

FOR SALE
6.545 ACRES on INTERSTATE-45
PALMER, TEXAS

LOCATION: The subject property is located on the west side of I-45 just south of the split of I-45 and Business 45 in Palmer, Texas.

SIZE: 6.545 Acres; 285,100 S.F.

UTILITIES: City water and sewer are available.

FRONTAGE: I-45 - 519.57 ft.
I-45 Business - 672.12 ft.

ZONING: Commercial

TRAFFIC COUNT: 44,035 V.P.D.

PRICE: Not Priced

COMMENTS: High visibility site. Easy access to I-45. Great property for Retail, Commercial, or Industrial uses. Located to the south of the Shell / Sonic convenience store.

FOR MORE INFORMATION

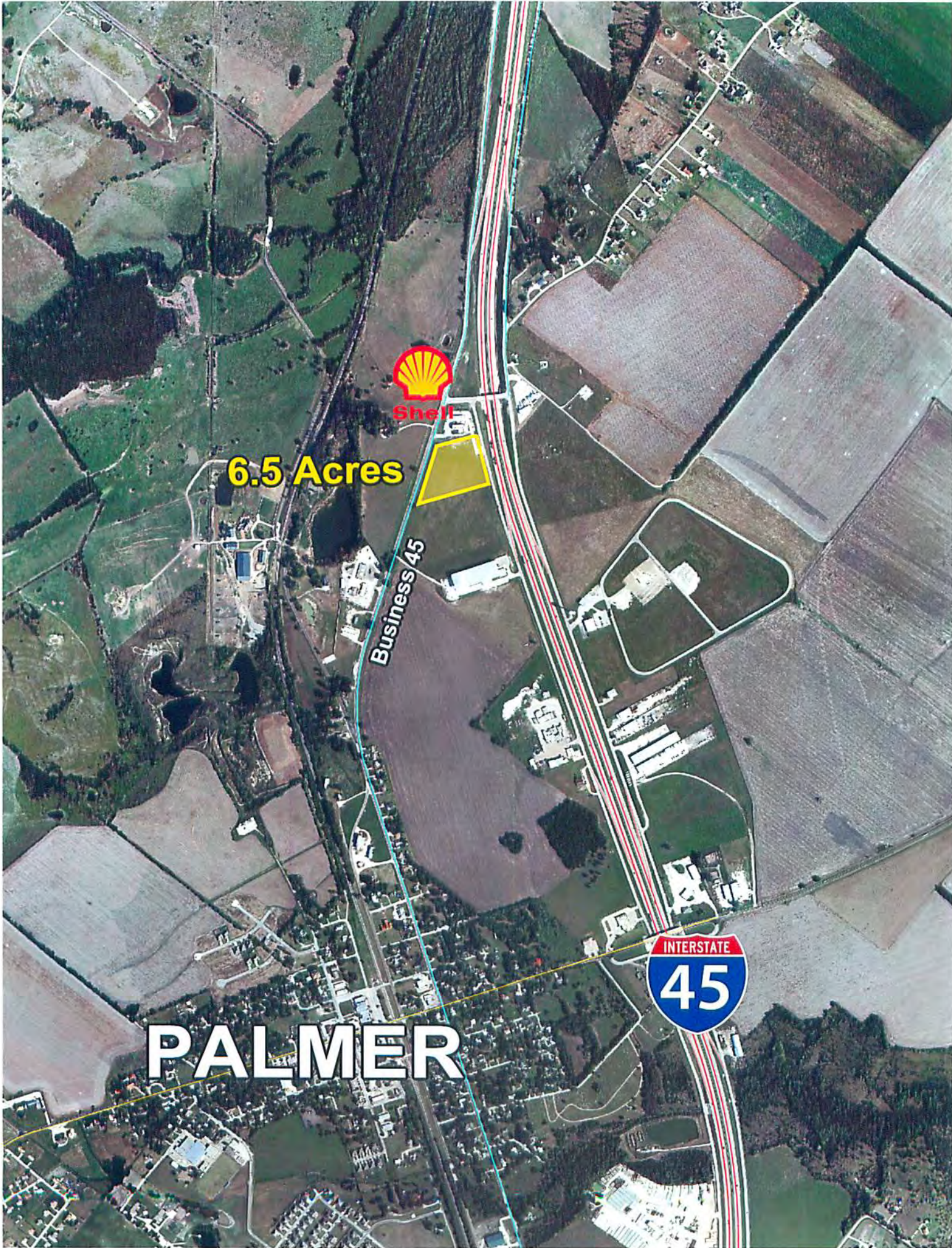
Call

Joe Rust Company

972-333-4143

6AC-Palmer-I-45-2021.doc

Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.



6.5 Acres

Business 45

**INTERSTATE
45**

PALMER

STATE OF TEXAS, COUNTY OF ELLIS, KNOW ALL MEN BY THESE PRESENTS: That I, Ali Asli, being the owner of that certain tract of land hereinafter described as follows:

1.506 Acres
6.545 Acres

RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF PALMER, TEXAS, SHOW THAT I, ALI ASLI, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND THAT I HAVE THE FULL POWER AND AUTHORITY TO MAKE THIS SUBDIVISION AND TO SIGN THIS INSTRUMENT.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office at the City of Palmer, Texas, this 12th day of July, 2006.

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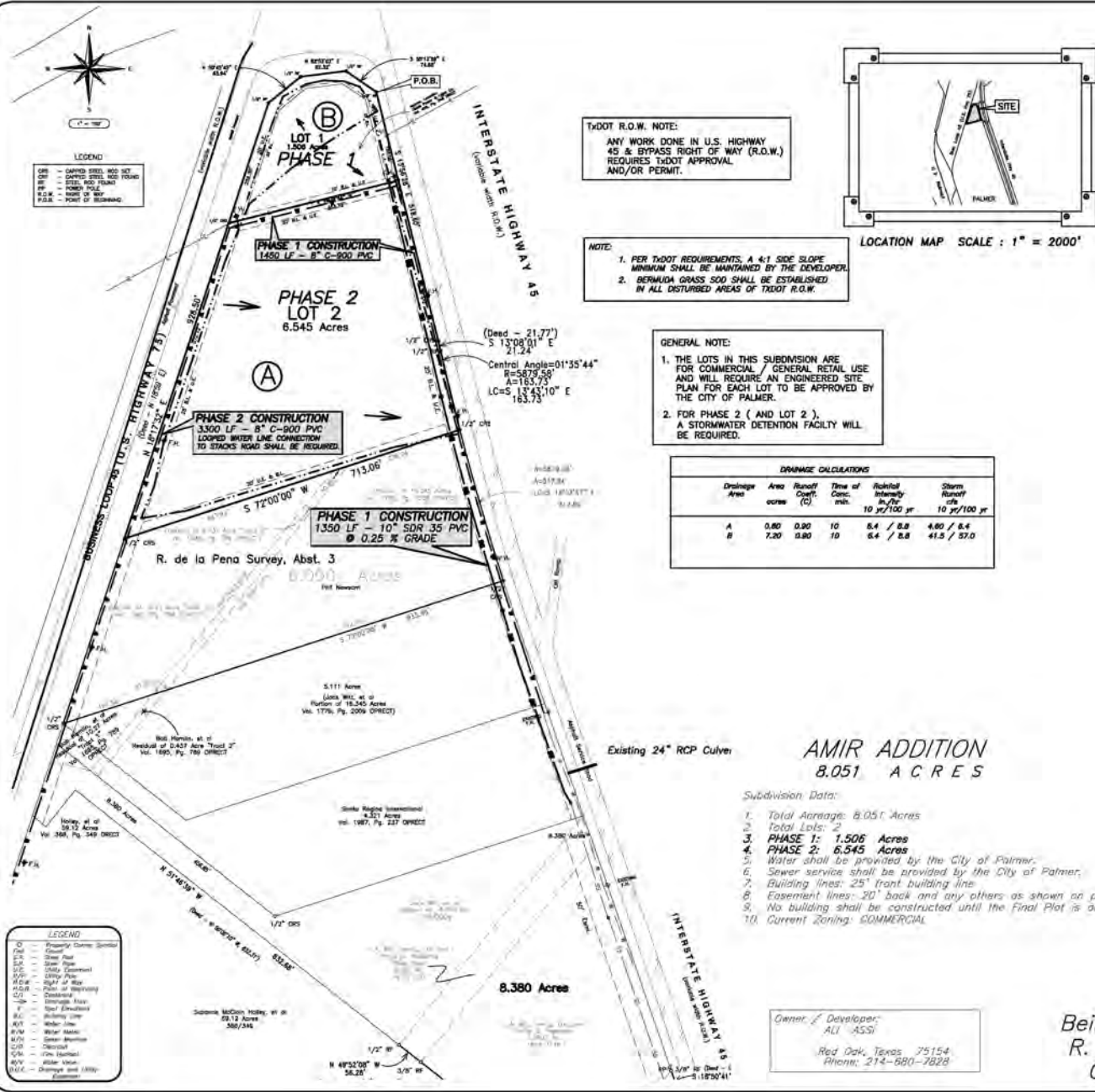
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DAVIS & McDILL, Inc.
P.O. BOX 428, Waco, Texas 76788
Phone: Metro 972-938-1185 Fax: 972-937-0307

ENGINEERS
D&M
SURVEYORS

Date: 07-12-2006
Scale: 1" = 100'
Drawn: jhm/kmb
Job: 206-0052pp
Sheet: 1
of 1 sheets



AMIR ADDITION
8.051 ACRES

- Subdivision Data:
- Total Acreage: 8.051 Acres
 - Total Lots: 2
 - PHASE 1: 1.506 Acres
 - PHASE 2: 6.545 Acres
 - Water shall be provided by the City of Palmer.
 - Sewer service shall be provided by the City of Palmer.
 - Building lines: 25' front building line
 - Eastment lines: 30' back and any others as shown on plat
 - No building shall be constructed until the Final Plat is accepted and filed.
 - Current Zoning: COMMERCIAL

Owner / Developer:
ALI ASSI
Red Oak, Texas 75154
Phone: 214-880-7828

Preliminary Plat
AMIR ADDITION
Being a 8.051 acre subdivision out of the
R. de la PEÑA SURVEY, A-3, in the
City of Palmer, Ellis County, Texas

City Secretary, City of Palmer

Witness my hand this _____ day of _____, 2006.

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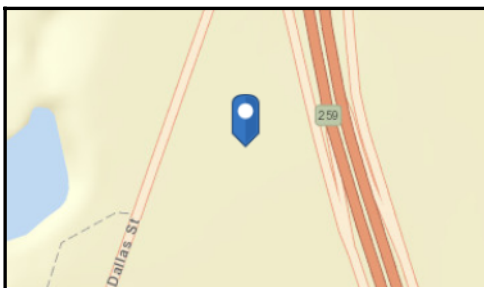
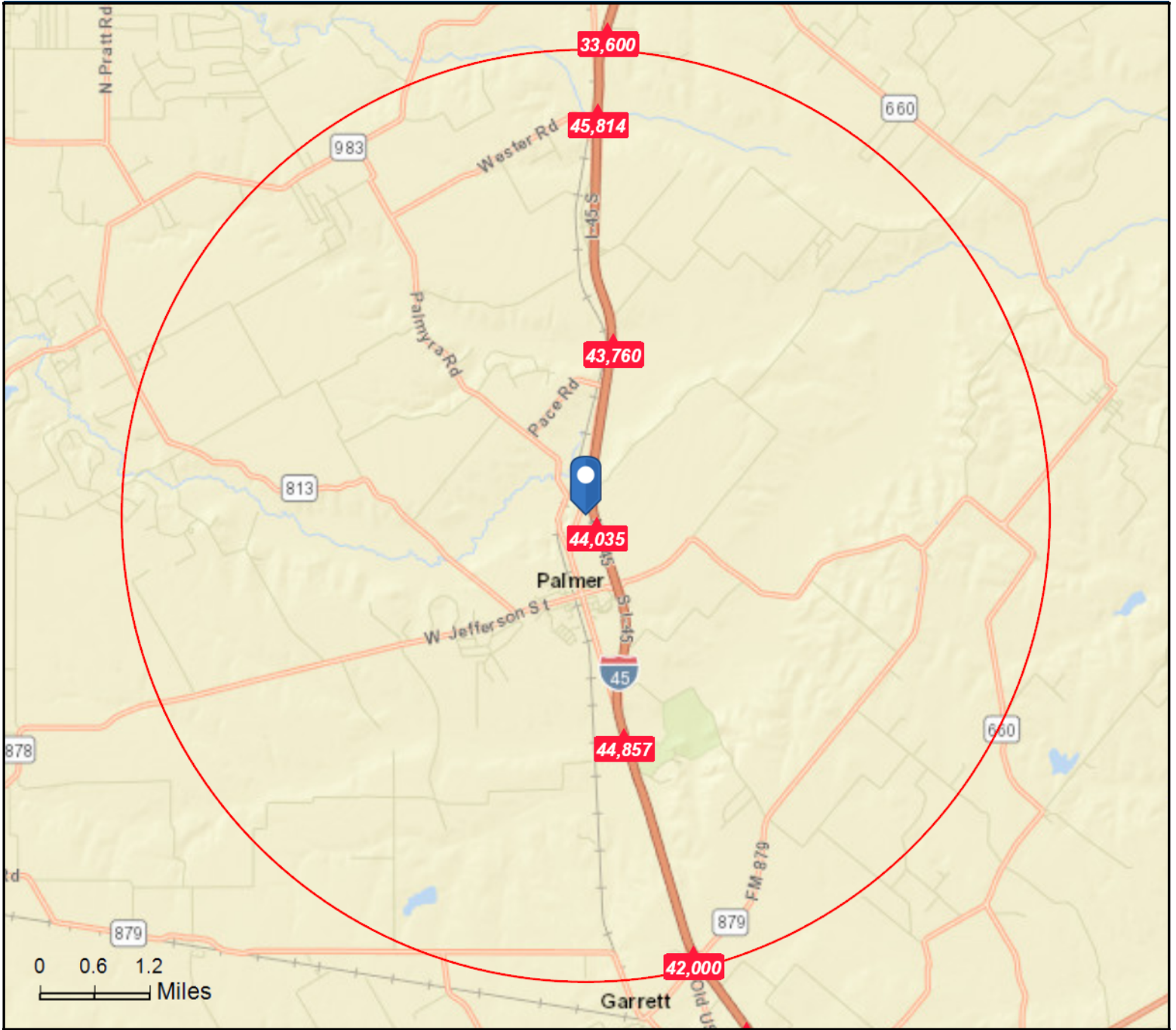
City Secretary, City of Palmer

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City Secretary, City of Palmer

Palmer
Palmer, Texas
Rings: 5 mile radii

Prepared by Esri
Latitude: 32.44376
Longitude: -96.66572



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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>Joe Rust Company</u>	<u>0204705</u>	<u>joerust@joerust.com</u>	<u>(972)333-4143</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0