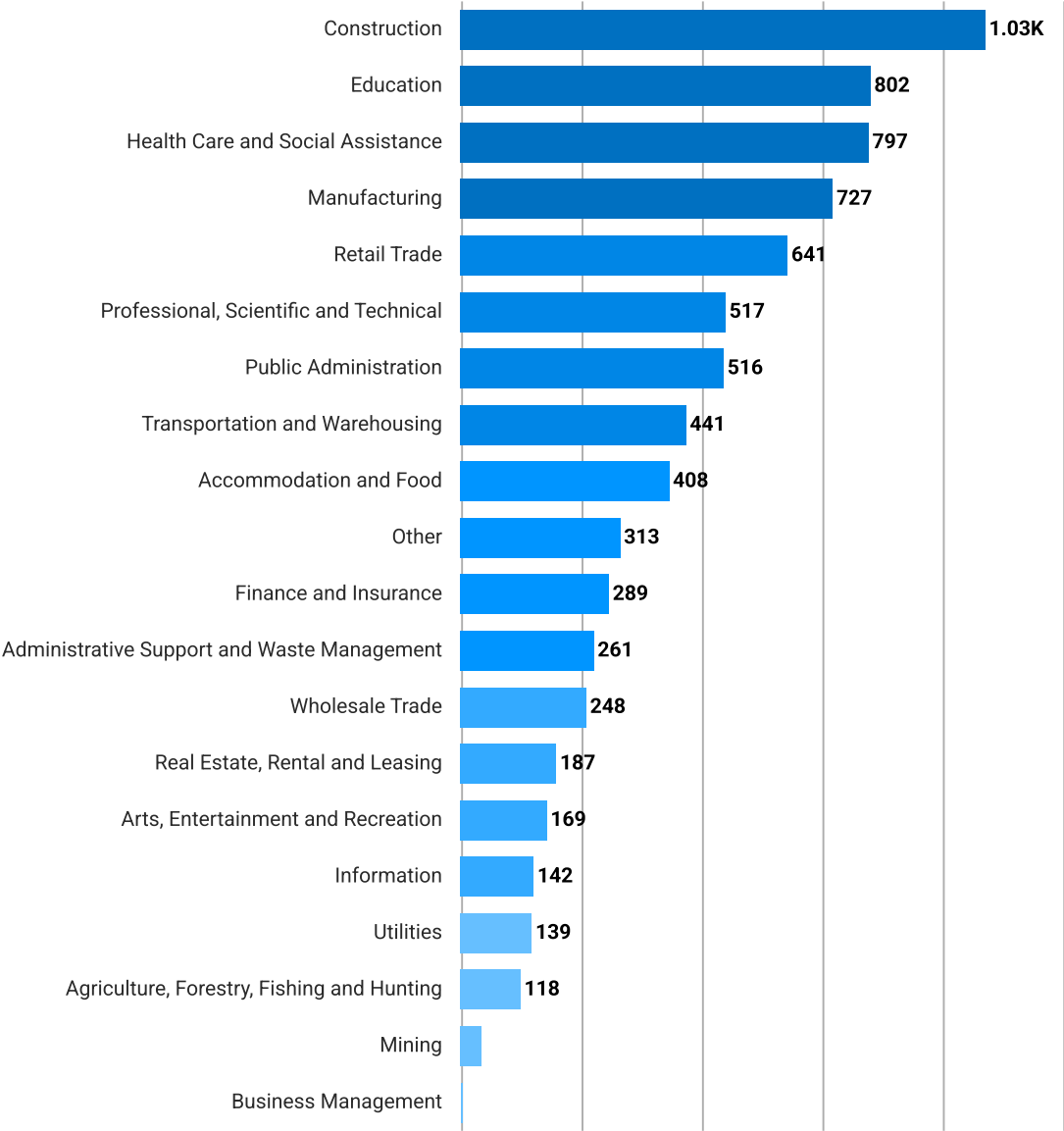


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



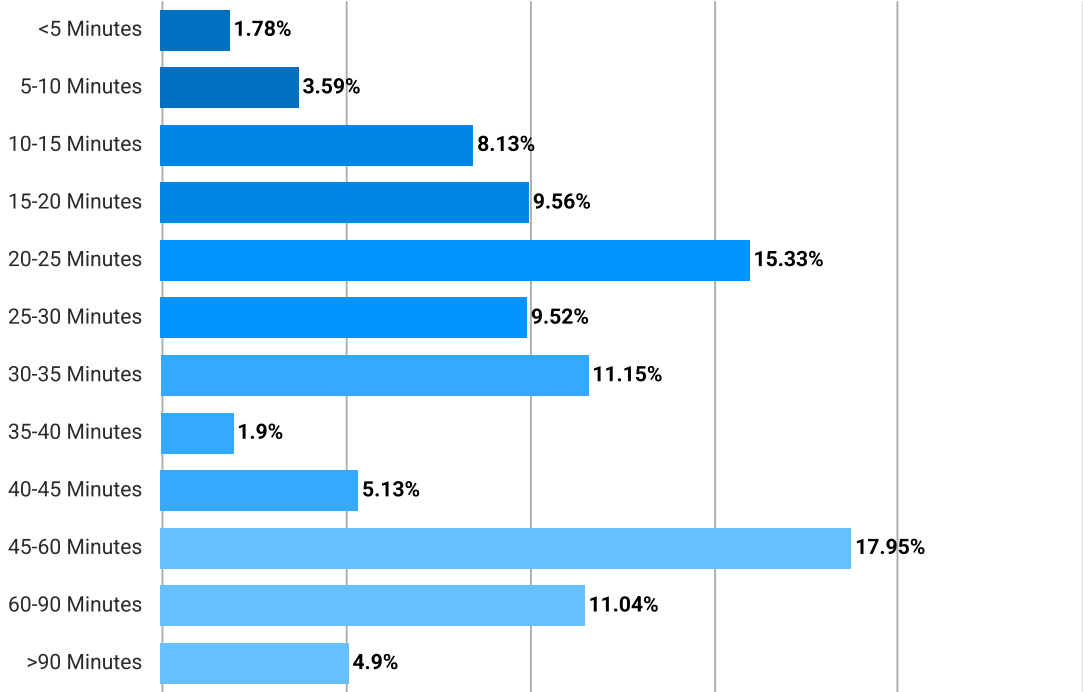
Commute to Work

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually



Home Values

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Source: Listing data

Update Frequency: Monthly

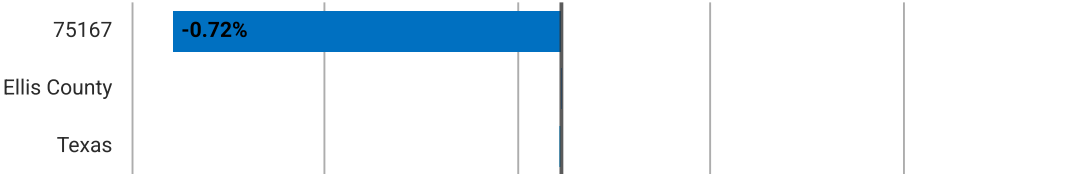


12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Source: Listing data

Update Frequency: Monthly





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Primary Assumed Business Name			
<u>Chase Bray</u>	<u>0679083</u>	<u>chase@brayreg.com</u>	<u>(855)272-9734</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Kristine Delgado Coronado</u>	<u>0492547</u>	<u>kristine@brayreg.com</u>	<u>(855)272-9734</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Alexandra Hendrickson</u>	<u>0704112</u>	<u>alex@thehendricksonagency.com</u>	<u>(817)240-3968</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