

Acreage on Audie Murphy Pkwy

± 8.3 on Audie Murphy Pkwy / Hwy 380
Farmersville, TX



[Click on Picture for Marketing Video](#)

Exclusive



EBBY HALLIDAY

Commercial

A Berkshire Hathaway Affiliate

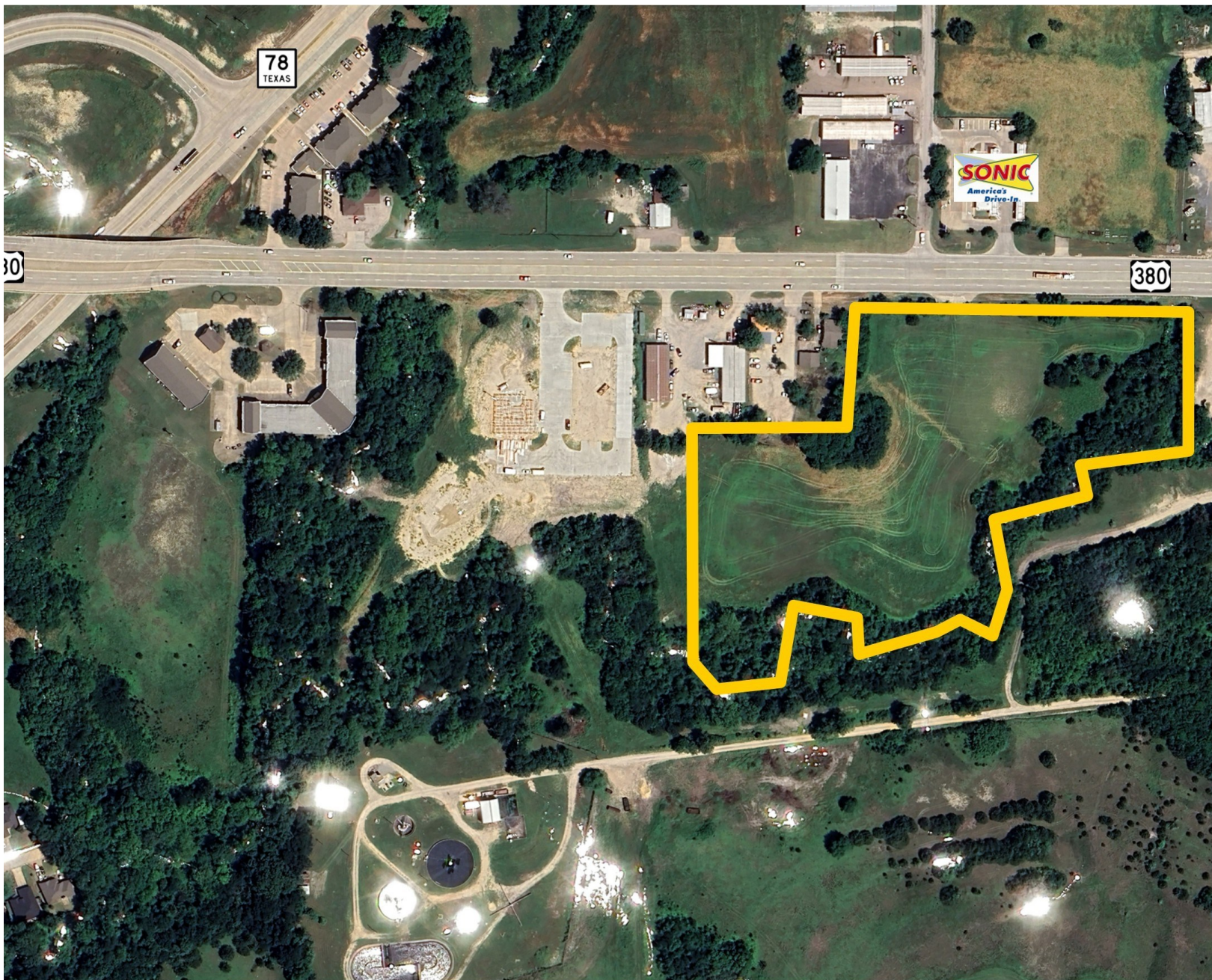
David Gloria
(214) 850-8475

Avaan Bulsara
(469) 867-4663

The information contained herein is furnished by the owner to the best of his/her knowledge, but is subject to verification by the purchaser, and agent assumes no responsibility for the correctness thereof. The sale offering is made subject to errors, omissions, change of price, prior sale, or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, color, creed, national origin, sex, familial status or disability. This is not intended to solicit property currently listed.

±8.3 Acres on Hwy 380

Between Hwy 78 and the Outer Loop



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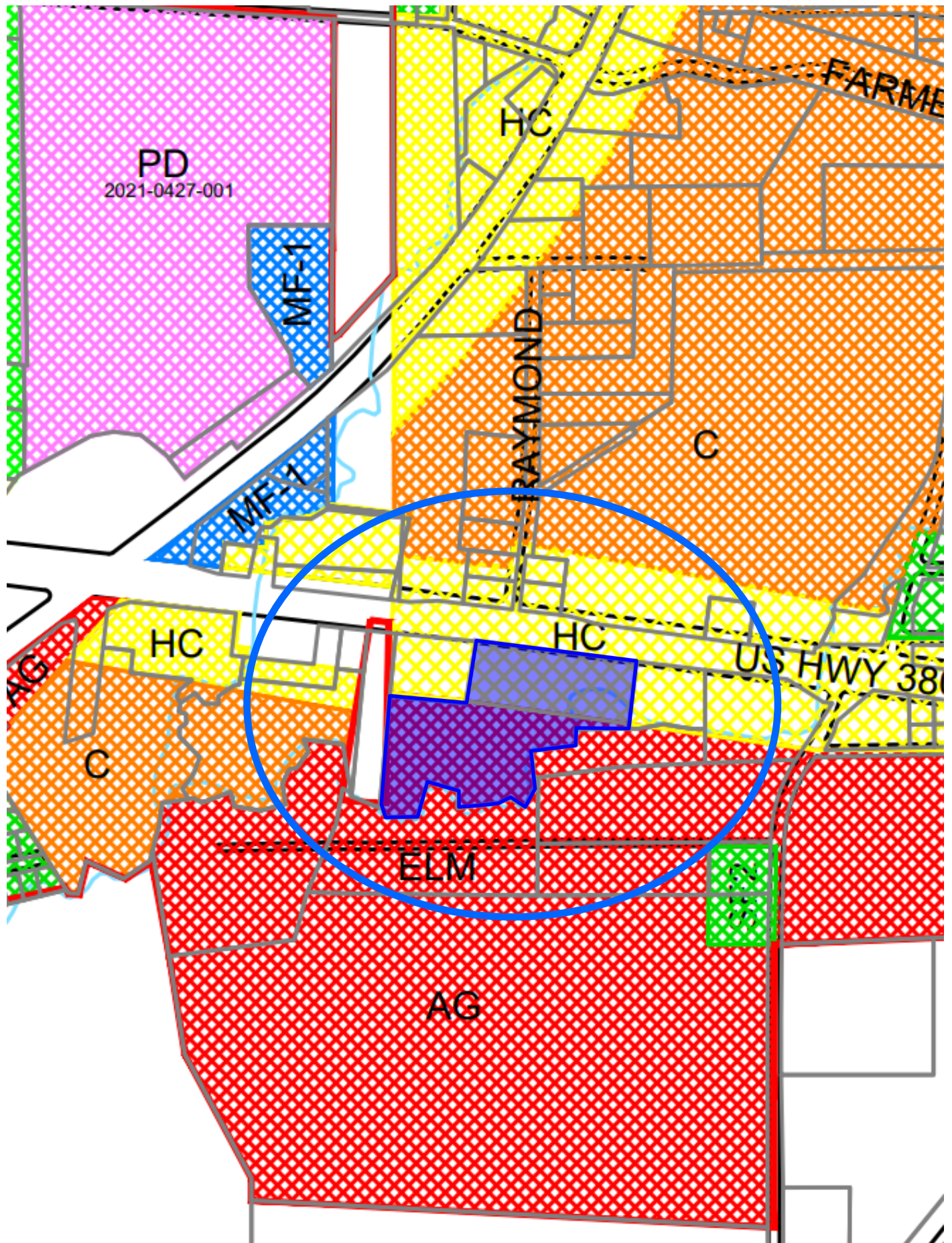
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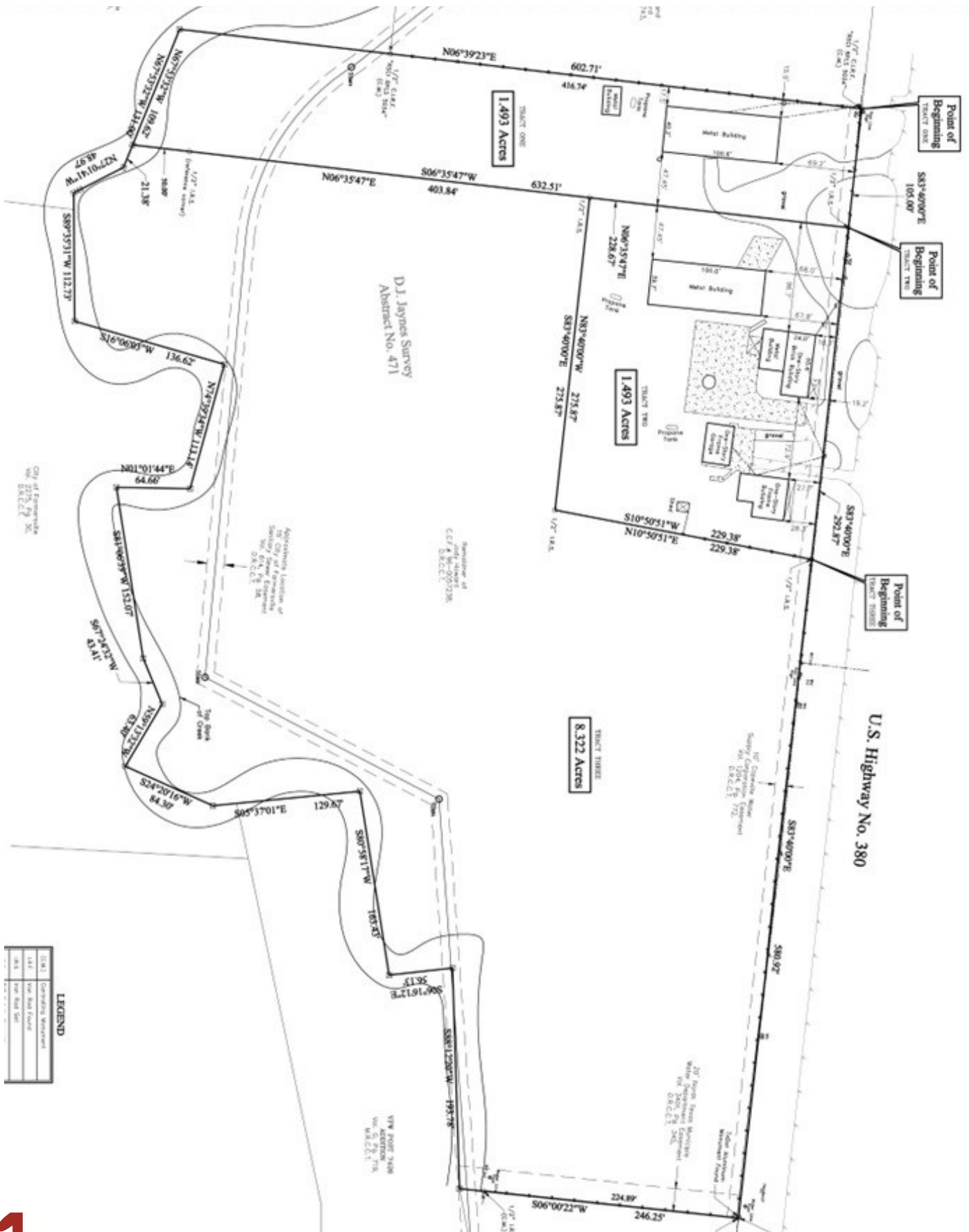
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[Click on picture for Zoning / Uses](#)

Current Zoning Map



Survey



DISTRICT	Dallas
COUNTY	Collin
TRFC STATN ID	43H52
ON ROAD	US0380
AADT 2024	26,791
AADT 2023	22,010
AADT 2022	19,281
AADT 2021	19,894
AADT 2020	18,022
AADT 2019	18,285
AADT 2018	15,758
AADT 2017	15,758
AADT 2016	14,565
AADT 2015	13,658

2024 Traffic Counts



Other Views



Local Employers Local Employers

Local Major Employers

Advanced Fixtures, Inc.

Brookshire's

Cello-wrap

Champion Container Company

City of Farmersville

CMC Commercial Metals

Collin College

Farmersville ISD

Hunt Regional Urgent Care

JD Russell Co.

Lexington Medical Lodge

Martin Marietta

McDonalds

Wylie Drilling/Farmersville Tooling

Population — 5,700 (31,700 in a 5 mile radius)

Total Households - 2,000+ (30,000 trade area)

Land Area — 3.996 square miles

Median Household Income — \$80,000

Median Age — 37

Median Home Value — \$380,000

Projected Growth—21% Annually (10 miles radius)

The above information was obtained from the City of Farmersville, the Farmersville EDC and the U.S. Census Bureau

Living in Farmersville

2% Lower
Overall Cost of Living

23% Lower
Housing

1% Lower
Groceries

10% Lower
Transportation



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Information provided by the Farmersville EDC

Just a few reasons why...
Just a few reasons why...

Busy **Audie Murphy Pkwy**



Various **Zoning** Possibilities

High **Traffic Counts**

4 Lane Divided Roadway

Near **LAKE LAVON**

GROWING Area

HIGH Visibility

UTILITIES to site



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.

2-10-2025



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.

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. **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:
 - 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.

Ebby Halliday Real Estate, LLC	257740	gingergill@ebby.com	214-572-1060
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ginger Gill	504495	gingergill@ebby.com	214-572-1060
Designated Broker of Firm	License No.	Email	Phone
Keelie Cristales	0548785	keelie@ebby.com	(214) 509-0808
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Gloria	0408427	davidgloria@ebby.com	(214) 509-0808
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date