

# LAND FOR SALE



**13302 & 13324 CR 472**  
 LINDALE, TEXAS 75771

- LOT SIZE : 1.3 ACRES
- VPD: 25,818 (TXDOT '22)
- ADJACENT TO I-20 & HWY 69 INTERSECTION
- LOCATED IN A FAST GROWING COMMUNITY

~~OFFERED AT: \$350,000~~  
**IMPROVED PRICING: \$295,000**

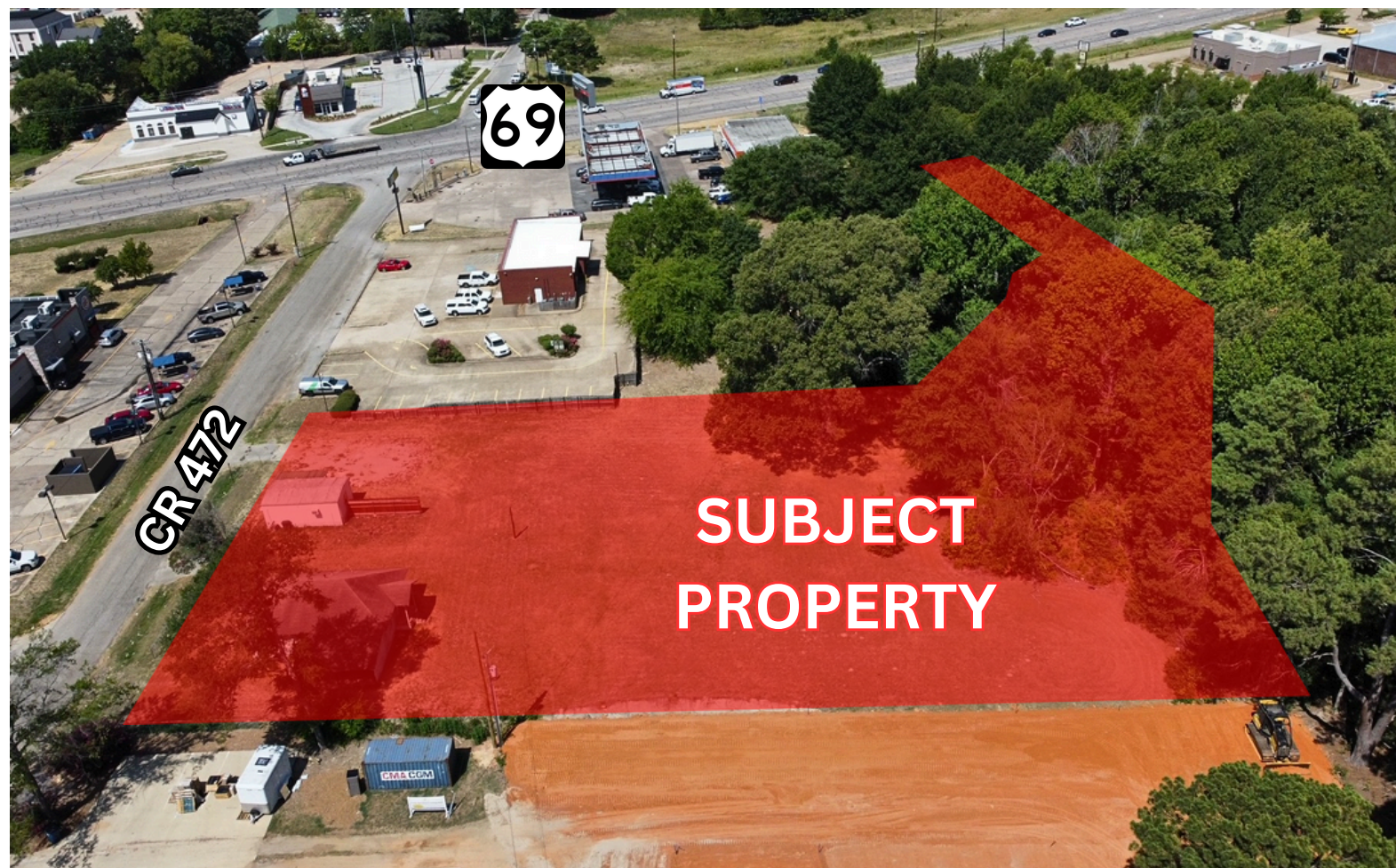
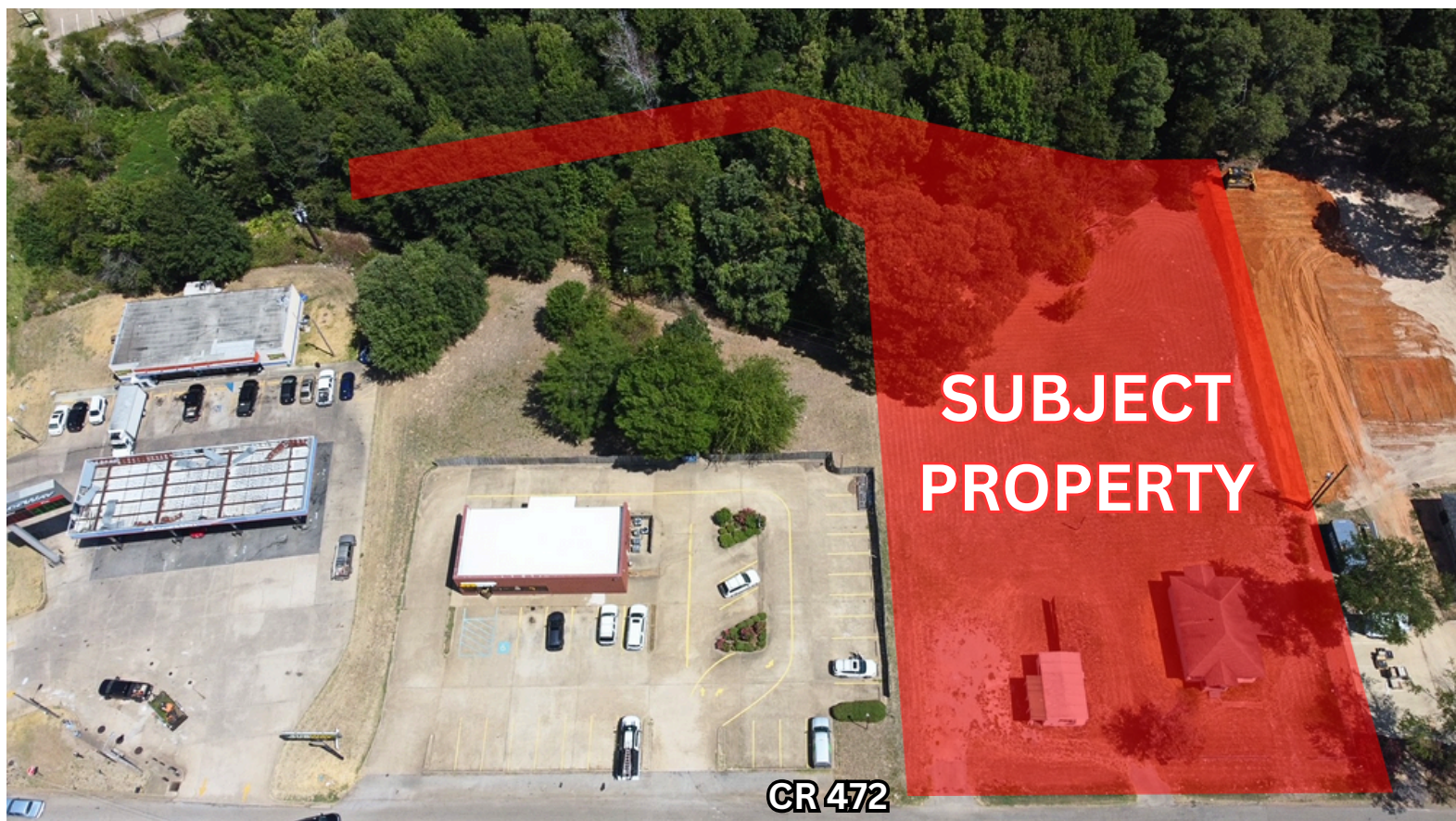


**PHILIP HUMBER**

281.382.1438  
 phumber@BCPtx.com

**BCP** | BURNS COMMERCIAL PROPERTIES

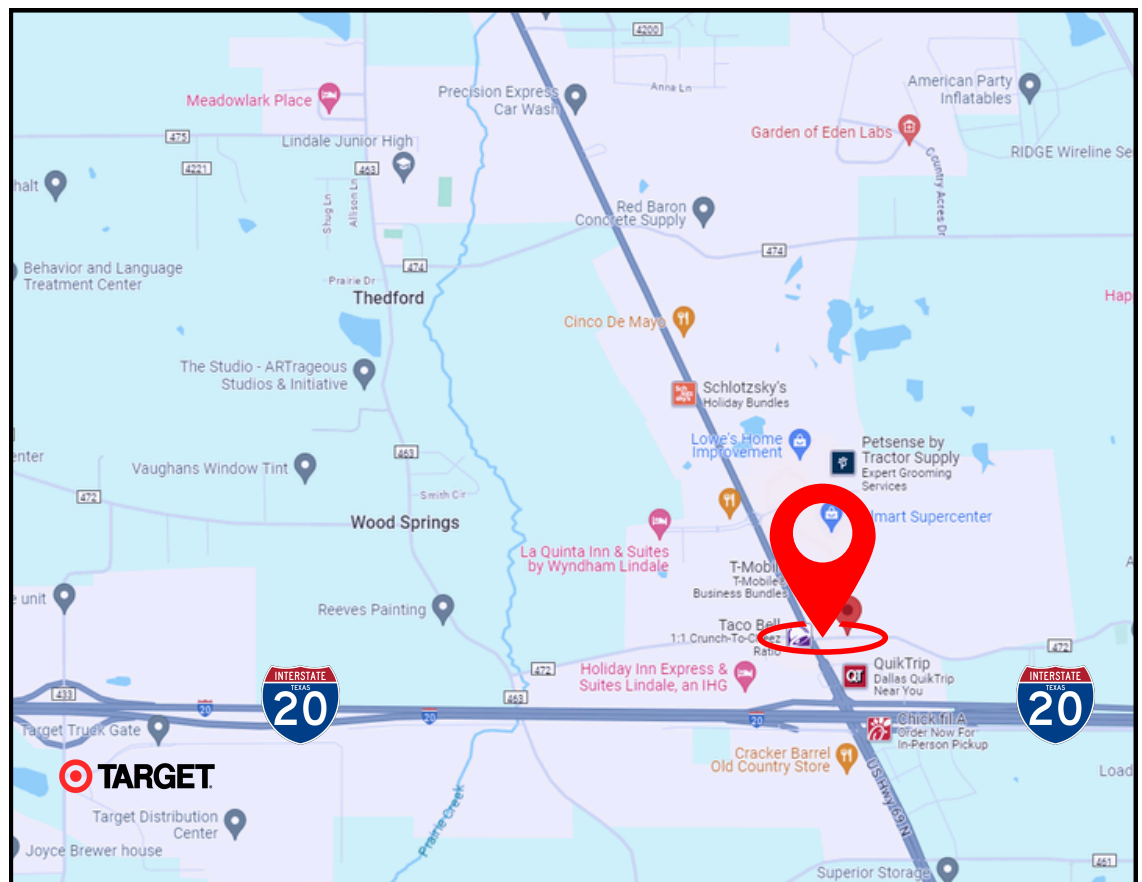
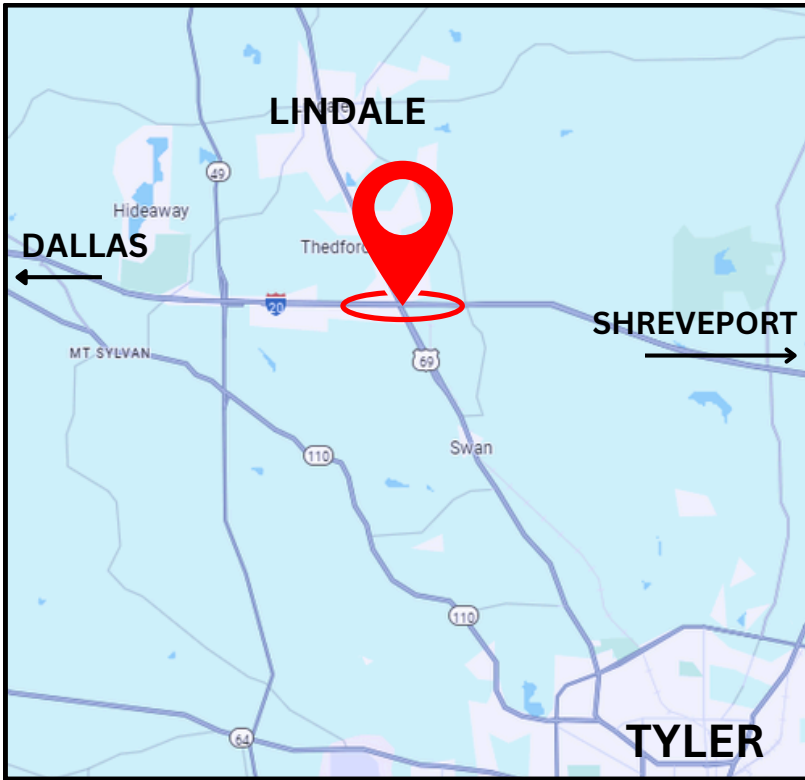
# AERIAL OVERVIEW



# LOCATION OVERVIEW

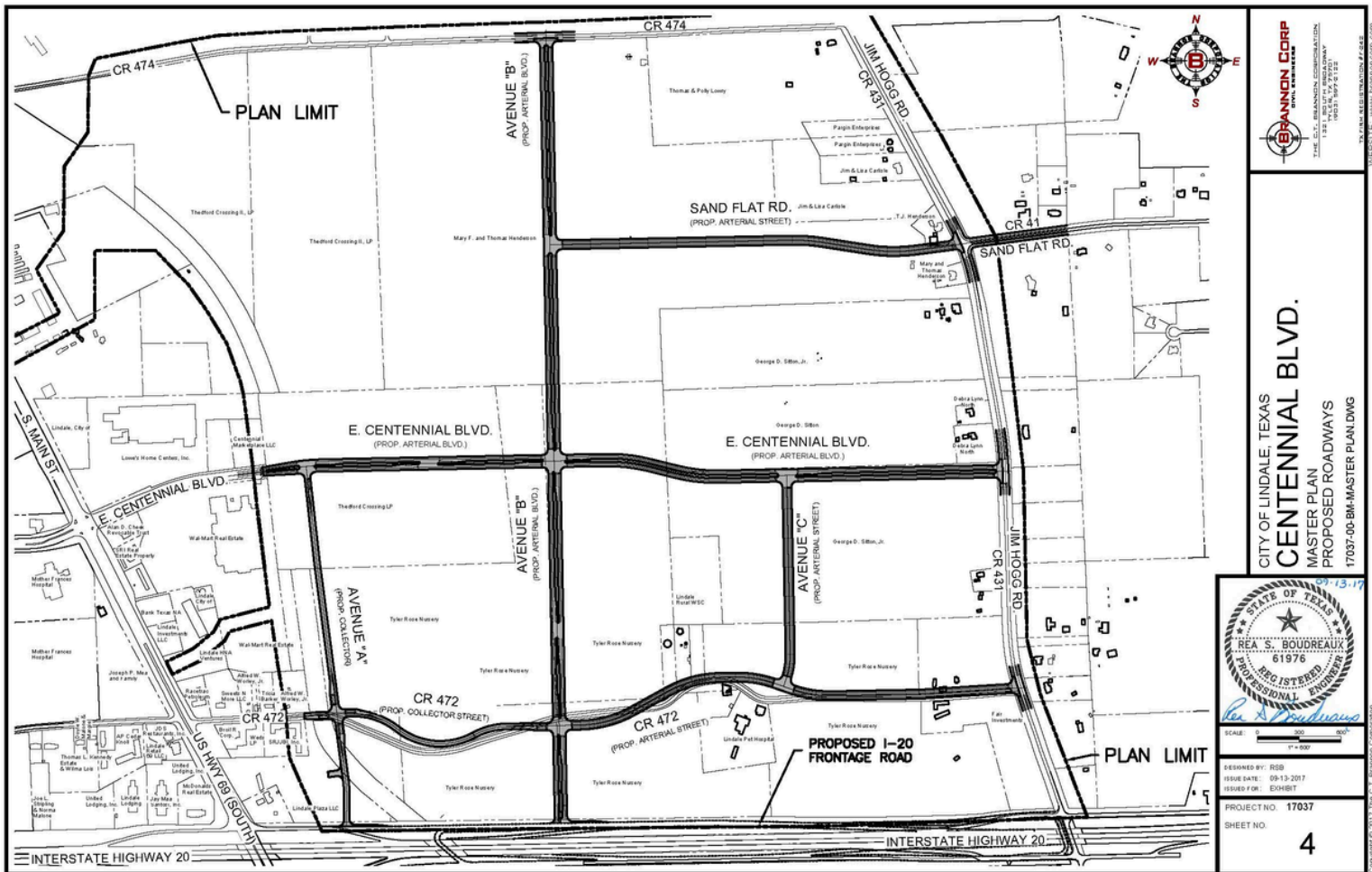
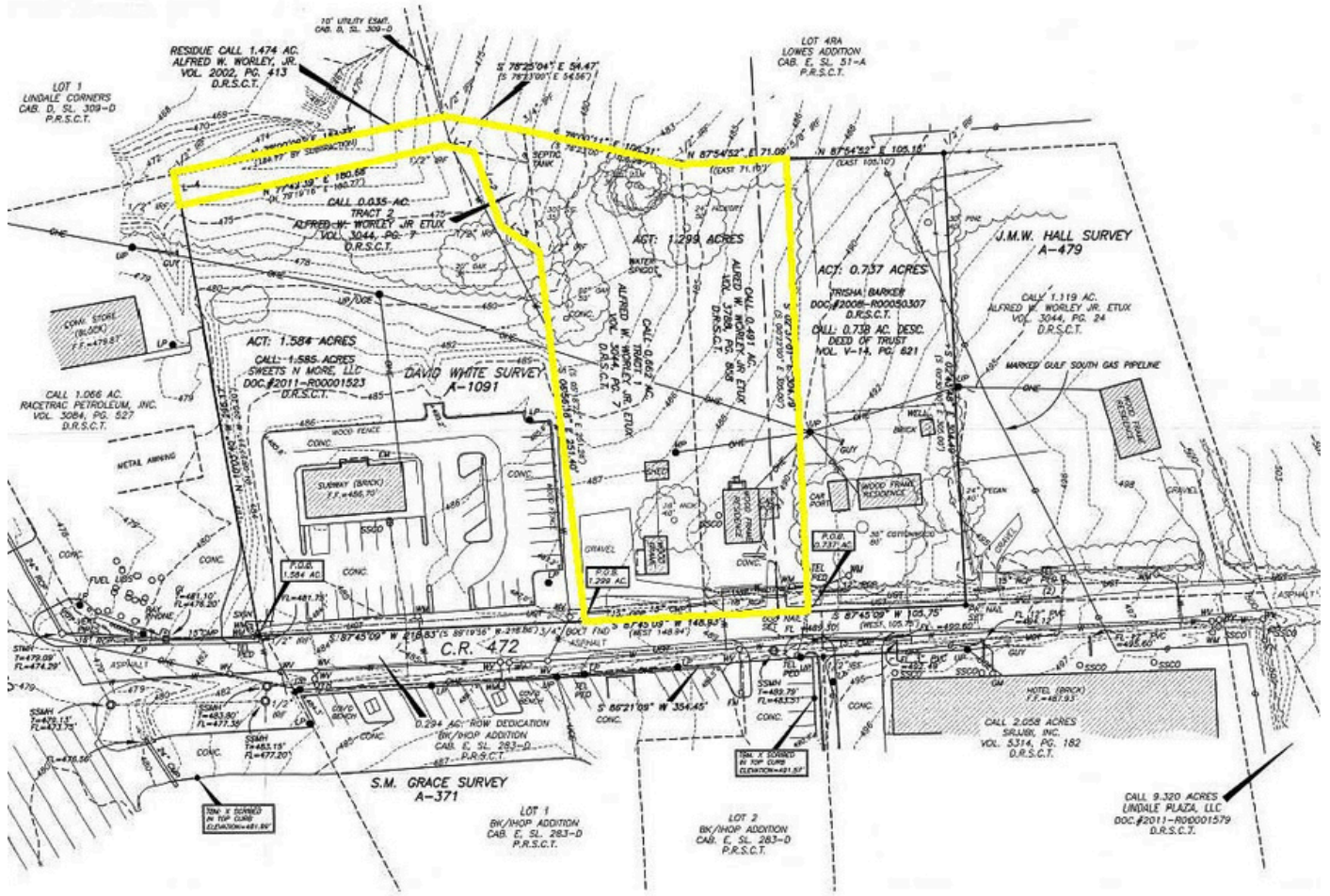


Lindale, a fast-growing community in northeast Texas, is located 13 miles northwest of Tyler at the intersection of U.S. 69 and Interstate 20. Nestled in the pine and hardwood forests of northern Smith County, it sees about 70,000 vehicles passing through daily, according to a recent TXDOT traffic study.



# LOCATION OVERVIEW





**BRANNON CORP.**  
 CIVIL ENGINEERING  
 1100 S. WILSON AVENUE  
 SUITE 100  
 WILSON, TEXAS 75157  
 PHONE: 214-291-5151  
 FAX: 214-291-5152  
 WWW.BRANNONCORP.COM

CITY OF LINDALE, TEXAS  
**CENTENNIAL BLVD.**  
 MASTER PLAN  
 PROPOSED ROADWAYS  
 17037-00-BM-MASTER PLAN.DWG

STATE OF TEXAS  
 REA S. BOUDREAUX  
 61976  
 REGISTERED PROFESSIONAL ENGINEER  
 License No. 17037-00-BM-MASTER PLAN.DWG

DESIGNED BY: RSB  
 ISSUE DATE: 09-13-2017  
 ISSUED FOR: EXHIBIT  
 PROJECT NO: 17037  
 SHEET NO: 4

Copyright © 2017, Rea S. Boudreaux, P.E. All Rights Reserved. www.brannoncorp.com



## Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>Burns Commercial Properties</b>	<b>592818</b>		<b>(903)534-1200</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mark Whatley</b>	<b>423898</b>	<b>mwhatley@burns-commercial.com</b>	<b>(903)534-1200</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Philip Humber</b>	<b>675335</b>	<b>phumber@burns-commercial.com</b>	<b>(903)534-1200</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Burns Commercial Properties, 909 ESE Loop 323 #650 Tyler TX 75701

Philip Humber

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

1100 Mockingbird

Phone: (903)534-1200

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 [www.lwolf.com](http://www.lwolf.com)