

I-45 Frontage

1 Mile Paved Test Track

45+ Acres for Sale

- 57,785 Vehicles Per Day
- Zoned C-2
- All Utilities
- \$6,500,000

+/-45 Acres
Available
Land

1 Mile
Test
Track

- Excellent Access and Visibility
- Endless Options for a Developer, Investor or Owner/User
- 20 Miles South of Dallas

57,785 VPD



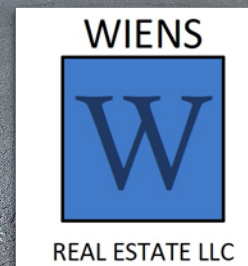
8400 N I-45 Palmer, TX

Kim Wiens 972-816-2008
wiens@flash.net
Kimberly Klor 817-948-6940

- 8,000 SF Office Building
- 20 Offices
- 2 Open Classrooms/Bullpen
- 2 Sets of Restrooms

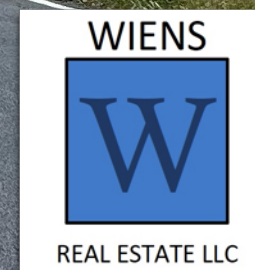


**4,900 SF Shop
With Mezzanine**



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**1 Mile
Test Track**



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Union Pacific
Dallas
Intermodal
Terminal (DIT)

Site

20 Miles South of Dallas

3 Hours to
Houston



4,900 SF Shop
With Mezzanine





Legend

- Palmer City Limits
- Palmer ETJ
- Land Parcels

Zoning

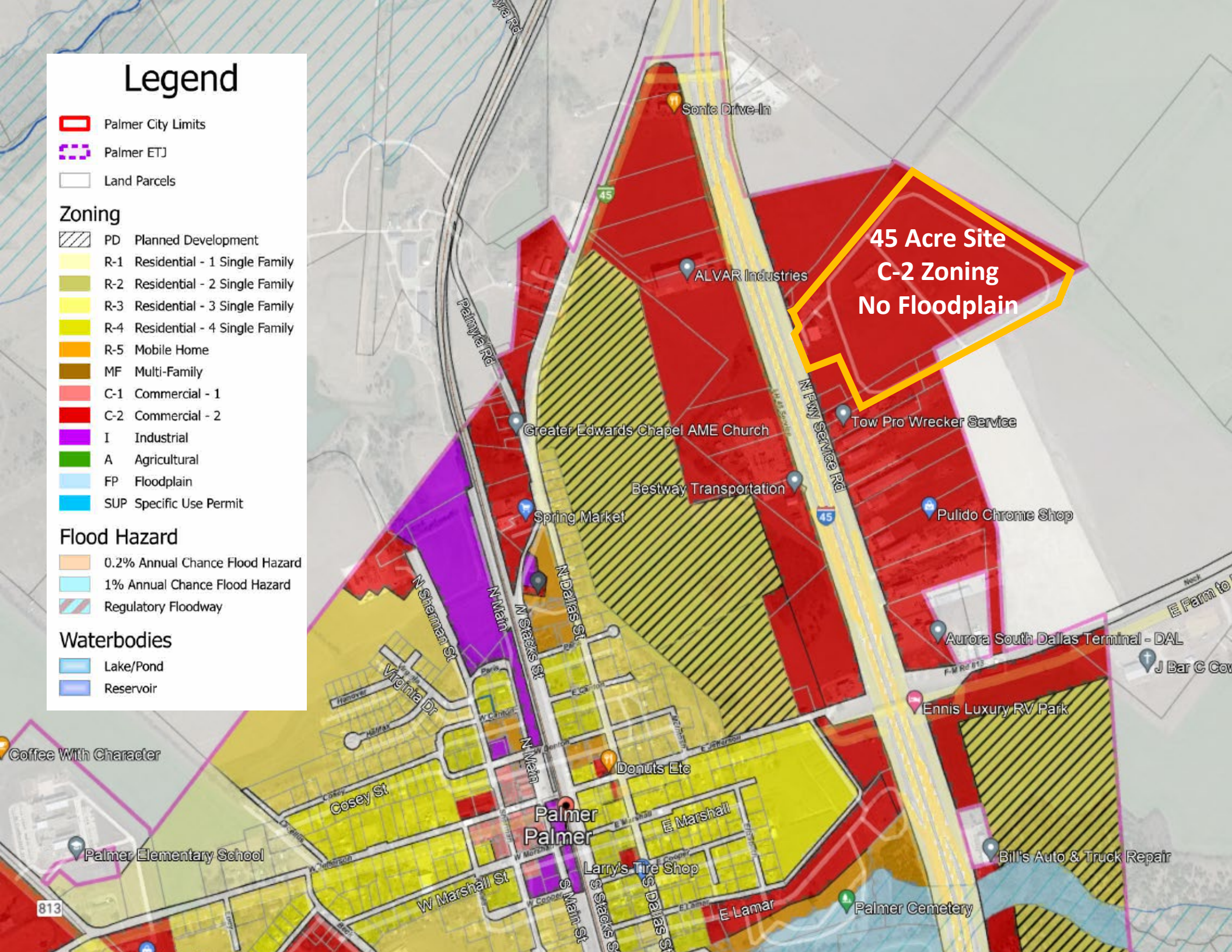
- PD Planned Development
- R-1 Residential - 1 Single Family
- R-2 Residential - 2 Single Family
- R-3 Residential - 3 Single Family
- R-4 Residential - 4 Single Family
- R-5 Mobile Home
- MF Multi-Family
- C-1 Commercial - 1
- C-2 Commercial - 2
- I Industrial
- A Agricultural
- FP Floodplain
- SUP Specific Use Permit

Flood Hazard

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Regulatory Floodway

Waterbodies

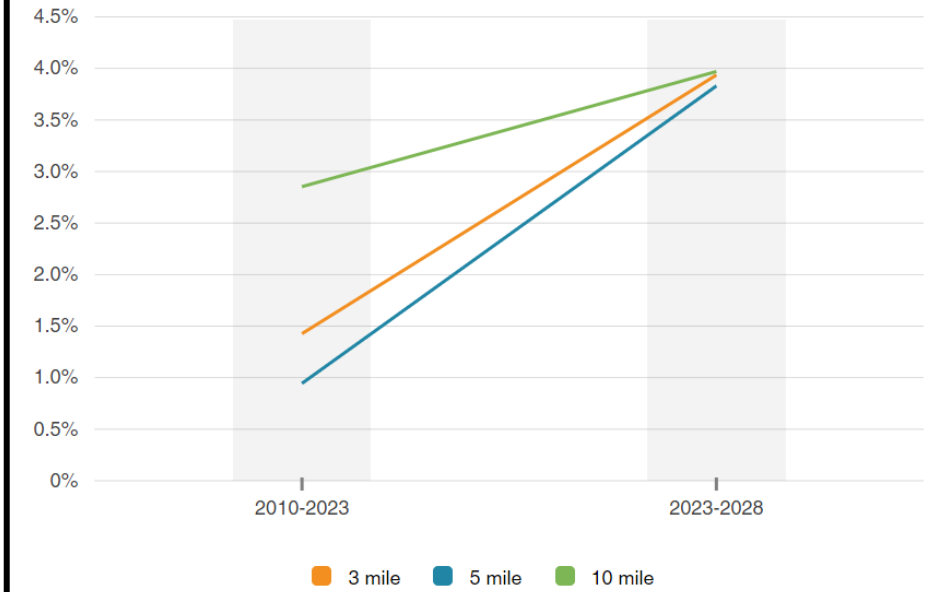
- Lake/Pond
- Reservoir



Population

	3 mile	5 mile	10 mile
2010 Population	3,343	6,082	61,919
2023 Population	3,963	6,829	84,884
2028 Population Projection	4,743	8,137	101,734
Annual Growth 2010-2023	1.4%	0.9%	2.9%
Annual Growth 2023-2028	3.9%	3.8%	4.0%
Median Age	35.1	36.2	36.6
Bachelor's Degree or Higher	15%	16%	19%
U.S. Armed Forces	0	0	57

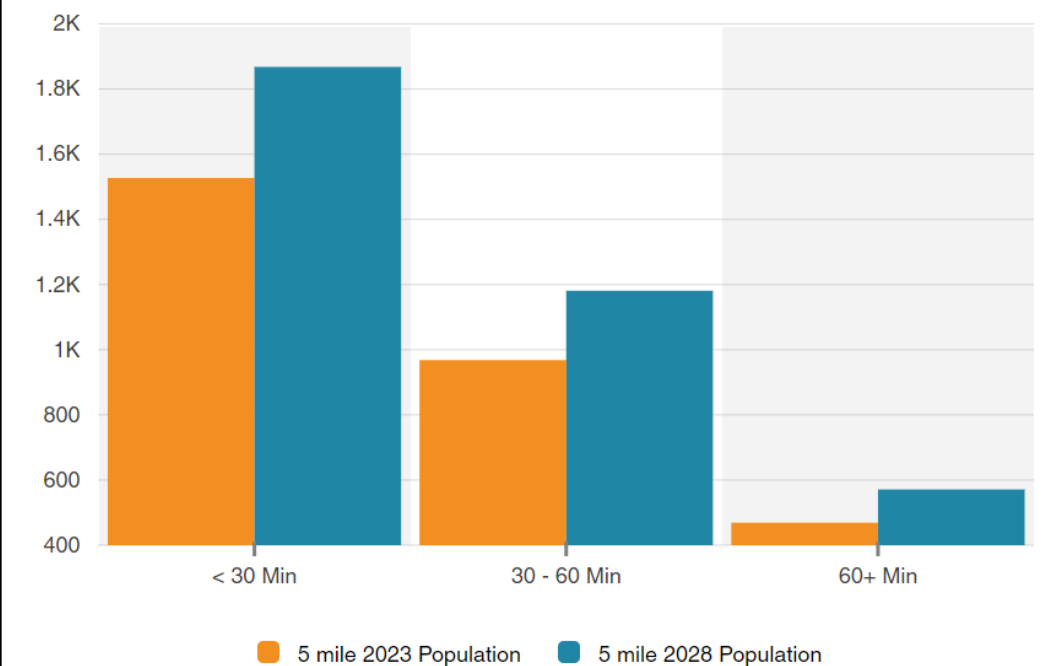
Annual Population Growth



Income

	3 mile	5 mile	10 mile
Avg Household Income	\$94,496	\$103,612	\$96,186
Median Household Income	\$78,224	\$86,342	\$84,852
< \$25,000	137	227	3,167
\$25,000 - 50,000	219	320	5,129
\$50,000 - 75,000	249	386	4,394
\$75,000 - 100,000	221	367	4,244
\$100,000 - 125,000	151	293	3,877
\$125,000 - 150,000	122	227	3,531
\$150,000 - 200,000	87	193	2,906
\$200,000+	81	186	1,477

Population Travel To Work





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.

Wiens Real Estate LLC	9004158	wiens@flash.net	972-816-2008
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kim A Wiens	483040	wiens@flash.net	972-816-2008
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly A Klor	682576	kimberlyklor@gmail.com	817-948-6940
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date