

K.

FOR SALE | ± 9.60 ACRE RETAIL LAND ON HWY-67

US-67 & S. Hickory ST. | Venus, Texas 76084



Karam Khalil, CCIM

(817) 881-2662

KhalilCompanies.com

Karam@KhalilRealEstate.com

COMMERCIAL LAND OFF HWY-67

Lot Size | ± 9.608 Acres for Sale

Price | CONTACT BROKER

KHALIL
REAL ESTATE
CONSTRUCTION

K. INFORMATION

PROPERTY HIGHLIGHTS

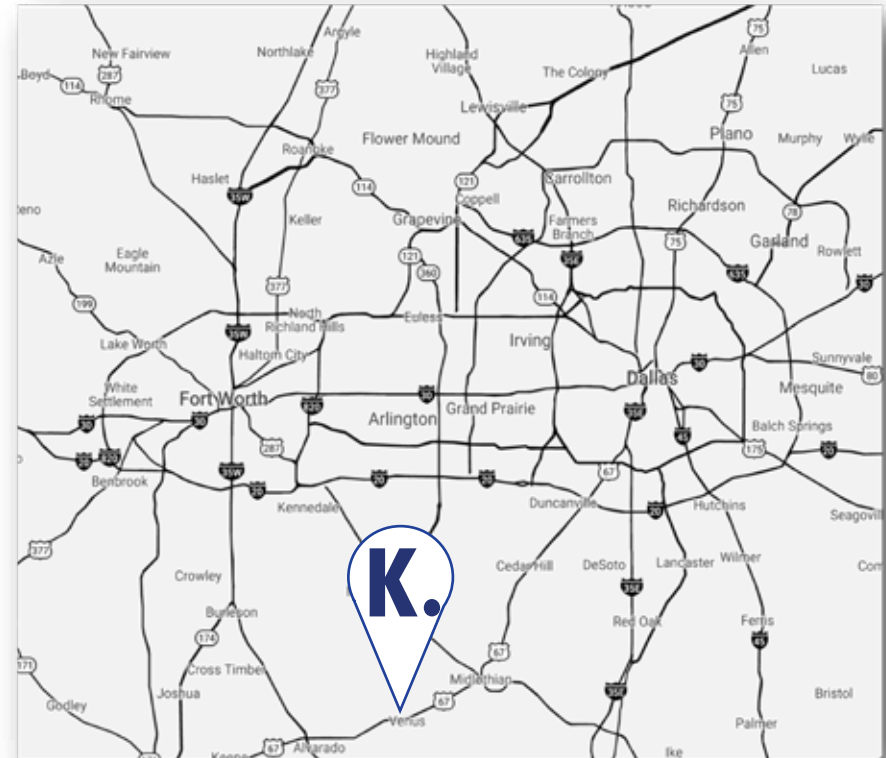
- K.** Prime Highway 67 frontage (± 9.60) acres with prime highway visibility and direct access on one of the fastest-growing retail corridors in Ellis County.
- K.** Surrounded by major national brands including One9 Fuel, McDonald's, O'Reilly, AutoZone, Shell, Starbucks, Chicken Express, Charley's, and more open or under construction.
- K.** Massive residential growth underway with thousands of new single-family homes delivering built-in daily traffic and long-term consumer demand.
- K.** Flexible pad-site development opportunity. The property can be subdivided into multiple retail pads if desired.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	10,531	19,323	54,141
2030 Households	13,277	26,365	67,786
Daytime Population	6,937	14,444	40,708
Average HH Income	\$99,910	\$95,481	\$112,717

*COSTAR 2025

Disclaimer: All information, including maps, plans, and surveys, is believed reliable but not guaranteed by KHALIL REAL ESTATE, LLC. The property is subject to errors, omissions, price or boundary changes, and withdrawal without notice. Buyer is solely responsible for all due diligence, including zoning, floodplain, approvals, and use. Seller, Broker, and Broker's agents make no representations and assume no liability for these matters.



TRAFFIC COUNT

25,048 VPD (2024) - US-67 West of FM-157
26,578 VPD (2024) - US-67 East of FM-157
9,245 VPD (2024) - FM-157

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K. AREA MAP

Google Maps



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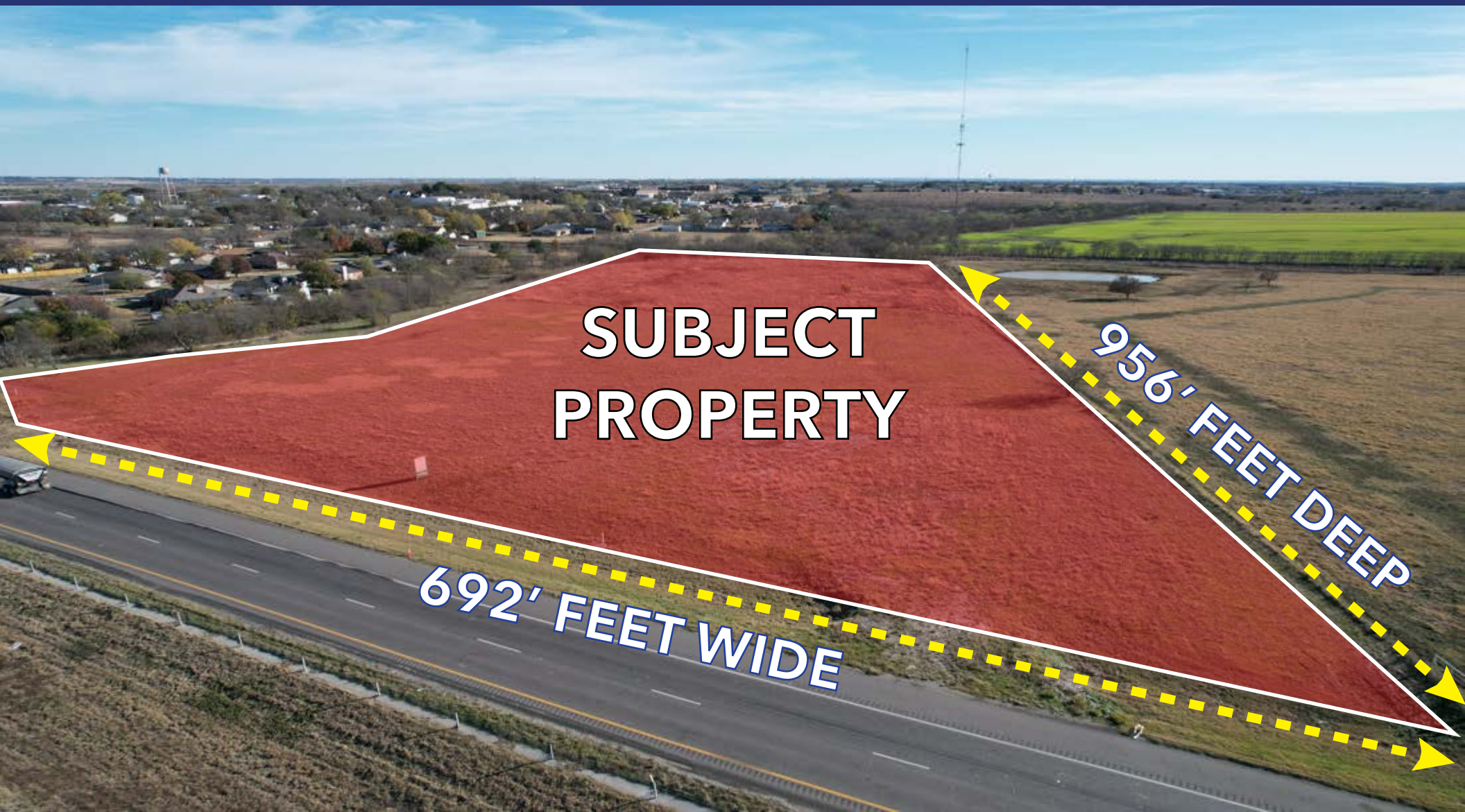
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K • DISCLOSURE



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

KHALIL REAL ESTATE GROUP, LLC	9016033	Karam@KhalilRealEstate.com	(817) 881-2662
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Karam Khalil	0714752	Karam@KhalilRealEstate.com	(817) 881-2662
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date