CLARK
REAL ESTATE GROUP

CRESSON CROSSROADS

Cresson, Texas

COMMERCIAL

INDUSTRIAL

- **Frontage on Hwy 377 and Hwy 171**
- **14 miles from Granbury Municipal Airport**
- **15 miles southwest of Fort Worth**
- **14 miles from Loop 820**

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Tim Clark | Mobile: 817.578.0609 | Email: tim@clarkreg.com

CRESSON CROSSROADS

Cresson, Texas

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PROPERTY INFORMATION

Location: The property is located on Hwy. 171 in Cresson, Texas The property is approx. 1 mile NW of Cresson.

Size: Lots range in size from 2 to 15 acres.

Improvements: No improvements to each lot

Utilities: MUD District Sewer and Water, Three Phase electric, Windstream is the Phone and Internet provider.

Minerals: No minerals convey

Zoning: Industrial Zoning.

Cresson City Offices: 817.396.4729

Terms: Cash to seller at closing

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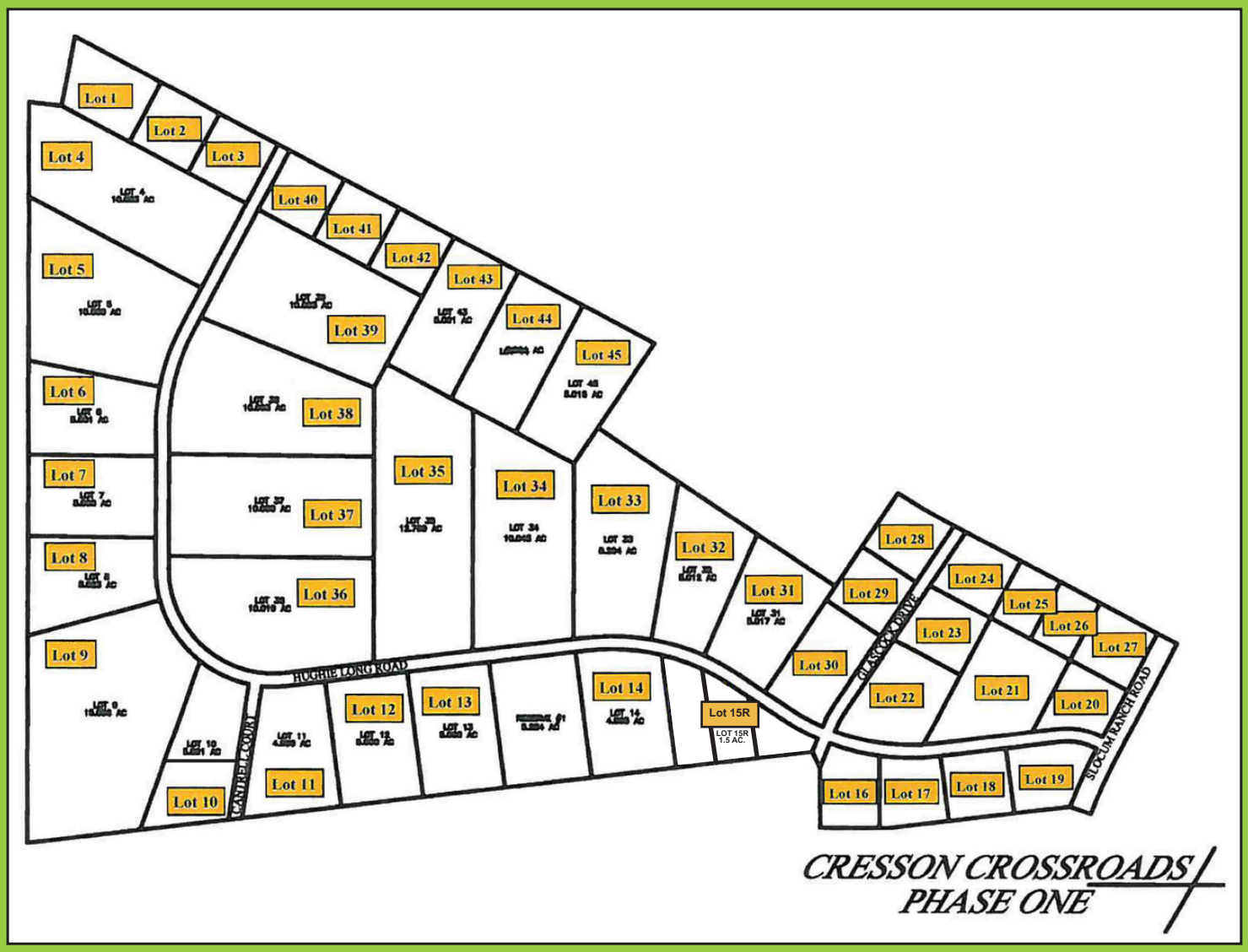
LOTS



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Lot #	Acreage	Total
1	2.81	SOLD
2	2.13	SOLD
3	2.13	SOLD
4	10	SOLD
5	10	SOLD
6	5	SOLD
7	5	SOLD
8	5.02	SOLD
9	15.06	$852,317.00
10B	2.5	$163,380.00
11	5	SOLD
12	5	SOLD
13	5	SOLD
14	5	SOLD
15R	1.5	SOLD
16	2.2	SOLD
17	2.16	SOLD
18	2.09	SOLD
19	2.33	SOLD
20	1.96	SOLD
21	4.87	SOLD
22	3.75	SOLD
23	2.22	SOLD
24	2.01	SOLD
25	1.39	SOLD
26	1.39	SOLD
27	22	SOLD
28	2.04	SOLD
29	2	SOLD
30	3.42	SOLD
31	5.02	SOLD
32	5.01	SOLD
33	8.2	SOLD
34	10.05	SOLD
35	12.8	SOLD
36	10.02	SOLD
37	10	SOLD
38	10	SOLD
39	10	SOLD
40	2	SOLD
41R	1	SOLD
42	2	SOLD
43	5	SOLD
44	5	SOLD
45	5.02	SOLD

Highlighted areas are Hwy Frontage

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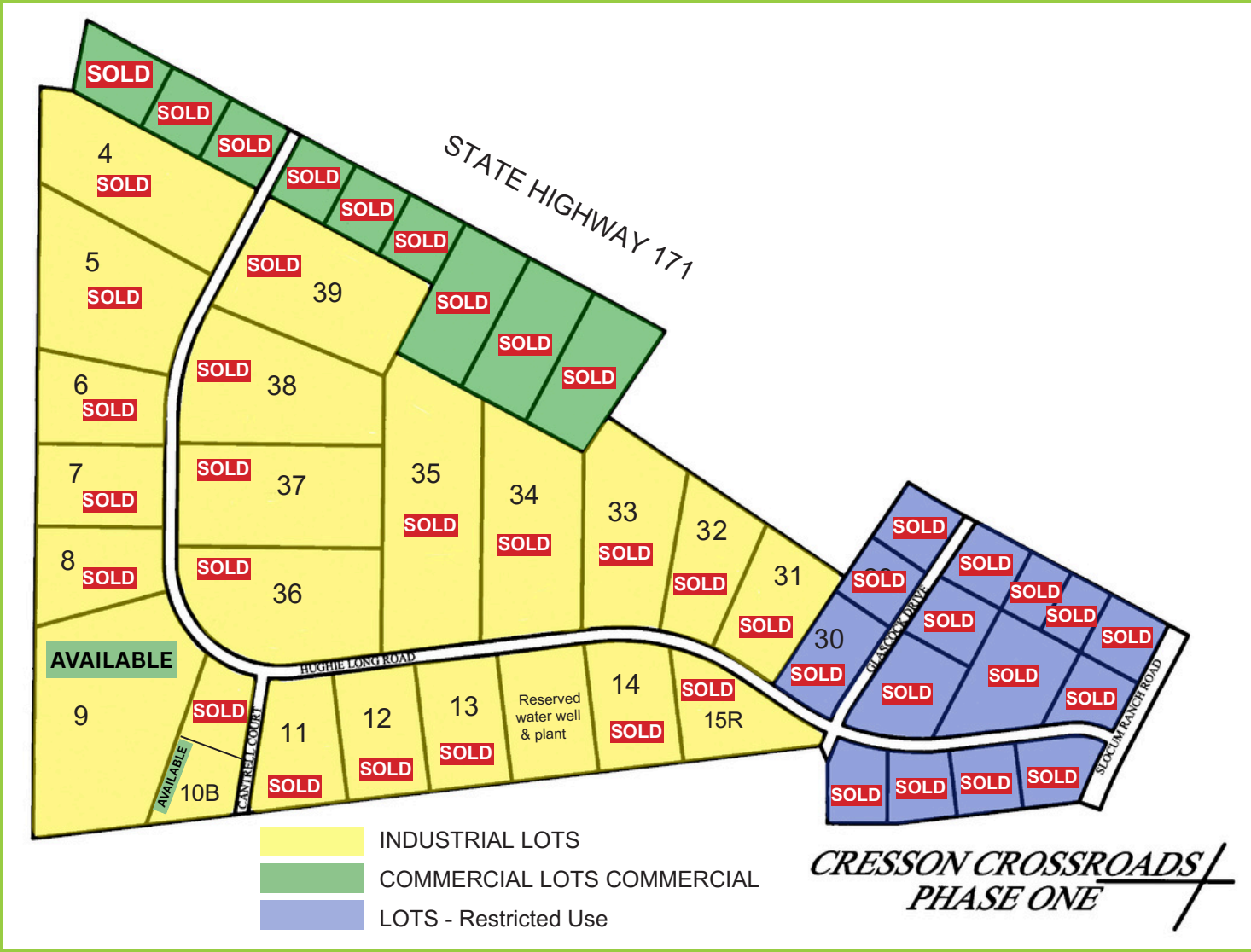
BUSINESS PARK



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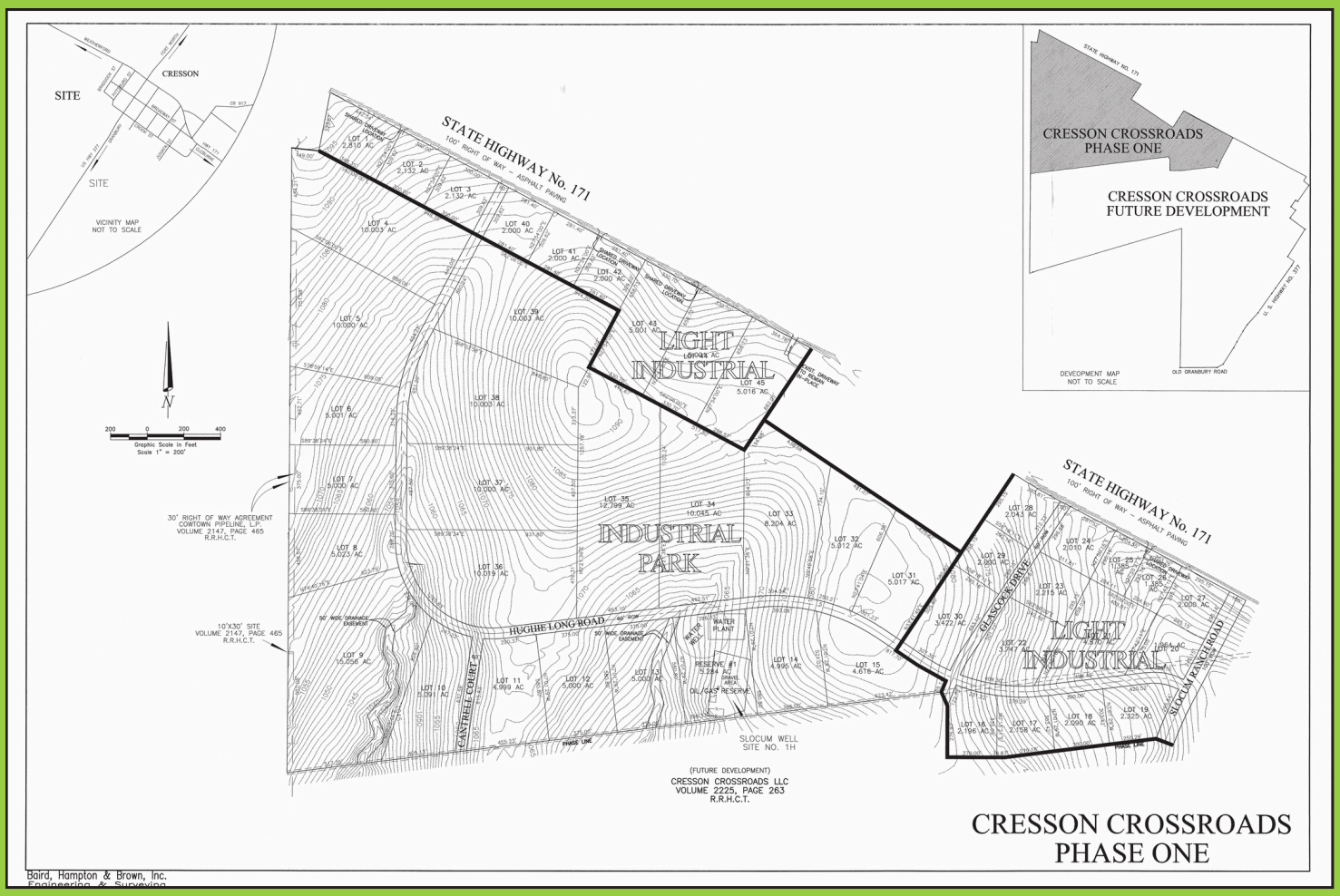
CONTOUR LINES



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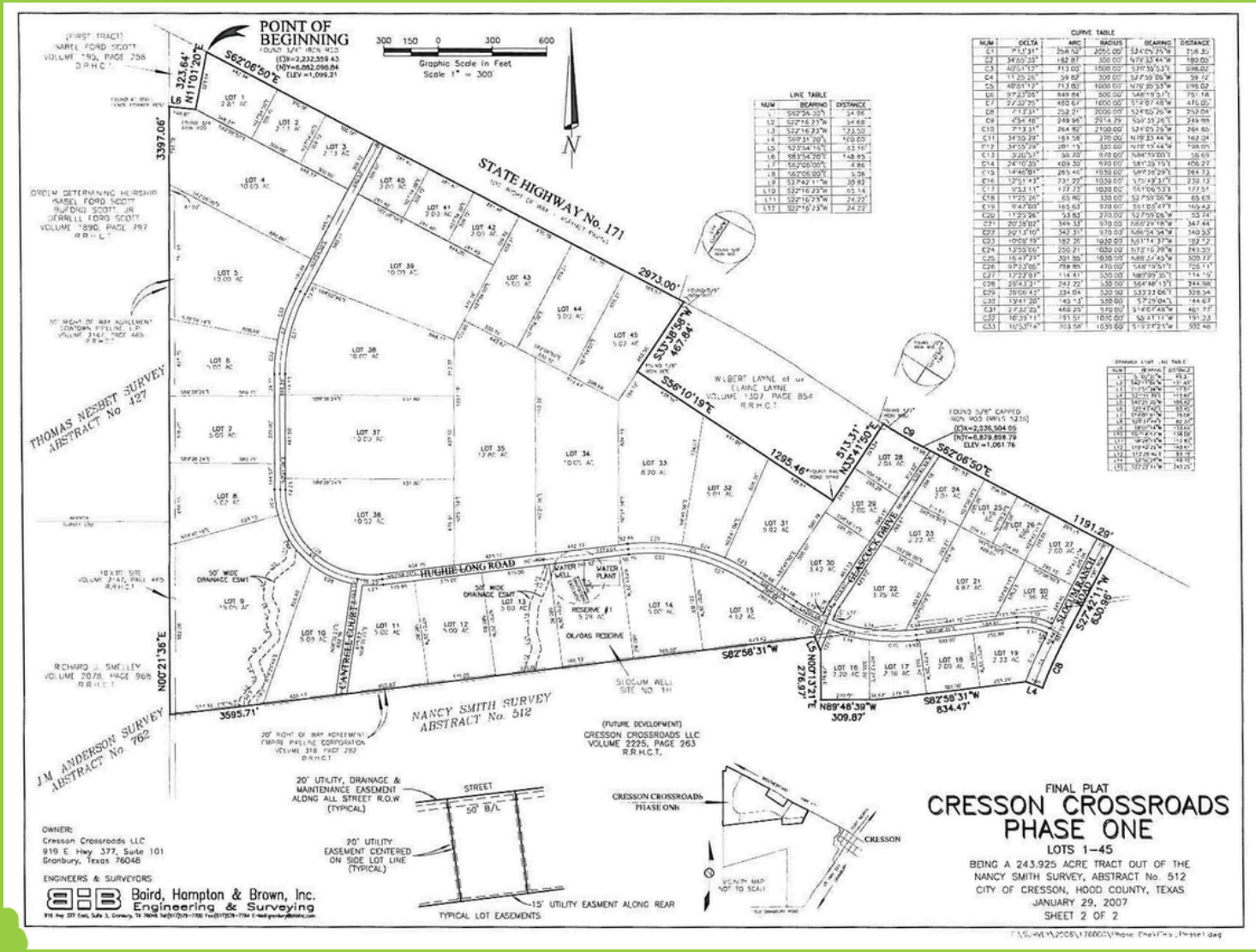
LOT DIMENSIONS



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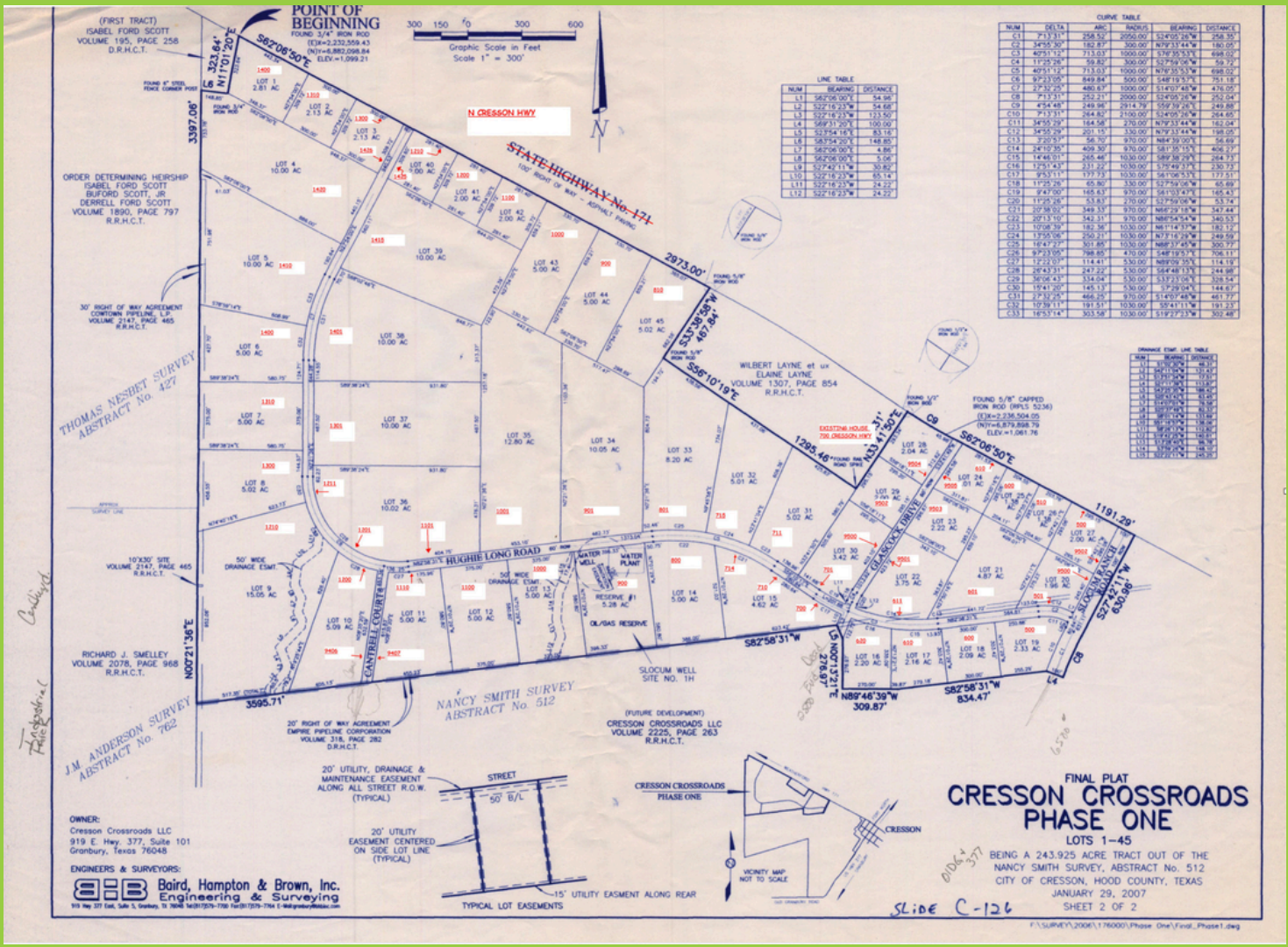
ADDRESS MAP



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LOCATION MAP

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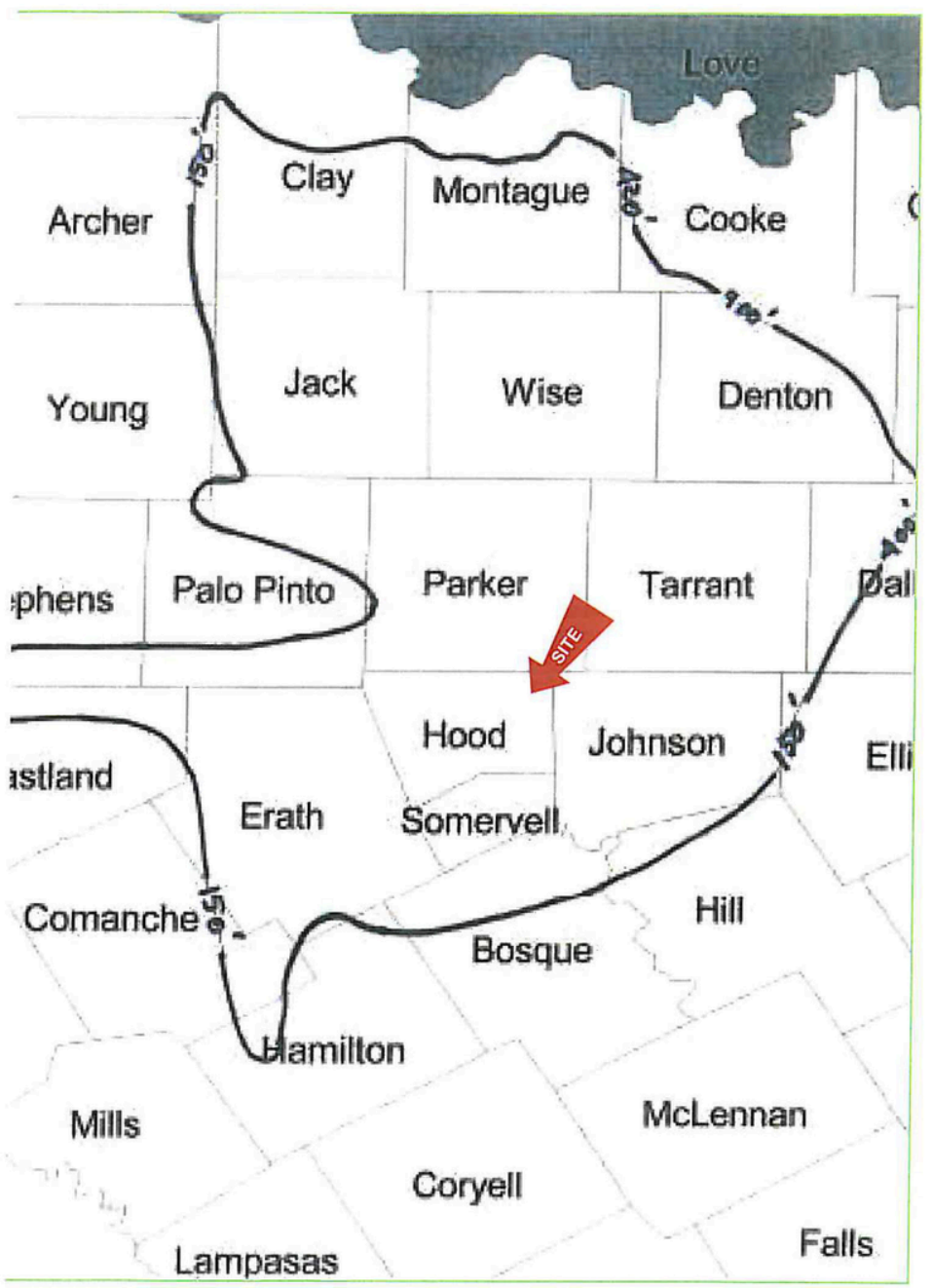

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Come Join Other Businesses in Cresson

- Scottish Inn
- BBQ on the Brazos
- Motorsport Ranch
- Sunoco
- Texaco
- Cresson Food Mart
- Sonic Drive-In
- Champion Technology
- Hampel Oil Distributors, Inc.
- Gulf Coast Chemical
- Henson's Lumber
- TXI
- NAPA Auto Parts

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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:
  - 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.

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.

CLARK REAL ESTATE GROUP	**0590750**	**tim@clarkreg.com**	**(817)458-0402**
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Clark Real Estate Group	**0590750**	**tim@clarkreg.com**	**(817)458-0402**
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Tim Clark	**0516005**	**tim@clarkreg.com**	**(817)578-0609**
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Tim Clark	**0516005**	**tim@clarkreg.com**	**(817)578-0609**
Name of Sales Agent/Associate	License No.	Email	Phone

_____ _____ _____
Buyer/Tenant/Seller/Landlord Initials Date