

451 S Old Temple Rd
Hewitt, TX 76643

Land

Exclusively Offered By:

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Offering Summary

- Total Land: \pm 23.449 Ac
- Asking Price: \$1,276,798
- Zoning: R-1 Single Family
City of Hewitt
- Utilities: Water & Sewer
*Please confirm with City of Hewitt

Property Highlights

- Subject to platting and survey, this site is development ready
- Located across the street from Warren Park in the City of Hewitt, the property enjoys easy access to Interstate 35
- The property is near newly developing and established residential subdivisions. Gross Yowell Addn. and near Stone Ridge Attn.

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FOR SALE



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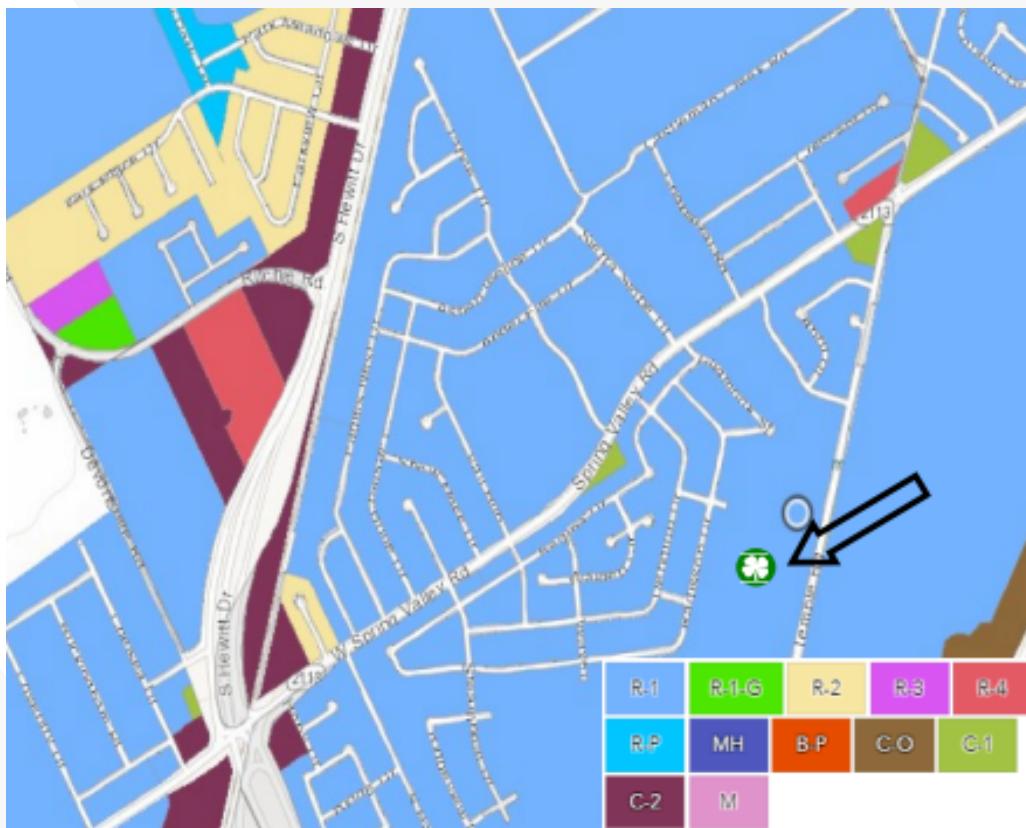
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National Flood Hazard Layer FIRMette



Legend

SEE FGIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
With BFE or Depth (elevation, feet, m, mm)
Regulatory Floodway

0.2% Annual Chance Flood Hazard (Zone A)
Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone A-1)
Future Conditions (% Annual Chance Flood Hazard) (Zone A-2)

Area with Reduced Flood Risk due to Levee, New Nation, (Zone B)

Area with Flood Risk due to Levee (Zone D)

Area of Minimal Flood Hazard (Zone E)

Effective Floodway

Area of Undeveloped Flood Hazard (Zone F)

Channel, Culvert, or Stream Sover (Zone G)

Levee, Dike, or Islewall (Zone H)

Does Not Meet with 2% Annual Chance Water Surface Elevation

External Transect

Base-Flood Elevation Line (BFE)

Line of Study

Indication Boundary

External Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

The point displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FGIM's standards for the use of digital flood maps if it is not used as directed below. The following map is an integrated water feature map; accuracy standards.

The Flood hazard information is derived directly from the authoritative NF H-4 with services provided by FEMA. This map was reported on 9/23/2020 at 23:18 AM and does not reflect any changes in the flood hazard information to this date and time. The NF H-4 and effective information may change or become superseded by new data/contingency.

This map image is valid if the user is aware of the following: map elements do not appear; however, imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMS panel numbers, and FIRMs effective date. Map images for unreported and unconsolidated areas cannot be used for regulatory purposes.



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11-2-2015



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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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