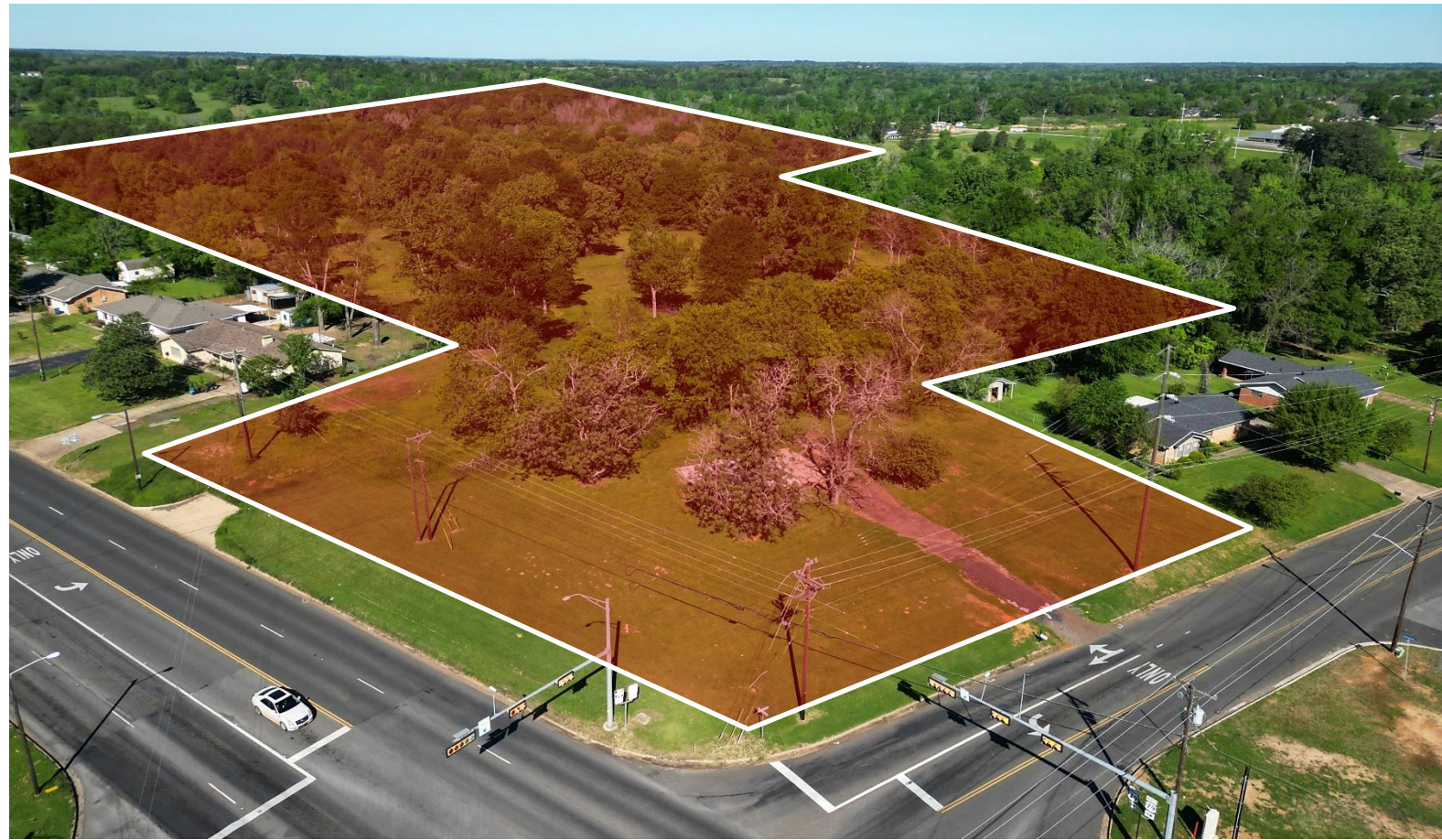


TWO PARCEL LAND SALE AT HARD CORNER



HWY 79 AND S. EVENSIDE STREET

HENDERSON, TEXAS 75762

- PARCEL ONE: 13.48 ± ACRES
- PARCEL TWO: 0.91 ± ACRES
- LIGHTED INTERSECTION
- 480' ± COMBINED FRONTAGE
- TOTAL ACREAGE: 14.39 ±
- 12,718 VPD (TXDOT 2022)

OFFERED AT: \$2,095,000



MARK WHATLEY

BROKER

903-530-0955

MWHATLEY@BCPTX.COM

BURNS COMMERCIAL PROPERTIES

HUNTER STINSON

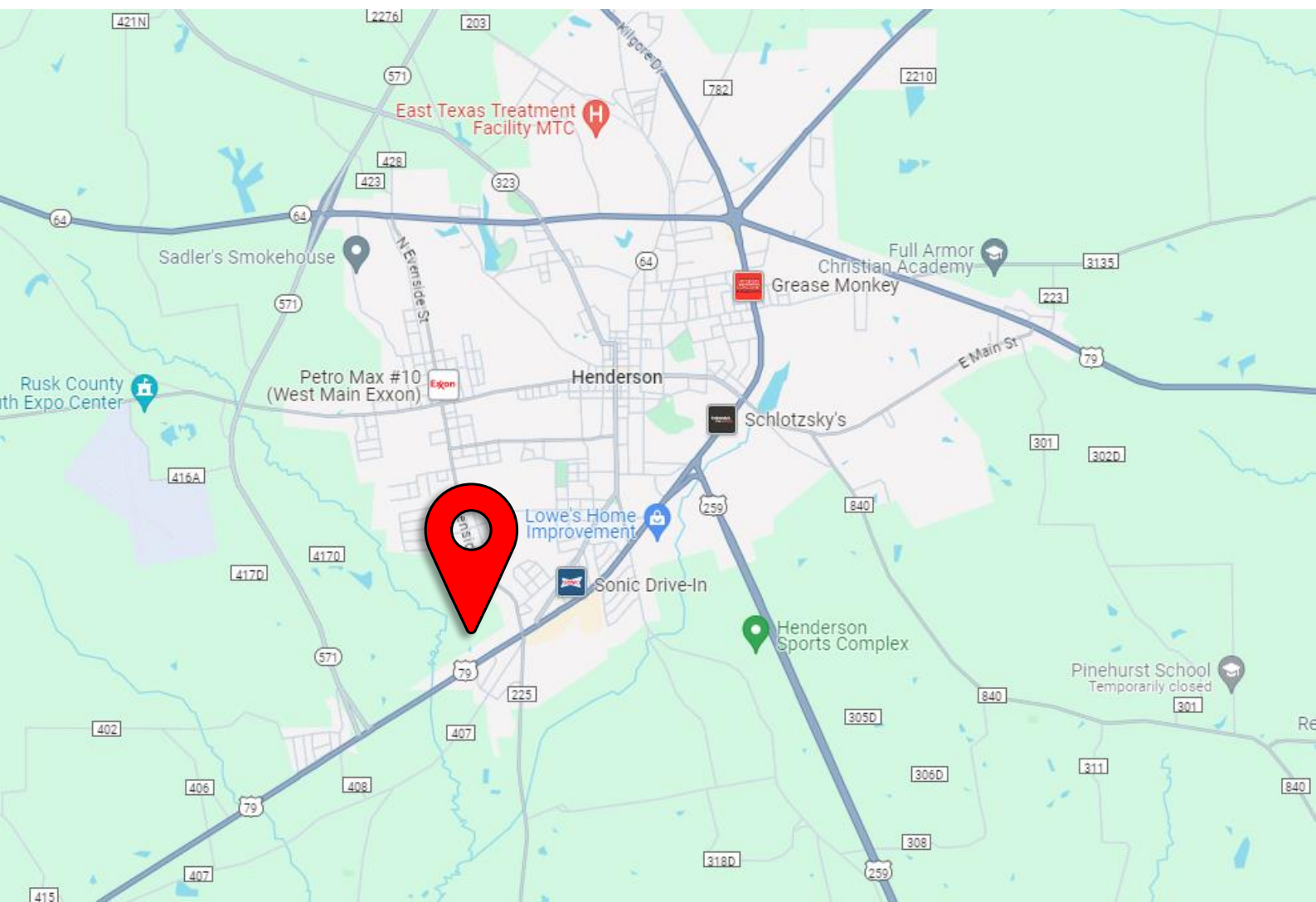
LEASING AGENT

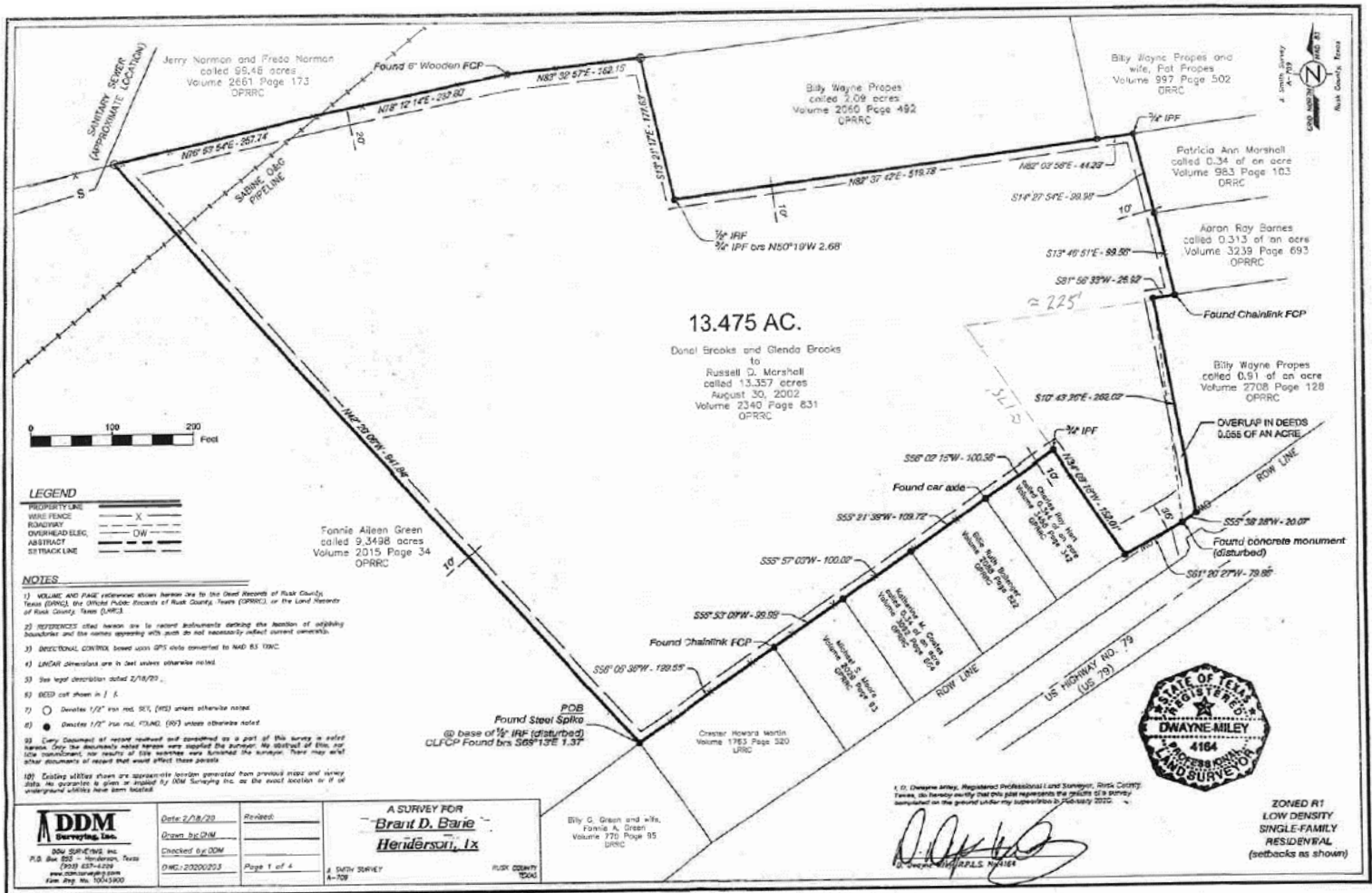
214-240-4556

HSTINSON@BCPTX.COM



PHOTOS





LEGEND

PROPERTY LINE	---
WOOD FENCE	-X-
ROADWAY	---
OVERHEAD ELEC.	DW---
ABSTRACT	---
SETBACK LINE	---

- NOTES**
- 1) VOLUME AND PAGE references shown herein are to the Deed Records of Rock County, Texas (OPRC), the Official Public Records of Rock County, Texas (OPRC) or the Land Records of Rock County, Texas (LARC).
 - 2) REFERENCES cited herein are to various instruments defining the location of adjoining boundaries and the names appearing with such do not necessarily indicate current owners.
 - 3) DIRECTIONAL CONTROL based upon GPS data converted to NAD 83 UTM.
 - 4) LARCH dimensions are in feet unless otherwise noted.
 - 5) See legal description dated 2/18/09.
 - 6) BEED call shown in / &.
 - 7) ○ Denotes 1/2" iron rod, (1/2) unless otherwise noted.
 - 8) ● Denotes 1/2" iron rod, (1/2) unless otherwise noted.
 - 9) Every document of record reviewed and compared as a part of this survey is noted herein. Only the documents noted herein were supplied the surveyor. No search of files, nor title examination, nor records of file searches were furnished the surveyor. There may exist other documents of record that would affect these parties.
 - 10) Calling utilities shown are approximate location generated from previous maps and survey data. No guarantee is given or implied by DDM Surveying, Inc. as the exact location or if of underground utilities have been located.

DDM
Surveying, Inc.
P.O. Box 882 - Houston, Texas
(281) 437-2229
www.ddmsurveying.com
Form Reg. No. 100-5300

Date: 2/28/20	Revised:
Drawn by: DM	
Checked by: DM	
DWG: 202000013	Page 1 of 4

A SURVEY FOR
Brant D. Barie
Henderson, TX

Billy G. Green and wife,
Fannie A. Green
Volume 770 Page 95
OPRC

I, D. Dwayne Miley, Registered Professional Land Surveyor, State of Texas, do hereby certify that this plat represents the results of a survey conducted on the ground under my supervision by field party 2020.

D. Dwayne Miley
D. Dwayne Miley, P.L.S. No. 11114



ZONED R1
LOW DENSITY
SINGLE-FAMILY
RESIDENTIAL
(setbacks as shown)

JAMES SMITH SURVEY, A-709

Job No. 120602
GEORGEW.dwg
GEORGEW.plt



Russell D. Marshall
Called 13.302 Ac.
Vol. 2340, Pg. 831

Buyer:
W.C. George
0.91 Acres
(This survey)

Y NO. 79



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:
 - 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.

BURNS COMMERCIAL PROPERTIES, LLC	592818		(903) 534-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MARK WHATLEY	423898	mwhatley@burns-commercial.com	(903) 530-0955
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bradley Hunter Stinson	714856	hstinson@burns-commercial.com	(903) 534-1200
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date