

Land For Sale

2661 V V JONES RD, VENUS, TX 76084

PARCEL NUMBERS: 179553 AND 179555



Property Summary

| | |
|----------|----------------------|
| SIZE | ~58 ACRES |
| LOCATION | GRAND PRAIRIE ETJ |
| ZONING | ETJ UNINCORPORATED |
| COUNTY | ELLIS |
| SCHOOLS | MIDLOTHIAN ISD |
| PRICE | \$7,750,000 |

Demographics (10 mi)

| | |
|----------------------|-----------------------|
| POPULATION | ~157,175 |
| TRAFFIC COUNT | 22,878 DAILY (HWY 67) |
| MED HOUSEHOLD INCOME | \$102,119 |



www.sagestreetrealty.com / 469-497-9196

500 N Central Exwy Ste. 115, Plano TX 75074

Grace Saverin / 817-583-9530

gracesaverin@gmail.com

The information contained herein was obtained from sources deemed reliable; however, Sage Street Realty makes not guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions.

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PROPERTY DESCRIPTION

Seize a rare opportunity to own approximately 58 acres of prime land with exceptional potential for development or investment. Located on V V Jones Road, this expansive property is ideally situated near thriving residential communities like Patriot Estates and Heritage Hills, and is surrounded by major industrial and commercial hubs including Google Data Centers, QuikTrip Distribution, Target Distribution, Sunrider, Martin Marietta, Gerdau, and more.

Strategically positioned with easy access to Hwy 67, I-35, and Hwy 287, this location offers seamless connectivity to the DFW Metroplex and beyond. With Google recently announcing its fourth data center along Railport Parkway, this corridor continues to attract significant growth and investment.

Whether you're a developer, investor, or visionary builder, this tract offers the space, location, and momentum to support your next big project.

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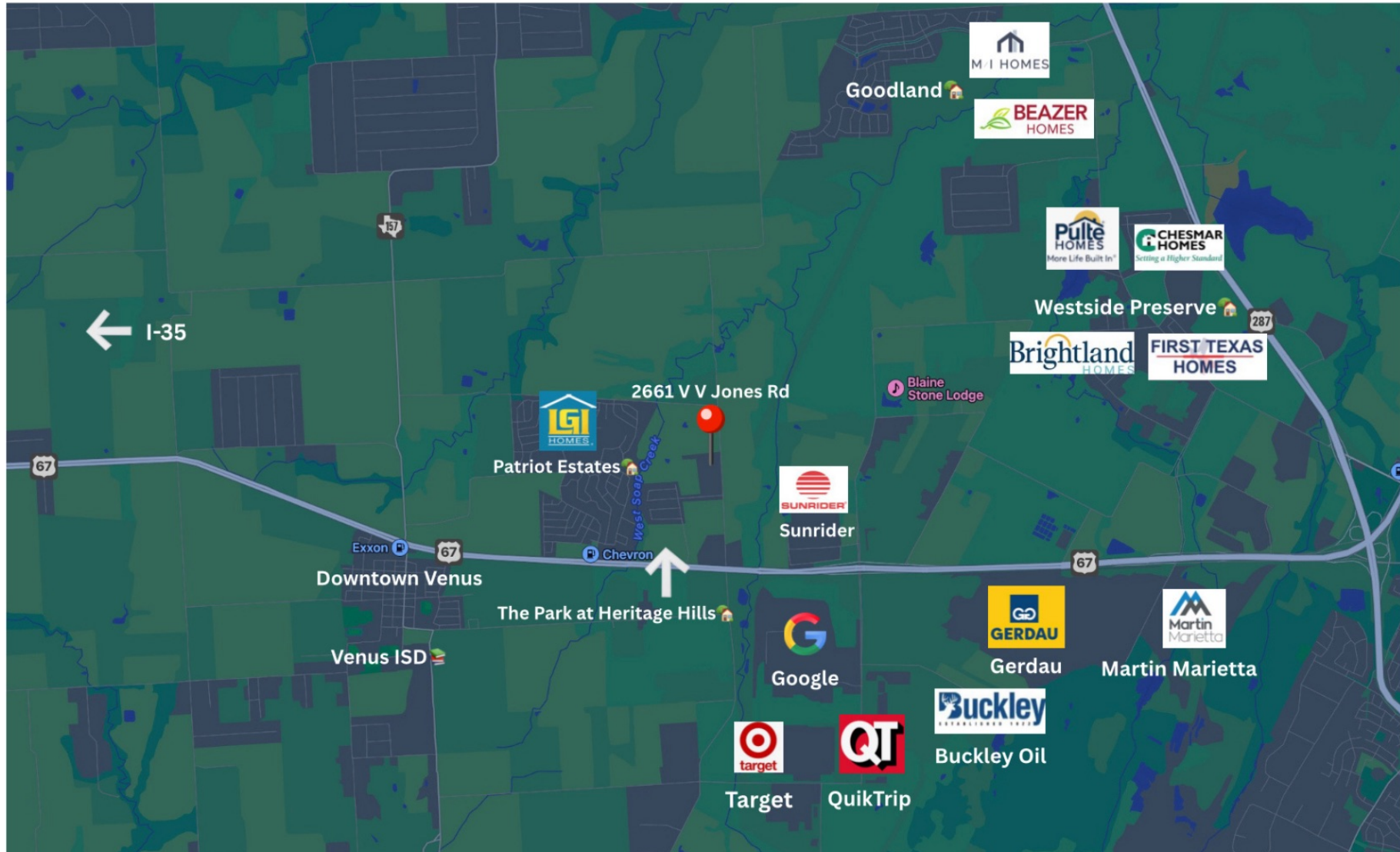
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Information About Brokerage Services

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.

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|--|----------------|-----------------------------------|----------------------|
| <u>Sage Street Realty</u> | <u>9009037</u> | <u>info@sagestreetrealty.com</u> | <u>(469)497-9196</u> |
| Licensed Broker /Broker Firm Name or | License No. | Email | Phone |
| Primary Assumed Business Name | | | |
| <u>Renae Anderson</u> | <u>0628281</u> | <u>renae@sagestreetreatly.com</u> | <u>(972)974-7419</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| <u>Renae Anderson</u> | <u>0628681</u> | <u>renae@sagestreetrealty.com</u> | <u>(972)974-7419</u> |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| <u>Grace Saverig</u> | <u>0799770</u> | <u>gracesaverig@gmail.com</u> | <u>(817)583-9530</u> |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov