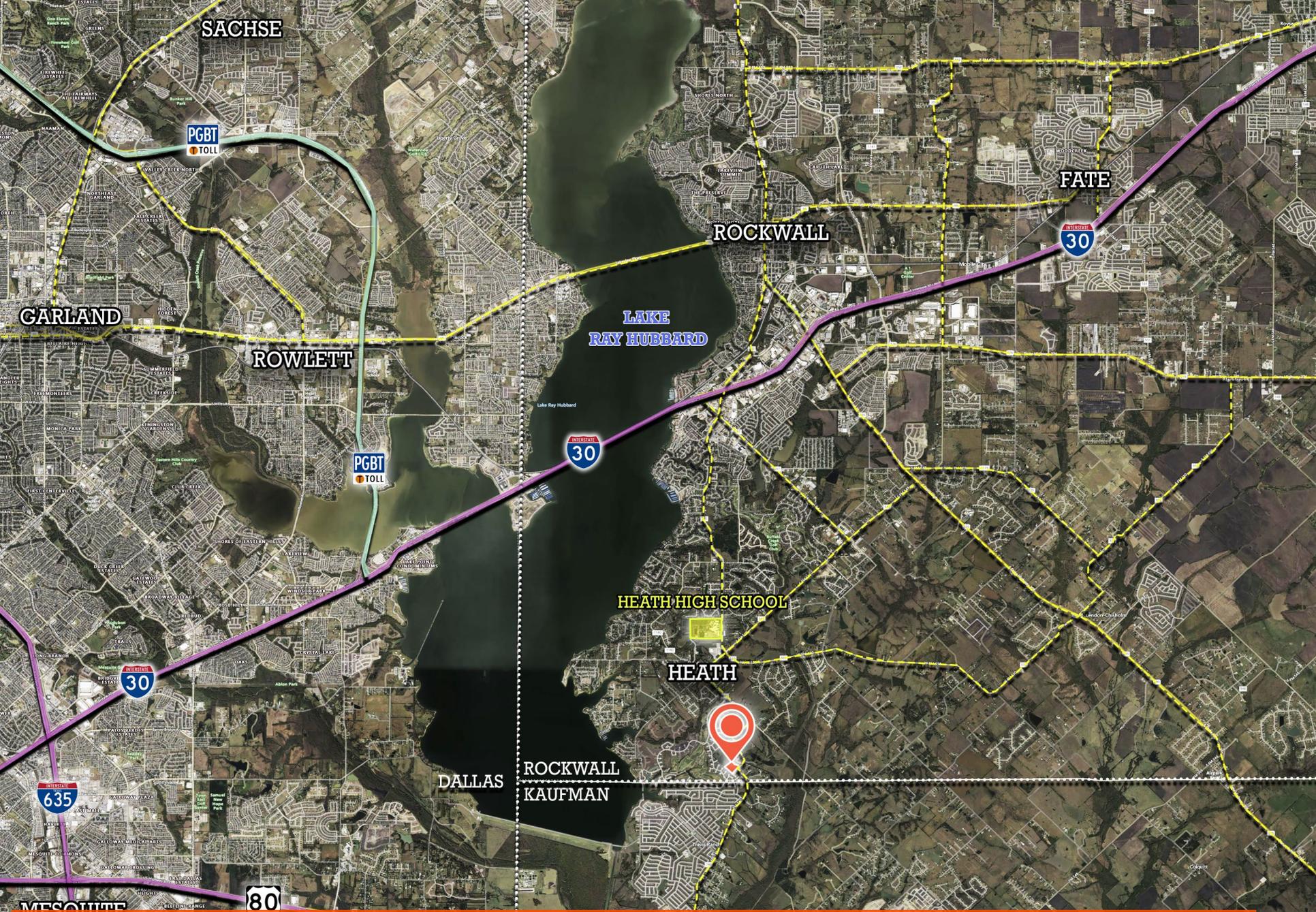


± 11.92 ACRES FOR SALE

RESIDENTIAL DEVELOPMENT TRACT
FM 740 SOUTH – CITY OF HEATH
EXCLUSIVELY LISTED BY YOUNGER PARTNERS





SACHSE

PG&E
TOLL

FATE

ROCKWALL

INTERSTATE
30

GARLAND

LAKE
RAY HUBBARD

ROWLETT

INTERSTATE
30

PG&E
TOLL

HEATH HIGH SCHOOL

HEATH



DALLAS

ROCKWALL
KAUFMAN

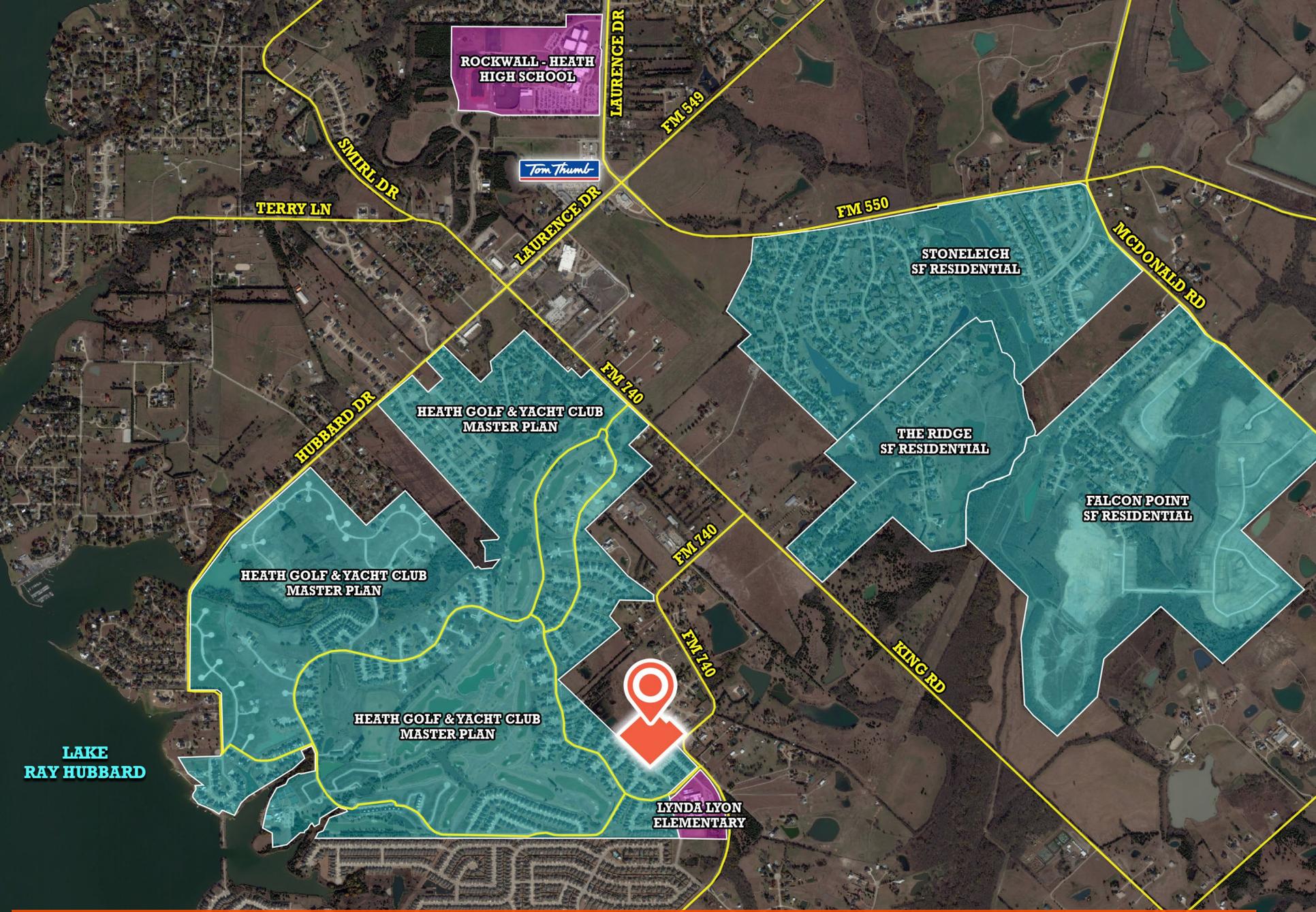
INTERSTATE
635

80

MESQUITE

LOCATION OVERVIEW | ± 11.92 ACRES | FM 740 SOUTH, HEATH, TEXAS 75032

YOUNGER
PARTNERS



ROCKWALL - HEATH
HIGH SCHOOL

Tom Thumb

TERRY LN

SMIRL DR

LAURENCE DR

LAURENCE DR

FM 549

FM 550

MCDONALD RD

STONELEIGH
SF RESIDENTIAL

HUBBARD DR

HEATH GOLF & YACHT CLUB
MASTER PLAN

FM 740

THE RIDGE
SF RESIDENTIAL

FALCON POINT
SF RESIDENTIAL

HEATH GOLF & YACHT CLUB
MASTER PLAN

FM 740



HEATH GOLF & YACHT CLUB
MASTER PLAN

FM 740

KING RD

LAKE
RAY HUBBARD

LYNDA LYON
ELEMENTARY

Property Information

Single-Family Development Tract
City of Heath

LOCATION

- HEATH CITY LIMITS – ROCKWALL COUNTY
- PROPERTY FRONTS FM 740 FROM THE WEST
- PROPERTY ID: 10464

PROPERTY BREAKDOWN

- **PROPERTY SIZE:** ± 11.92 ACRES
- *Comprised of one parcel*
- **ASKING PRICE:** Contact Broker

PROPERTY INFORMATION

- **CURRENT ZONING:** Agriculture (Zone A)
- **FUTURE LAND USE:** Medium Density Residential
- **MEDIUM DENISTY:** Single-Family Lots (1 AC Min.)
- **FRONTAGE, FM 740:** ± 80 FT
- **SCHOOL DISTRICT:** Rockwall ISD
- **CCN:** City of Heath
- **UTILITIES:** Exhibits Available Upon Request

APPROXIMATE DISTANCE FROM



± 2.5 MILES



± 6.0 MILES



± 6.2 MILES



YOUNGER PARTNERS DALLAS
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YOUNGER PARTNERS DALLAS
ETHAN PECK
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ETHAN.PECK@YOUNGERPARTNERS.COM

DEMOGRAPHICS (REGIS, SITES USA)	1 MILE	3 MILE	5 MILE	10 MILE
2025 Total Estimated Population	6,207	27,585	72,423	440,181
2025 Total Estimated Households	1,774	8,249	22,193	144,792
2025 Average Household Income	\$149,632	\$181,374	\$165,535	\$132,764



HEATH GOLF & YACHT CLUB
± 21 AC
FUTURE MEDIUM DENSITY RESIDENTIAL

SF-43 (SINGLE-FAMILY)
1 AC LOTS

PD SINGLE-FAMILY
0.30 AC - 0.50 AC LOTS

SUBJECT
± 11.92 AC

PRATZ
± 472 SQFT

PD SINGLE-FAMILY
4,700 SQFT - 5,000 SQFT LOTS

PD SINGLE-FAMILY
0.30 AC - 0.50 AC LOTS

LINDA LYON ELEMENTARY
ROCKWALL ISD

HEATH GOLF & YACHT CLUB

LAKE RAY HUBBARD



HEATH GOLF & YACHT CLUB

SUBJECT PROPERTY
±11.92 AC

VILLAS OF HEATH

FM 740

NORTHWEST OBLIQUE | ± 11.92 ACRES | FM 740 SOUTH, HEATH, TEXAS 75032

YOUNGER
PARTNERS



510 FT

510 FT

PARADISE CT

DEPHY CT

CROPHY DR

Linda
Lyon
Elem Sch

OLD FM 7



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Younger Partners Dallas, LLC

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.

Table with 4 columns: Name, License No., Email, Phone. Rows include Younger Partners, Dallas, LLC; Licensed Broker /Broker Firm Name or Primary Assumed Business Name (Moody Younger); Designated Broker of Firm; Licensed Supervisor of Sales Agent/ Associate; Sales Agent/Associate's Name.

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov