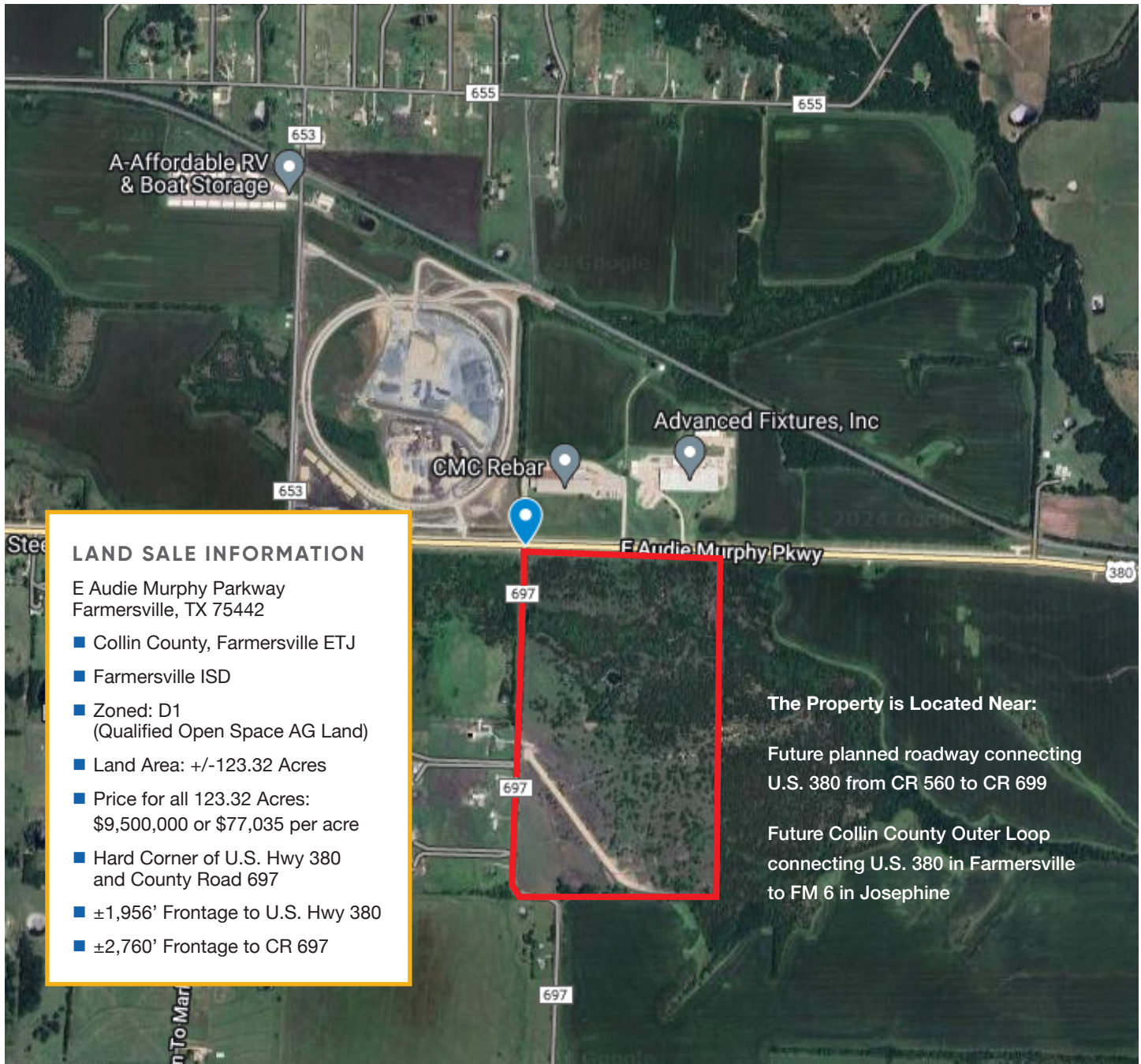


Divisible
E Audie Murphy Parkway
Farmersville, TX 75442

PRICE REDUCTION
Land For Sale



LAND SALE INFORMATION

E Audie Murphy Parkway
Farmersville, TX 75442

- Collin County, Farmersville ETJ
- Farmersville ISD
- Zoned: D1
(Qualified Open Space AG Land)
- Land Area: +/-123.32 Acres
- Price for all 123.32 Acres:
\$9,500,000 or \$77,035 per acre
- Hard Corner of U.S. Hwy 380
and County Road 697
- ±1,956' Frontage to U.S. Hwy 380
- ±2,760' Frontage to CR 697

The Property is Located Near:

Future planned roadway connecting
U.S. 380 from CR 560 to CR 699

Future Collin County Outer Loop
connecting U.S. 380 in Farmersville
to FM 6 in Josephine

For More Information

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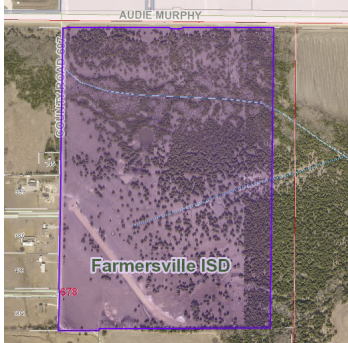
One Cowboys Way, 350
Frisco, TX 75034

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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PRICE REDUCTION Land For Sale



DIVISIBILITY

Proposed Tract 1 (Will divide 89-acre parcel down into +/- 20 to +/- 40 acre tracts)

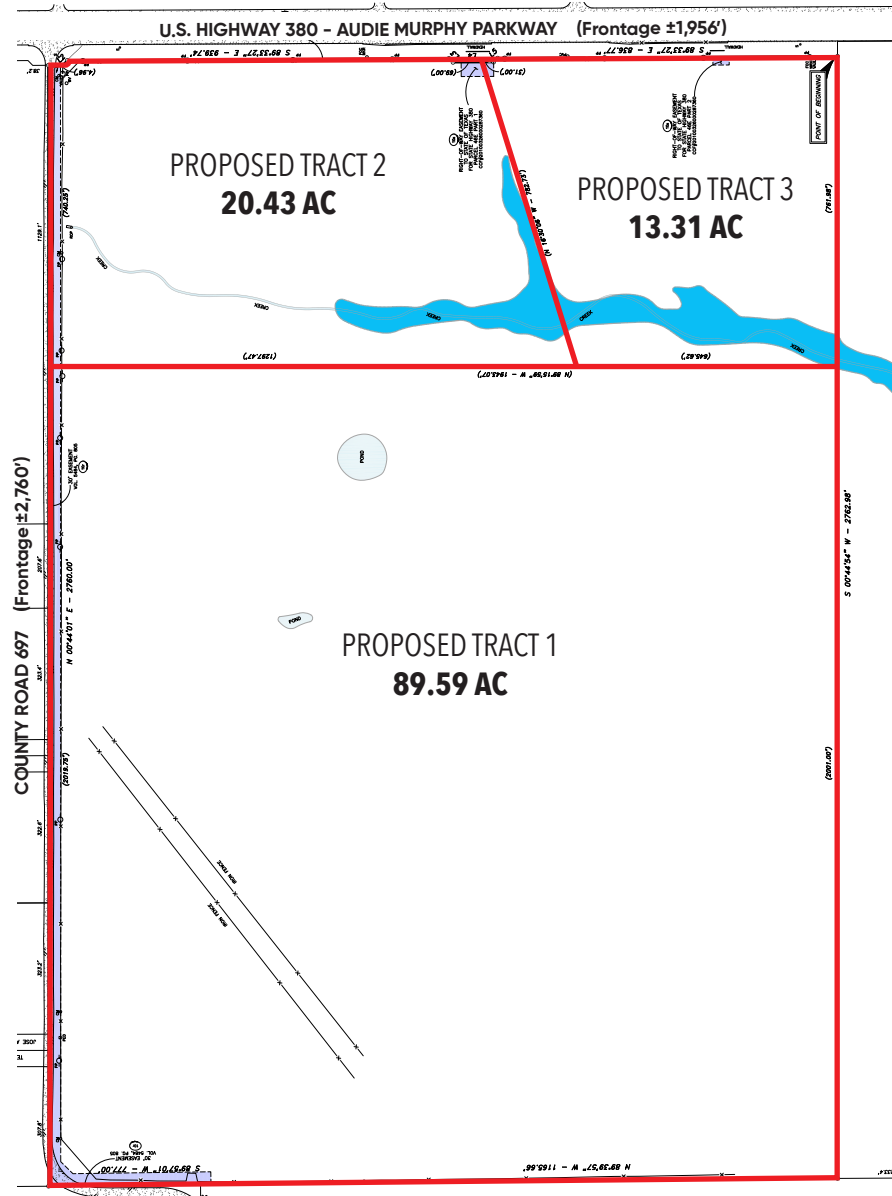
- Gross Acres: 89.59
- Net Acres: 87.94
- \$55,000 per acre
- CR 697 Frontage
- Includes a R.O.W. Easement

Proposed Tract 2

- Gross Acres: 20.43
- Net Acres: 19.92
- \$135,500 per acre
- CR 697 & U.S. 380 Frontage
- Includes a R.O.W. Easement

Proposed Tract 3

- Gross Acres: 13.31
- \$135,500 per acre
- U.S. 380 Frontage
- Includes a R.O.W. Easement



COMPOSITE
123.32 AC

Price: \$9,500,000 or
\$77,035 per acre

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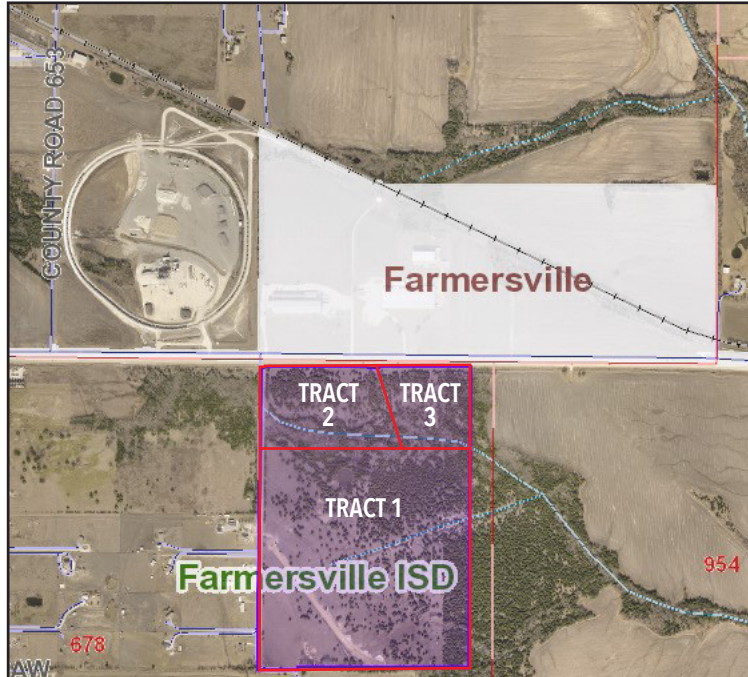
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Farmersville, TX 75442

PRICE REDUCTION
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PRICING

- List price for entire, 123.32-acre parcel:
\$9,500,000 or \$77,035 per acre
- List price for selling off three, individual parcels:
 - Proposed 89.59 AC Tract 1:
\$55,000 per acre
(Will divide 89-acre parcel down into +/- 20 to +/- 40 acre tracts)
 - Proposed 20.43 AC Tract 2:
\$135,500 per acre
 - Proposed 13.31 AC Tract 3:
\$135,500 per acre

INFRASTRUCTURE

■ WATER:

- Provided by the Caddo Basin utility, with a 12" line on the south side of U.S. 380
- City has a 12" line along the north side of U.S. 380 and would like to serve the property
- Existing, 4" water line along County Rd. 697

■ SEWER:

- Service provided by City via existing, 8" sewer line along north side of U.S. Highway 380
- Private lift station required to pump sewage to City's main

■ NATURAL GAS:

- Provided by a regulated entity, Atmos Energy

■ ELECTRICAL:

- Provided by Oncor and is deregulated for retail service contracts
- Electric confirmed to be available on the east side of the 123-acre parcel

■ TELEPHONE / FIBER:

- Current fiber exists along U.S. 380

■ OFFSITE REQUIREMENTS

- Include a water and sewer connection on the north side of U.S. 380

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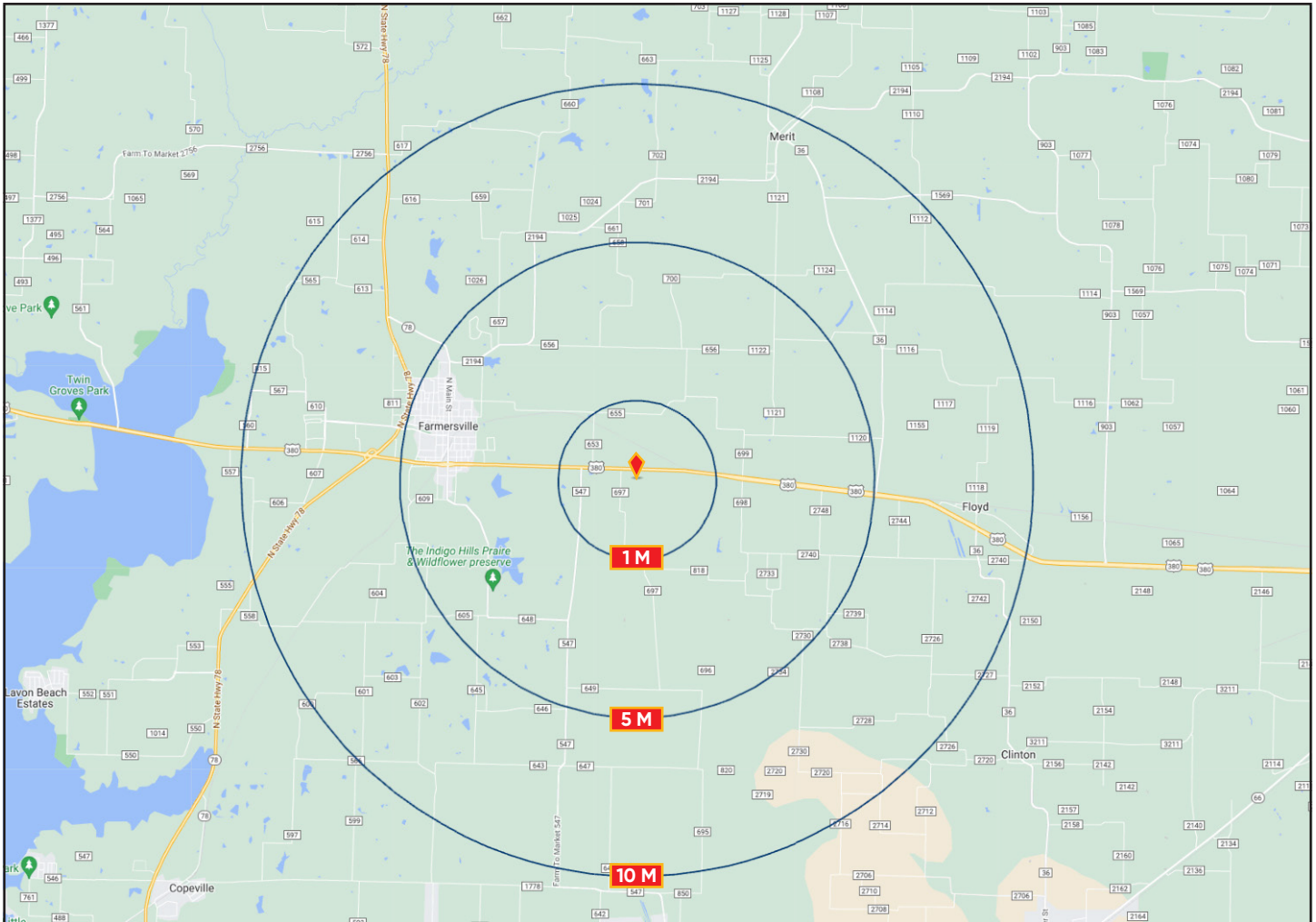
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2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	72	3,692	6,677
Total Households	24	1,279	2,296
Average Household Income	\$84,391	\$80,575	\$86,799
Employees	30	1,071	2,122

Daily Traffic Volume: U.S. Hwy 380/E Audie Murphy Pkwy

14,019

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Cresa, LLC	9007724	N/A	713-402-5800
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Anthony Ernest Fritsche	455913-B	afritsche@cresa.com	832.515.7366
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____ Name of Sales Agent/Associate	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 1-2