CAPSTONE
COMMERCIAL REAL ESTATE GROUP

FOR SALE · LAND

±48.32 ACRES · 30 PLATTED LOTS

Subject tract outlined

LAND · PROPOSED RESIDENTIAL · KAUFMAN COUNTY ETJ

16914 FM Rd 429 Ave.

Terrell, TX 75160. A ±48.32-acre tract, divisible and preliminary-platted for thirty (30) residential lots with water & electric available and easy access to Interstate 20.

SALE PRICE
$1,850,000
UNDEVELOPED · PRICE RECENTLY REDUCED

SITE SIZE	PLATTED LOTS	HIGHWAY	COUNTY
48.32 AC	30	I-20	Kaufman

↓ FOR MORE INFORMATION

LISTING BROKER
Mike Hare
(817) 929-2886
mhare@capstonecommercial.com

LISTING BROKER
David D. Martin
(817) 271-2757
dmartin@capstonecommercial.com

CAPSTONE COMMERCIAL
Real Estate Group
Leasing · Sales · Acquisitions

OFFICE
972.250.5800
capstonecommercial.com

Property Details.

PROPERTY OVERVIEW

16914 FM Road 429 is a ±48.32-acre development tract in Terrell, Texas, located within the Kaufman County ETJ. The property has been preliminary-platted into thirty (30) residential lots, offering a shovel-ready path for a builder or developer.

Water and electric are available to the site, and the tract enjoys easy access to Interstate 20, connecting the property to the greater Dallas–Fort Worth metroplex. The land is divisible and offered at a recently reduced price of $1,850,000 for the undeveloped tract.

PROPERTY HIGHLIGHTS

- ±48.32 Acres — Divisible
- Kaufman County ETJ
- Water & Electric Available
- Platted for Thirty (30) Residential Lots
- Price Recently Reduced
- Easy Access to Interstate 20

PROPERTY SPECIFICATIONS

Property Type	**Land**
Proposed Use	**Residential**
Site Size	**±48.32 Acres**
Divisible	**Yes**
Platted Lots	**30 Residential**
Utilities	**Water & Electric**
County	**Kaufman (ETJ)**
Market	**DFW / Terrell**
Highway Access	**Interstate 20**
Sale Price	**$1,850,000**

HIGHWAY ACCESS

I-20

Direct corridor to Dallas–Fort Worth

City	**Terrell, TX 75160**
County / Jurisdiction	**Kaufman County ETJ**
Frontage	**FM Road 429**
Metro	**Dallas–Fort Worth**

Location and access details obtained from sources believed reliable; buyer to verify all utilities, platting status, and jurisdictional requirements independently.

LISTING BROKERS

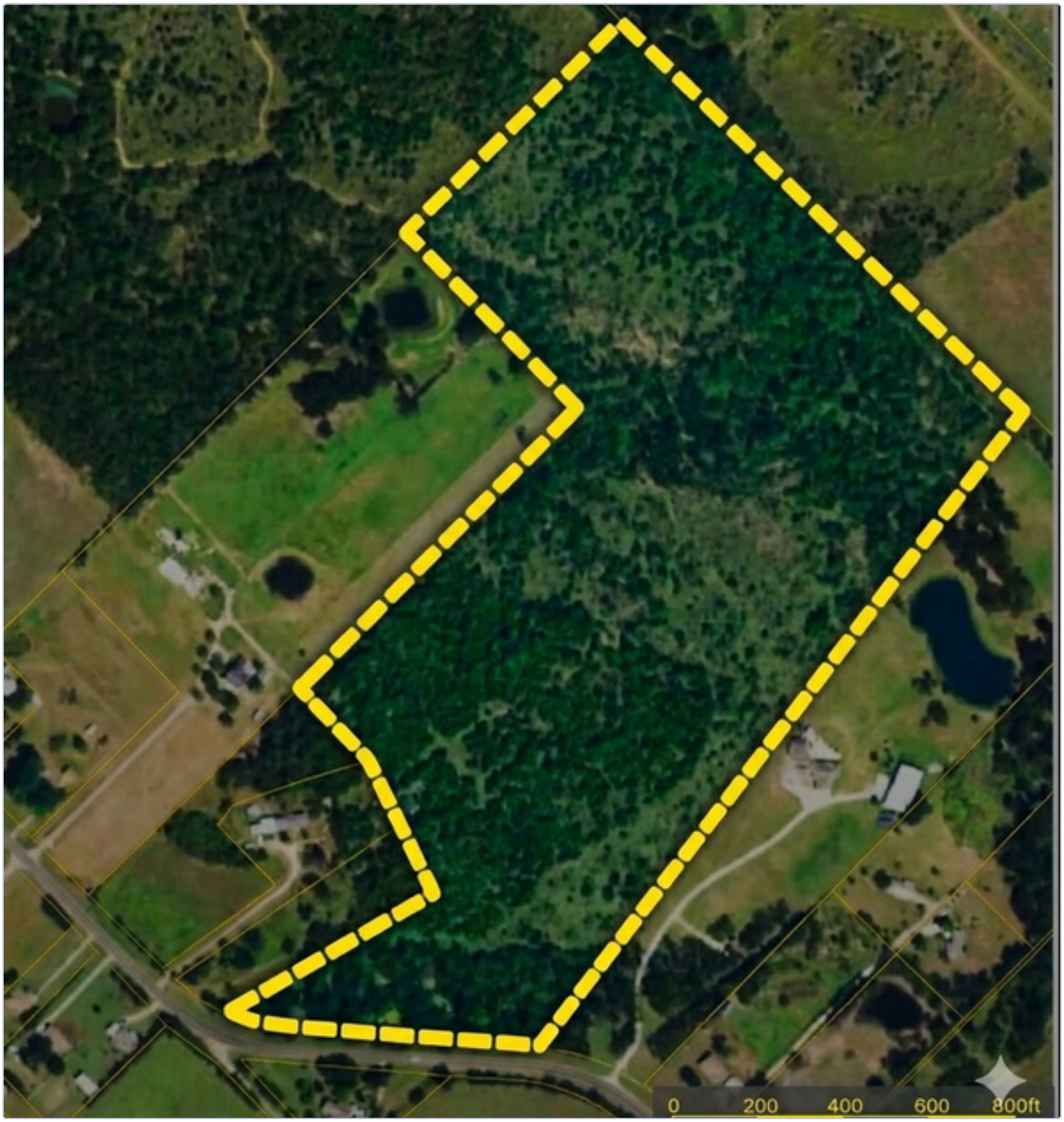
Mike Hare · (817) 929-2886 · mhare@capstonecommercial.com

David D. Martin · (817) 271-2757 · dmartin@capstonecommercial.com

OFFICE

972.250.5800 · capstonecommercial.com

Site Aerial · Location.



±48.32-acre subject tract outlined. 16914 FM Road 429, Terrell, Kaufman County, TX 75160 · easy access to Interstate 20.

LISTING BROKERS

Mike Hare · (817) 929-2886
David D. Martin · (817) 271-2757

CAPSTONE COMMERCIAL

Real Estate Group
Leasing · Sales · Acquisitions

OFFICE

972.250.5800
capstonecommercial.com

Preliminary Plat · 30 Residential Lots.

Preliminary Plat — Sunset at Terrell No. 3, Lots 1–30, an addition to Kaufman County, Texas. Plat provided for reference; subject to final engineering and municipal approval.

LISTING BROKERS

Mike Hare · (817) 929-2886
David D. Martin · (817) 271-2757

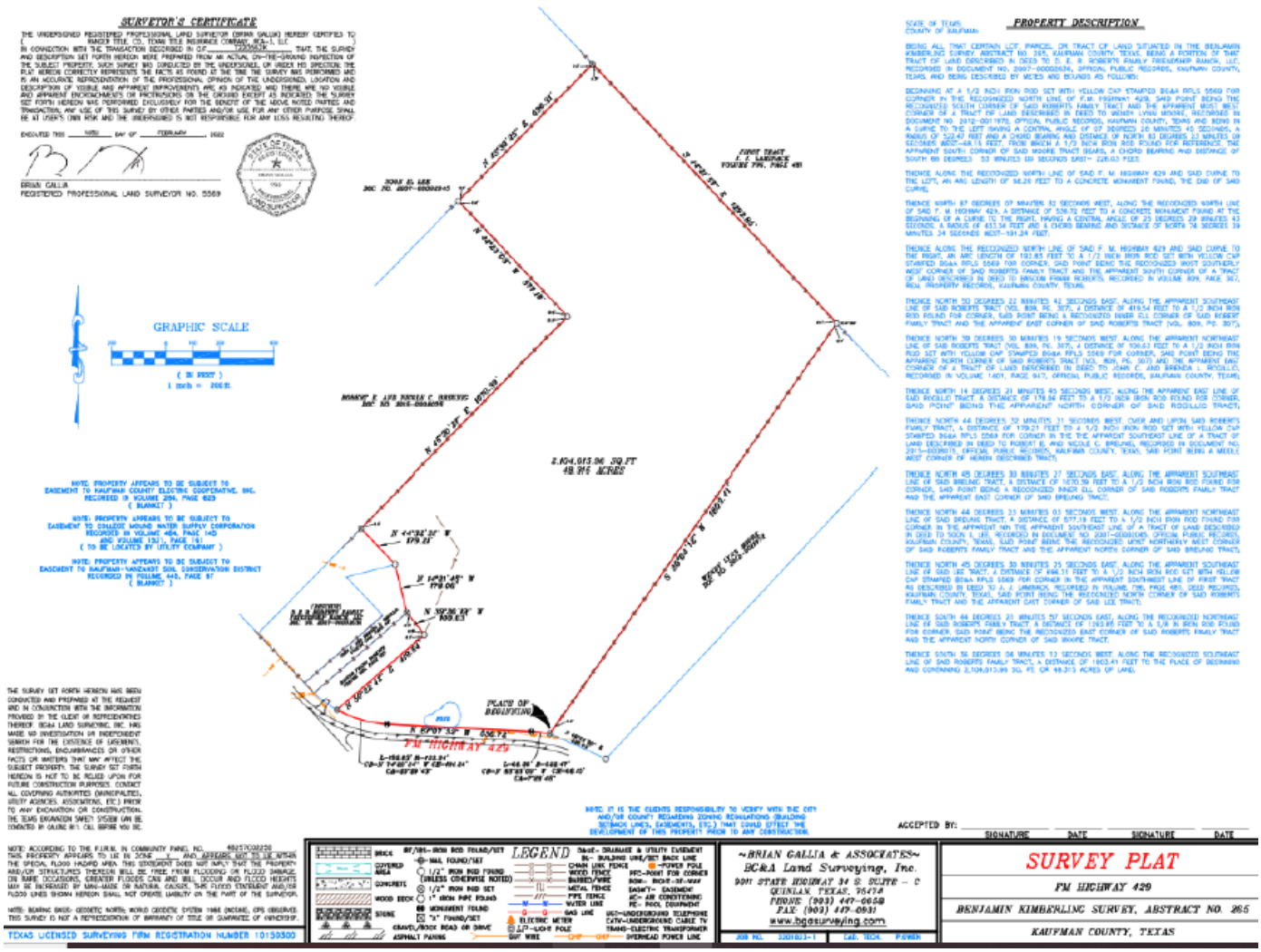
CAPSTONE COMMERCIAL

Real Estate Group
Leasing · Sales · Acquisitions

OFFICE

972.250.5800
capstonecommercial.com

Survey Plat.



Boundary survey — ±48.32 acres, Benjamin Kimberling Survey, Abstract 265, Kaufman County, Texas. Provided for reference only; buyer to verify with a current survey.

LISTING BROKERS

Mike Hare · (817) 929-2886
David D. Martin · (817) 271-2757

CAPSTONE COMMERCIAL

Real Estate Group
Leasing · Sales · Acquisitions

OFFICE

972.250.5800
capstonecommercial.com

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.

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	Capstone Commercial Real Estate Group, LLC	**License No.** **480574**	Email: sburris@capstonecommercial.com Phone: (972) 250-5800
Designated Broker of Firm	Steven Burris	**License No.** **450870**	Email: sburris@capstonecommercial.com Phone: (972) 250-5858
Licensed Supervisor of Sales Agent/ Associate		**License No.**	Email: Phone:
Sales Agent/Associate's Name	Mike Hare	**License No.** **464847**	Email: mhare@capstonecommercial.com Phone: (817) 929-2886
Sales Agent/Associate's Name	David D. Martin	**License No.** **476787**	Email: dmartin@capstonecommercial.com Phone: (817) 271-2757
Buyer / Tenant / Seller / Landlord Initials		**Date**	

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