TYPE LAND

**SIZE** +/- 48.32 Acres

**PRICE** \$4,800,000

**ZONED** Proposed Residential

### **PROPERTY VITALS**

- 48.32 Acres
- Kaufman County ETJ
- Water, Electric, Available
- Platted for Thirty (30) Residential Lots
- Two (2) Lots for Green Space
- Minimum Lot Size +/-1.5 Acres



### **EXCLUSIVE OFFERED BY:**

David D. Martin (817) 271-2757 dmartin@capstonecommercial.com Mike Hare (817) 929-2886 mhare@capstonecommercial.com



### CAPSTONE COMMERCIAL

4300 Sigma Rd . Suite 100 Dallas . TX 75244 T 972.250.5800 F 972.250.5801

www.capstonecommercial.com

The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group, LLC makes no gaurantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.

SURVETOR'S CERTIFICATE

### FOR SALE

RECORDED IN DOCUMENT NO. 2007-0000263N, OFFICIAL PUBLIC RECORDS, ENURANN COUNTERAS, AND BERIS DESCRIBED BY MCTES AND BOURDS AS FOLLOWS:

BECONNED AT A 1/2 NON-PON-PON-POD SET WITH VILLOW CAP STAMPED BEAR FOLE 5560 FOR CORNEST BY THE RECOVERED WORTH LIBEL OF F.M. POSITION 449, 5440 FOR FORWER BEAM THE GOOD AND THE APPROPRIEST BEAM TO APPROPRIEST AND A DESIDE BEAM AND CONTINUE AND A DESIDE BEAM THE APPROPRIEST BEAM THE APPROPRIEST AND A DESIDE BEAM AND CONTINUE AND A DESIDE BEAM THE APPROPRIEST BEAM THE APPROPRIEST AND A DESIDE BEAM AND THE APPROPRIEST AND A DESIDE BEAM TO APPROPRIEST AND A DESIDE BEAM THE APPROPRIEST AND A DESIDE

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~BRIAN GALLIA & ASSOCIATES~ BC&A Land Surveying, Inc. 9001 STATE MINIMAY 34 S. SULTE - C. QUINLAN TEXAS, 76474 PRONE (903) 447-6658 FAE (903) 147-6931 www.bgasurveying.com

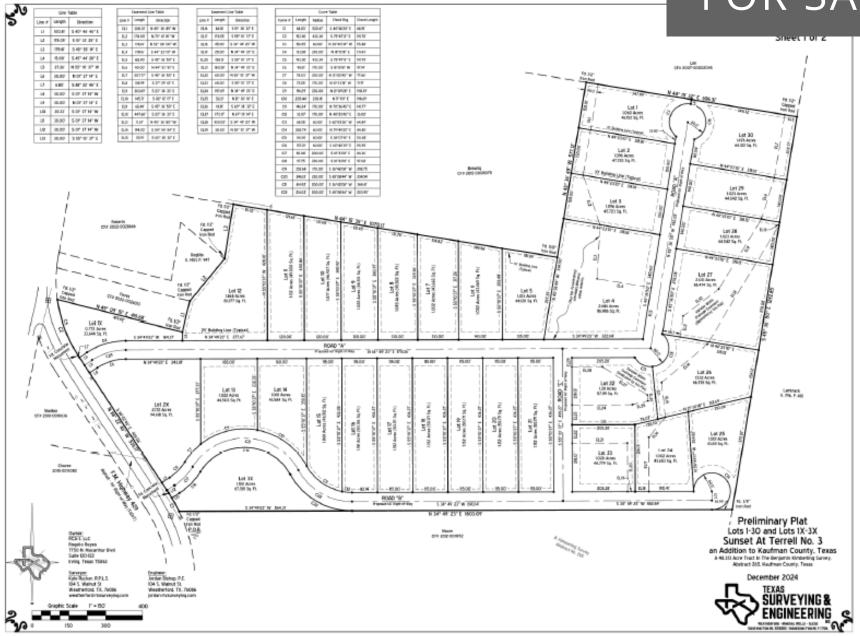
SURVEY PLAT

FM HICHWAY 429

BENJAMIN KIMBERLING SURVEY, ABSTRACT NO. 265

KAUFMAN COUNTY, TEXAS

### FOR SALE



### Capstone Commercial Real Estate Group, LLC



## 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):

- Inform the client of any material information about the property or transaction received by the broker, Put the interests of the client above all others, including the broker's own interests;
  - 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 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;
- party (owner and May, with the parties' written consent, appoint a different license holder associated with the broker to each pabuyer) 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 buyer/tenant will pay a price greater than the price submitted in a written offer, and that the owner will accept a price less than the written asking price;
- broker in writing not the any other information that a party specifically instructs disclose, unless required to do so by law. coincidental information

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.

Capstone Commercial Real Estate Group, LLC	480574	sburris@capstonecommercial.com	(972)250-5800
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name Steve Burris	450870	sburris@capstonecommercial.com	(972)250-5858
Designated Broker of Firm	License No.	Email	Phone
Mike Hare	480574	mhare@capstonecommercial.com	(817)929-2886
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
David D. Martin	476787	dmartin@capstonecommercial.com	(817)271-2757
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Buyer/Tenant/Seller/Landlord Initials

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