



775 E. Quinlan  
Pkwy

Quinlan TX





Subject

# Property

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63 acres

**Address: 775 E Quinlan Pkwy  
Quinlan, TX**

**County: Hunt County**

**Price: \$29,000/acre**

- Located on Hwy 276
- Located within Quinlan ETJ
- No zoning
- Undeveloped land with trees, a creek and some ponds
- Utilities on or near property
- Ideal investment and opportunity in a growing city
- Situated near one of Texas's largest lakes
- Access to new HWY 276 Bypass
- 43.8 miles to Downtown Dallas
- 75 miles east of DFW airport



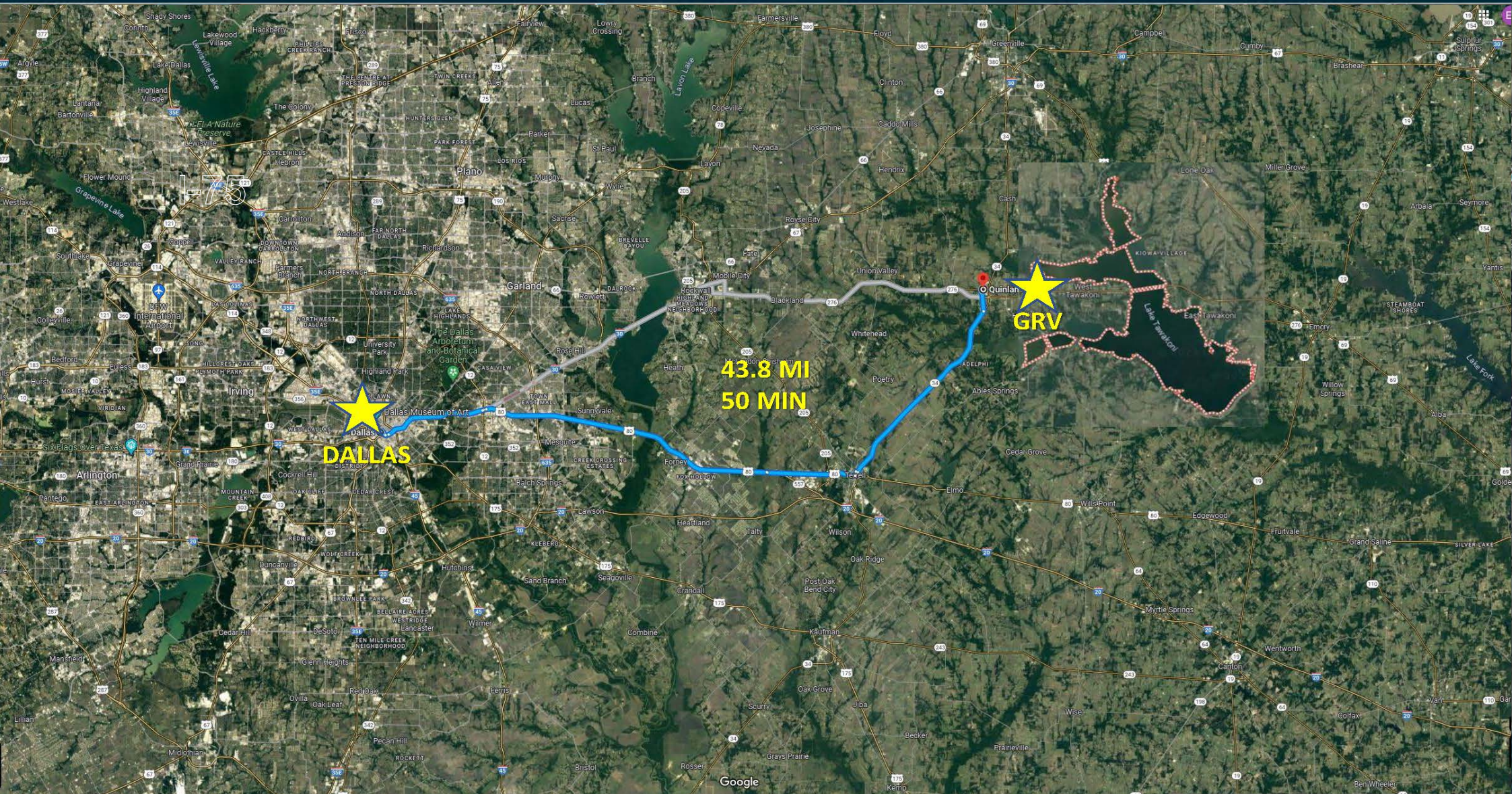




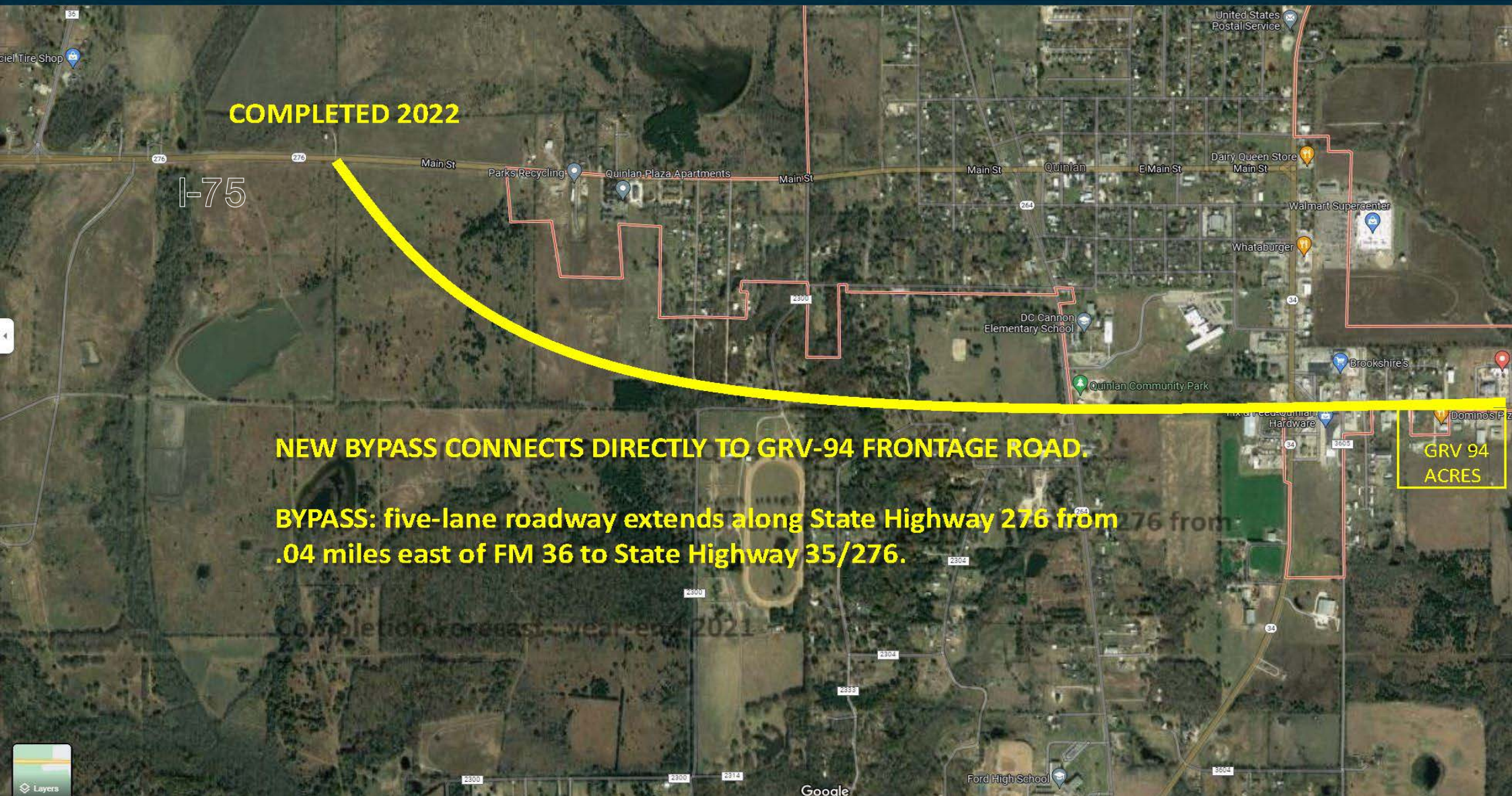












**COMPLETED 2022**

I-75

**NEW BYPASS CONNECTS DIRECTLY TO GRV-94 FRONTAGE ROAD.**

**BYPASS: five-lane roadway extends along State Highway 276 from .04 miles east of FM 36 to State Highway 35/276.**

**GRV 94  
ACRES**

Completion forecast: year-end 2021

Google

Ford High School



NEW BYPASS

HWY 276

I-75





Manufactured Homes

COMMERCIAL/RETAIL

RV PARK

HWY 34

SITE PLAN SUBJECT TO REVISIONS

LAND USE TABULATION			
MANUFACTURED HOUSING			
	40' X 110'	71	47%
	60' X 110'	80	53%
	TOTAL	151	100%
AGE RESTRICTED HOUSING			
	40' X 110'	34	59%
	50' X 110'	23	41%
	TOTAL	57	100%
RV PARK			
	SHORT TERM	64	36%
	LONG TERM	112	64%
	TOTAL	176	100%

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AND MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL FINALLY BE DEVELOPED.

Get In Touch

## Contact Information

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# Disclaimer

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# 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.

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date