

THE PIT STOP DEVELOPMENT

NEQ I-30 & FM 1565

CADDO MILLS, TX 75135



INTERACTIVE
MARKETING PACKAGE

EXCLUSIVELY LISTED BY:

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BROKER OF RECORD

Kyle Matthews
License No. 9005919 (TX)



THE PIT STOP DEVELOPMENT

NEQ I-30 & FM 1565 | CADDO MILLS, TX 75135

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EXECUTIVE OVERVIEW

PROPERTY DESCRIPTION



ADDRESS

NEQ I-30 & FM 1565
Caddo Mills, TX 75135



PRICING

Contact Broker



PAD SITES AVAILABLE (For Sale / GL / BTS)

±1 AC - 24.5 AC



ZONING

PD (Planned Development)



DELIVERY OF PADS

All site work completed
Including all utilities

DELIVERY OF RETAIL

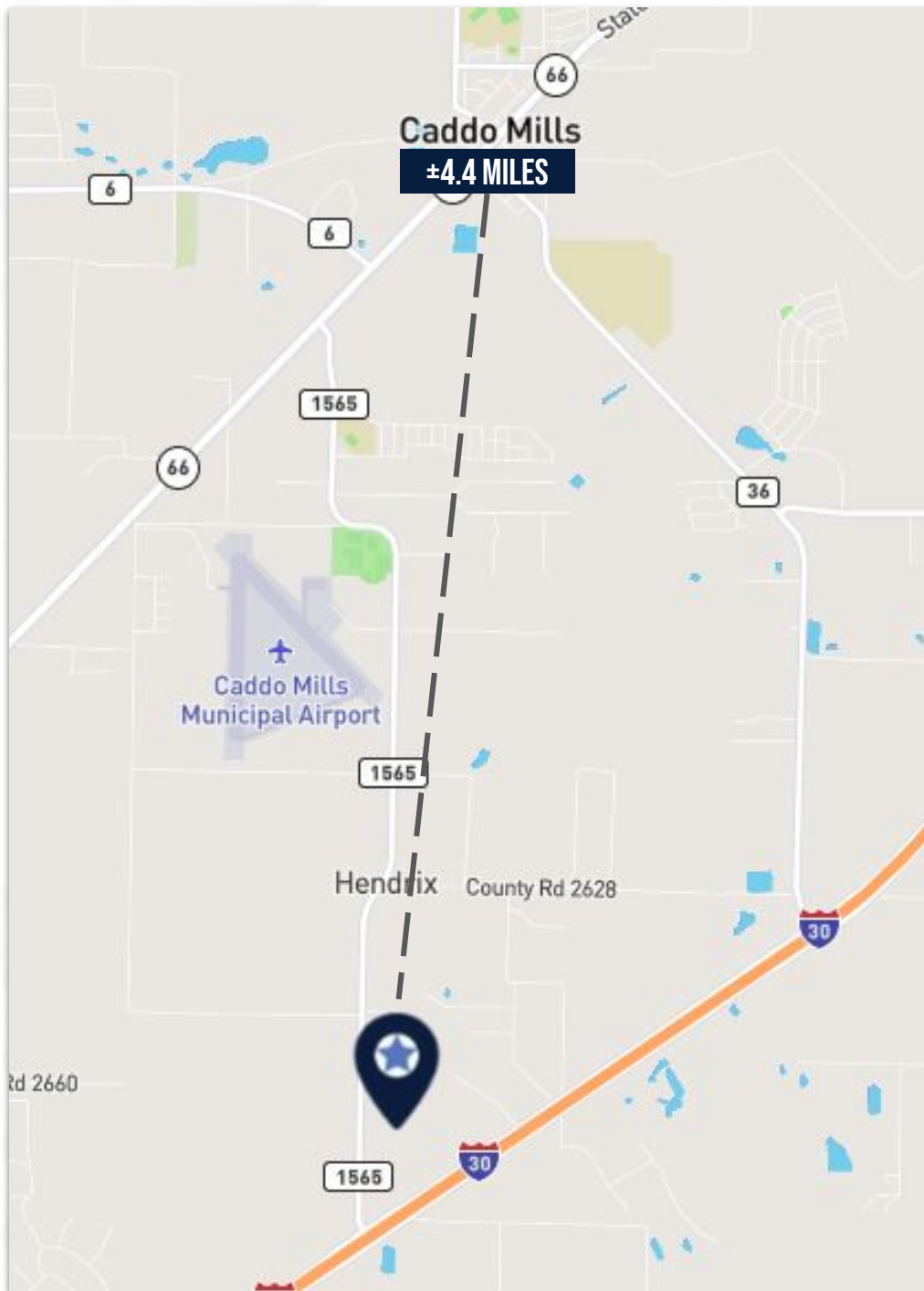
Shell Condition

PROPERTY OPPORTUNITY

The Pit Stop development is a ±80 AC Mixed Use Development currently under construction on the North side of I-30 in Caddo Mills, TX just outside of Royse City. Plans for the development consist of ±42 AC of commercial pad sites, ±275 pad RV Resort, apartments, event venue, tiny homes, self storage, and a driving range entertainment facility. With Red Line Raceway, the Dallas Karting Complex, and over 5,000 residential lots currently under construction in Caddo Mills, the development's foot traffic and draw will increase dramatically over the next few years as the area becomes more and more developed and dense.

Caddo Mills is a rustic and rapidly growing Texas city in western Hunt County that is strategically located 30 miles from the DFW Metroplex. Hunt County ranking in the 10th percentile for growth alongside Dallas & Grayson county, the city itself is seeing other major improvements being made including construction of the new FM 36 loop around Caddo Mills, the \$25M reconstruction of the overpass at I-30 & FM 1565, new ownership at Red Line Raceway, and expansion of FM 1565 into 4 lanes, the city of Caddo Mills is preparing for a new boom of residential and commercial development alongside the I-30 corridor.

EXECUTIVE OVERVIEW



LOCATION HIGHLIGHTS

- ±80 AC mixed use development
 - ±41 AC of commercial pad sites
 - ±23 AC RV Resort
 - ±5 AC Driving Range
 - ±11 AC Event Venue
- Located on the hard corner of FM 1565 & Interstate 30 (±31,000 VPD)
- Exceptional access, visibility, and frontage along I-30 & FM 1565
- New \$25M Overpass approved for I-30 & FM 1565
- FM 1565 to be expanded to 4 lanes

NEIGHBORING ATTRACTIONS

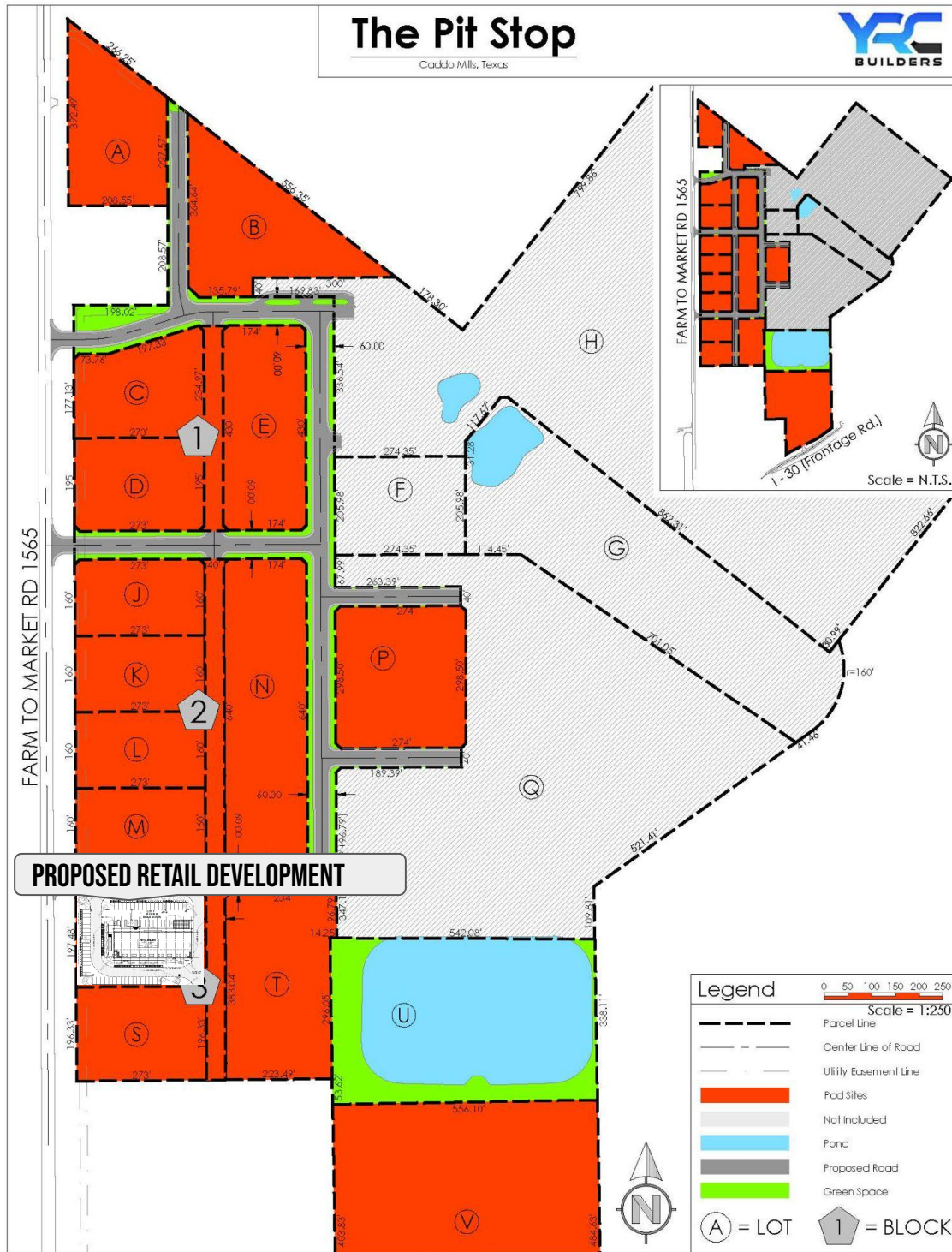
- Redline Raceway (Now Poseidon Raceway Park) - The 1/8th mile long drag racing track open to the public and for private events
- Dallas Karting Complex - The ±25 AC go kart track with over 9,000 feet of total track and 20+ track configurations that brings karting to the DFW area for all ages and skill levels

CONCEPT PLAN FLYOVER



[CLICK HERE TO VIEW
VIDEO FOOTAGE](#)

CONCEPTUAL SITE LAYOUT



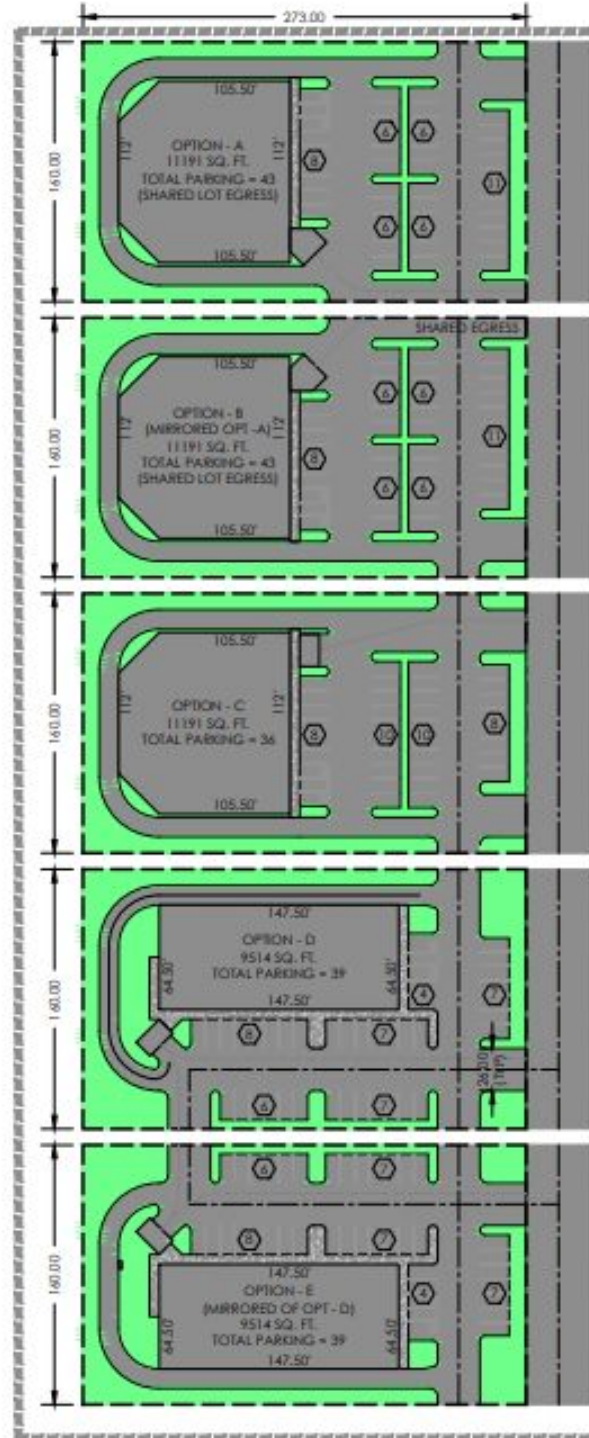
LOT	SIZE	USE	AVAILABILITY
A	1.48 AC (64,658 SF)	Commercial (Auto Body - Lube - Car Wash)	Under Contract
B	1.85 AC (80,567 SF)	Commercial	Available
C	1.25 AC (54,312 SF)	Commercial	Available
D	1.22 AC (53,122 SF)	Commercial	Available
E	1.71 AC (74,595 SF)	Commercial	Available
F	1.30 AC (56,509 SF)	Commercial	Available
G	4.85 AC (211,450 SF)	Golf Entertainment	Not Available
H	22.52 AC (980,977 SF)	RV Resort	Not Available
J	1.00 AC (43,568 SF)	Commercial	Available
K	1.00 AC (43,680 SF)	Commercial	Available
L	1.00 AC (43,680 SF)	Commercial	Available
M	1.00 AC (43,568 SF)	Commercial	Available
N	2.55 AC (111,135 SF)	Commercial	Available
P	1.87 AC (81,564 SF)	Commercial	Available
Q	10.37 AC (451,822 SF)	Event Venue	Not Available
R	11,375 SF	Multi-Tenant Retail	Available
S	1.23 AC (53,755 SF)	Commercial	Available
T	2.03 AC (88,277 SF)	Commercial	Available
U	4.39 AC (191,256 SF)	Retention Pond	Not Available
V	6.89 AC (300,068 SF)	Commercial	Available

The Pit Stop

Caddo Mills, Texas



FARM TO MARKET RD 1565



Sample Drive-Thru Layouts

Scale = 1:100'



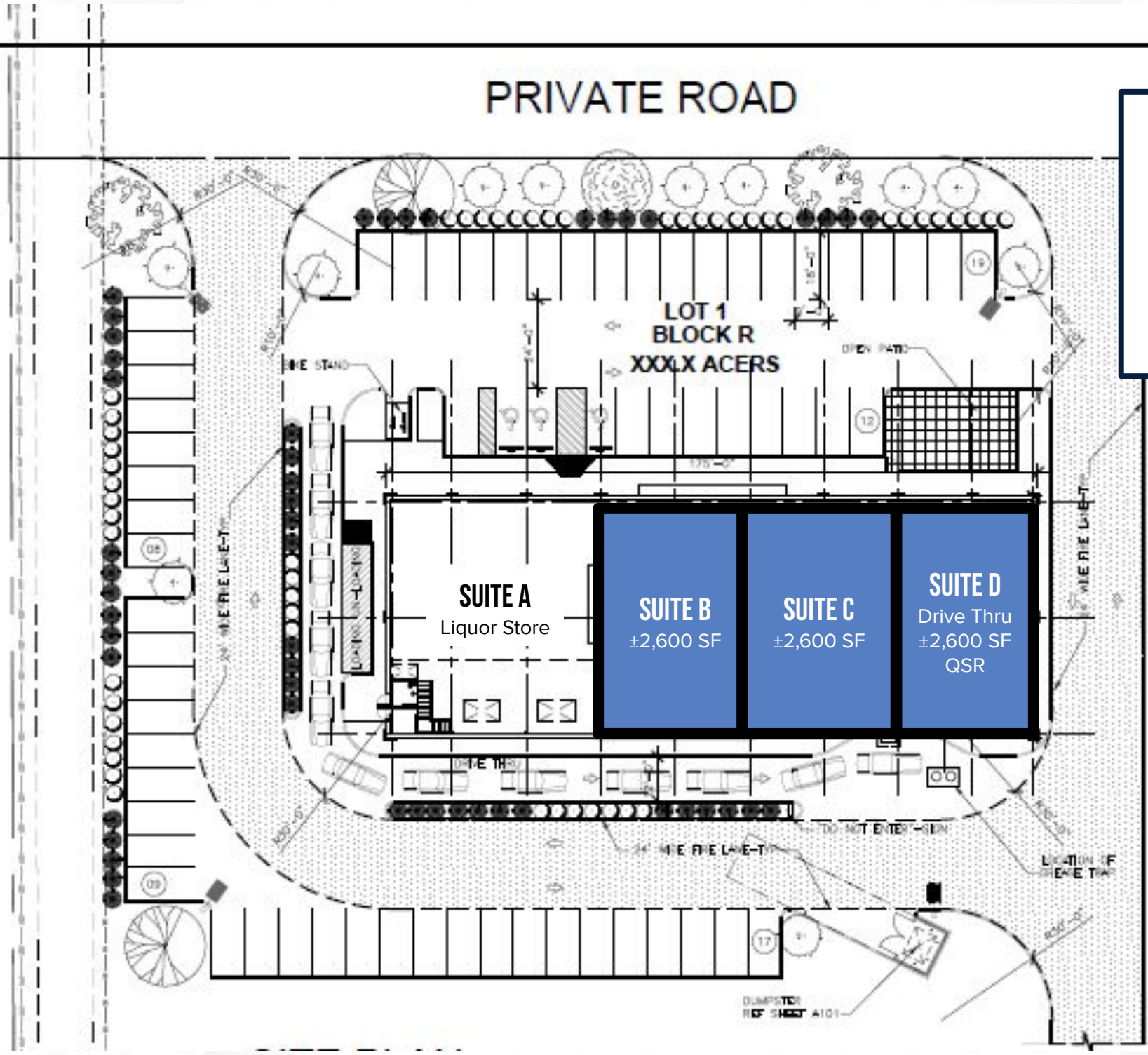
Legend

Scale = 1:100'

	Parcel Line
	Center Line of Road
	Utility Easement Line
	Available
	Pond
	Proposed Road
	Green Space

(A) = LOT (1) = BLOCK

PROPOSED RETAIL - SITE PLAN



LEGEND

- AVAILABLE
- LEASED

PROPOSED RETAIL - RENDERINGS



01 NORTH ELEVATION
SCALE: 1/8"=1'-0"



02 WEST ELEVATION
SCALE: 1/8"=1'-0"

03 EAST ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIALS

ALUMINUM STOREFRONT
AL 1-TINT
KAMMEER
(770)449-5555

STUCCO
SC 1- WHITE
SC 2- BRN
SHERWIN WILLIAMS
P-(281) 341-3781

CAST STONE
CS 1-COLOR- BUFF
UNITED CAST STONE

STONE
ST 1-LEUDER'S LIMESTONE
ROUGH NATURAL TEXTURE
P-(972) 517-8997
F (972) 881-3322

NOTES:
PAINTS AND GLAZING ARE SUBJECT TO
SAMPLE OF ALL PAINT COLOR IS THE
MOCK UP SAMPLE OF ALL PAINT AND GLAZING

SITE PLAN (NORTH)

LEGEND

	GAS LINE
	PROPOSED OVERHEAD ELECTRICAL LINE
	EXISTING OVERHEAD ELECTRICAL LINE
	UNDERGROUND ELECTRICAL LINE
	PROPOSED WATER SERVICE LINE
	EXISTING WATER LINE
	FIBER OPTIC CABLE W/ ELECTRIC
	PROPOSED SANITARY SEWER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING UTILITY EASEMENT
	PROPOSED UTILITY EASEMENT
	EXISTING FENCE
	EXISTING FIRE LINE
	PROPOSED FIRE LINE

	PROPOSED GAS METER
	EXISTING GAS METER
	PROPOSED WATER METER
	EXISTING WATER METER
	PROPOSED UTILITY POLE
	EXISTING UTILITY POLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	ELECTRIC METER
	WATER VALVE
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	SEWER CLEANOUT
	OUT ANCHOR
	FIBER OPTIC CABLE MARKER
	PAD MOUNTED TRANSFORMER
	CATCH BASIN
	SECONDARY PEDESTAL

	PROPOSED LIGHT DUTY CONCRETE
	PROPOSED MEDIUM DUTY CONCRETE
	PROPOSED GRAVEL
	SIDEWALK
	LANDSCAPE

RV PAD QTY.

PULL-THRU: 207
 PULL-OUT: 85
 TOTAL RV PADS = 272

STRUCTURE USE

1. POOL EQUIP / SPA
2. POOL
3. BATHROOMS
4. CLUB HOUSE
5. TENNIS COURT
6. VOLLEY BALL COURT
7. PICKLE BALL COURT
8. BASKETBALL COURT
9. BATH / SHOWER
10. MINI STORAGE
11. REGISTRATION
12. "TRUCK YARD" RESTAURANT
13. RETAIL / CONVENIENCE STORE
14. RETAIL
15. EVENT CENTER
16. DUMP STATIONS



Know what's below.
 Call before you dig.

CAUTION !!!
 EXISTING UNDERGROUND UTILITIES IN THE VICINITY. VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES.

PRELIMINARY SET: 8/10/2022
 ISSUED FOR: DATE:

THE PIT STOP
 CADDO MILLS, TX

DYNAMIC
 Engineering
 Consultants
 PLLC
 PROFESSIONAL ENGINEERING SERVICES
 200 S HILLCREST SUITE C
 SILVER SPRING, TX 75482
 TEL: 800.826.0444
 CAD: 800.826.0444
 FAX: 800.826.0444
 PROFESSIONAL LICENSE

ENGINEERING SEAL	NAME:	DATE:
DRAWN	ALY SHREVEY	8/18/2022
CHECKED		
ENG APPR	JANISRAH H	8/18/2022
C.A.		

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SITE UTILITY PLAN
 PROJECT # 8057
 SHEET NUMBER

SITE PLAN (RV RESORT)

LEGEND

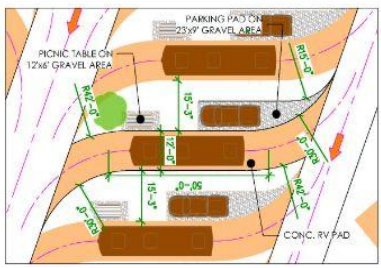
- GAS LINE
- PROPOSED OVERHEAD ELECTRICAL LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- UNDERGROUND ELECTRICAL LINE
- PROPOSED WATER SERVICE LINE
- EXISTING WATER LINE
- FIBER OPTIC CABLE W/ ELECTRIC
- PROPOSED SANITARY SEWER LINE
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- EXISTING UTILITY EASMENT
- PROPOSED UTILITY EASMENT
- EXISTING FENCE
- EXISTING FIRE LINE
- PROPOSED FIRE LINE

- PROPOSED GAS METER
- EXISTING GAS METER
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- ELECTRIC METER
- METER VALVE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- GUY ANCHOR
- FIBER OPTIC CABLE MARKER
- PAD MOUNTED TRANSFORMER
- CATV ARM
- SECONDARY VEGETAL

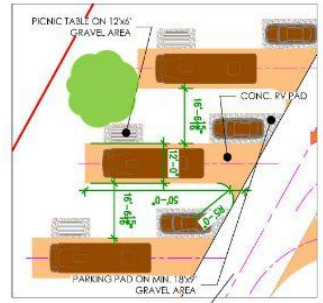
- PROPOSED LIGHT DUTY CONCRETE
- PROPOSED MEDIUM DUTY CONCRETE
- PROPOSED GRAVEL
- SIDEWALK
- LANDSCAPE

RV PAD QTY.	
PULL-THRU:	207
PULL-OUT:	65
TOTAL RV PADS =	272

STRUCTURE USE	
1.	POOL EQUIP / SPA
2.	POOL
3.	BATH-ROOMS
4.	CLUB HOUSE
5.	TENNIS COURT
6.	VOLLEY BALL COURT
7.	PICKLE BALL COURT
8.	BASKETBALL COURT
9.	BATH / SHOWER
10.	AMBI STORAGE
11.	REGISTRATION
12.	"TRUCK YARD" RESTAURANT
13.	RETAIL / CONVENIENCE STORE
14.	RETAIL
15.	EVENT CENTER
16.	DUMP STATIONS



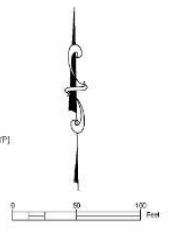
1 "PULL THRU" RV PAD DETAIL
Scale: 1" = 20'



2 "PULL OUT" RV PAD DETAIL
Scale: 1" = 20'



CAUTION: !!!
EXISTING UNDERGROUND UTILITIES IN THE VICINITY. VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES.



<p>PRELIMINARY SET: 8/18/2022</p> <p>ISSUED FOR: DATE:</p>	<p>THE PIT STOP</p> <p>CADDO MILLS, TX</p>								
<p>DYNAMIC Engineering Consultants P.L.L.C.</p> <p>PROFESSIONAL ENGINEERING SERVICES</p> <p>200 S. HILLCREST, SUITE C SULPHUR SPRINGS, TX 75462</p> <p>TEL: 800.838.5844 © 2022 DYNAMIC ENGINEERING CONSULTANTS P.L.L.C. ALL RIGHTS RESERVED. PITSTOP20220818.DWG</p>									
<p>ENGINEERING SEAL</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NAME</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>ALY SHAHEED</td> <td>8/18/2022</td> </tr> <tr> <td>ENG APPR</td> <td>8/18/2022</td> </tr> <tr> <td>C.A.</td> <td></td> </tr> </tbody> </table>		NAME	DATE	ALY SHAHEED	8/18/2022	ENG APPR	8/18/2022	C.A.	
NAME	DATE								
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ENG APPR	8/18/2022								
C.A.									
<p>PROJECT # 8057</p> <p>SHEET NUMBER</p> <p style="font-size: 24pt; font-weight: bold;">C1.0</p>									

SITE PLAN (CENTRAL)

LEGEND

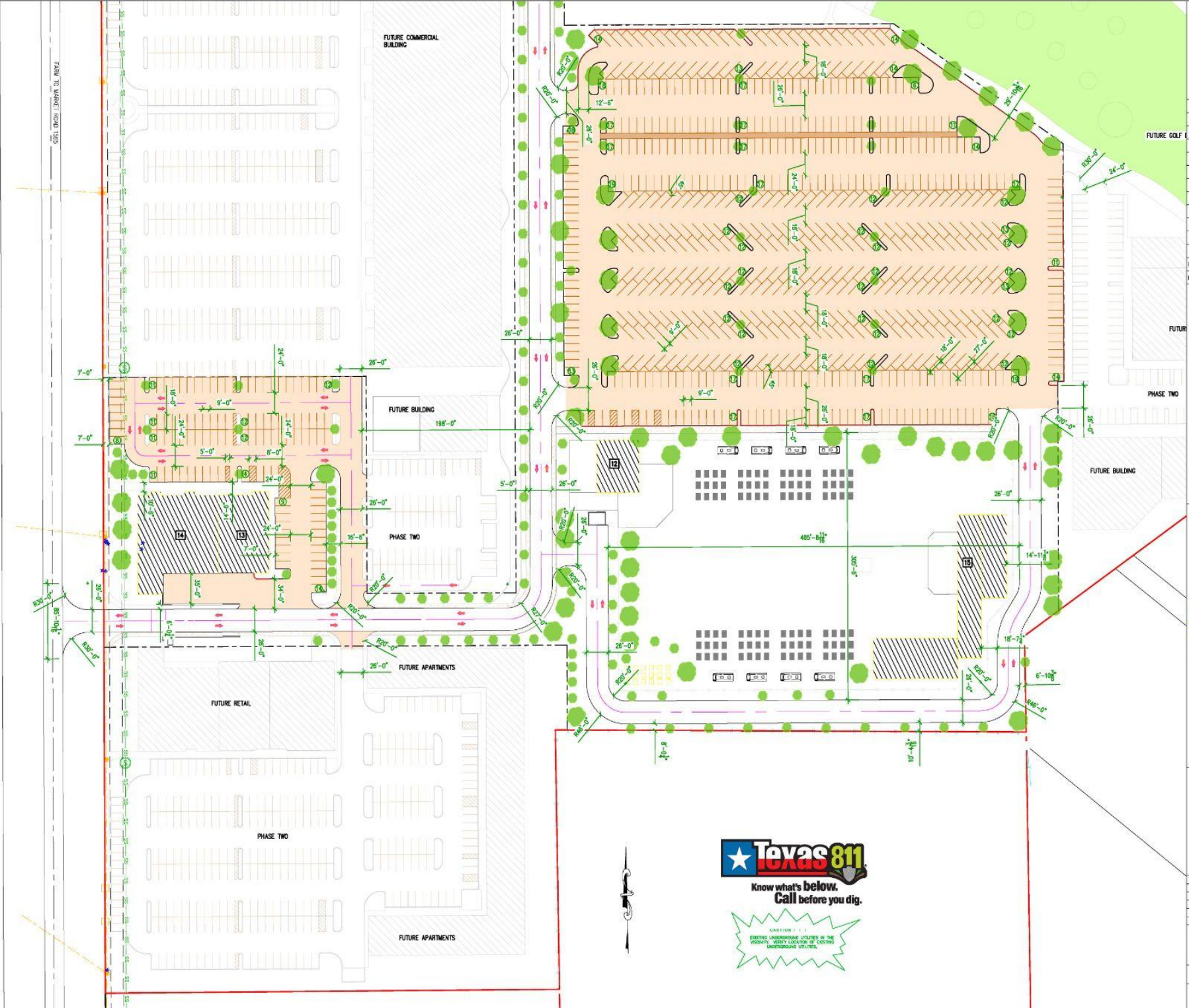
GAS LINE
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PRELIMINARY SET: 8/10/2022
 ISSUED FOR: DATE:

THE PIT STOP
 CADDO MILLS, TX



DYNAMIC
 Engineering
 Consultants
 PLLC
 PROFESSIONAL
 ENGINEERING
 SERVICES
 200 S HILLCREST SUITE C
 SULLY SPRINGS, TX
 75482

ENGINEERING SEAL		
NAME	DATE	
DRAWN: KET/SPH/ET	8/10/2022	
CHECKED:		
ENG APPR: JWB/RRH/ET	8/10/2022	
C.A.		

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 SITEMILITY PLAN
 PROJECT # 6057
 SHEET NUMBER
C1.0

SITE PLAN (SOUTH)



SEE "PULL-OUT" 7/1 P&ID DETAIL 2/C1.2 (1/19)

REVIEW SET	12/28/2022
ISSUED FOR	DATE

THE PIT STOP
CADDO MILLS, TX



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Engineering Consultants
LLC
PROFESSIONAL
ENGINEERING
SERVICES
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75482
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WWW.DYNAMICENGINEERINGCONSULTANTS.COM

ENGINEERING SEAL		
NAME	DATE	
DRAWN	12/28/2022	
CHECKED		
ENG. APPROV.	12/28/2022	
C.A.		

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PROJECT # 6157
SHEET NUMBER



CADDO MILLS

CADDO CROSSING
59 LOTS

KELLY RANCH ESTATES
137 LOTS

DOLLAR GENERAL
SUBWAY

CADDO MILLS MIDDLE
502 STUDENTS

K. GRIFFIS ELEMENTARY
502 STUDENTS

AERO VISTA
66 LOTS

STONEHAVEN ESTATES
315 LOTS

SKYVIEW RANCH
23 LOTS

CADDO MILLS
MUNI AIRPORT-7F3

THE MILLS
66 LOTS

TRAILSTONE
1355 LOTS

PRESERVE AT BRUSHY CREEK
347 LOTS

FOX LANDING
484 LOTS

HISTORY MAKER HOMES
400 LOTS

CASTLE WATERFORD
WEDDINGS AND EVENTS

METGATEL HOMES
825 LOTS

SUBJECT PROPERTY

DALLAS KARTING
COMPLEX

Exxon

RED LINE RACEWAY

BIG TEX
Tractor Co.
Your satisfaction is our goal!!!

McDonald's TACO BELL Denny's
Auto Zone H Jack
SONIC Holiday Inn in the box Exxon

66

INTERSTATE 30

+31,000 VPD

CADDO INDUSTRIAL PARK

Walmart CVS pharmacy
WING-STOP TRACTOR SUPPLY CO
BURGER KING Arby's O'Reilly AUTO PARTS
POPEYES

ROYSE CITY

BUG-EE'S

FAMILY DOLLAR

66

INTERSTATE 30



GREENVILLE

HUNT REGIONAL MEDICAL CENTER
187 BEDS

DOLLAR GENERAL
SUBWAY

66

Huddle House **Shell**

Walmart **Brookshire's** **THE HOME DEPOT** **ALDI**
Marshall's **Ashley** **ROSS** **LOWE'S** **beik**
food & pharmacy
HOMESTORE
DRESS FOR LESS

CADDO MILLS

CADDO MILLS
MUNI AIRPORT-7F3

30

SUBJECT PROPERTY

Exxon

+31,000 VPD

McDonald's **TACO BELL** **Denny's**
Auto Zone **Jack**
SONIC **Holiday Inn** **in the box** **Exxon**

Walmart **CVS** **pharmacy**
WING-STOP **TRACTOR SUPPLY CO**
BURGER KING **Arby's** **O'Reilly** **AUTO PARTS**
POPEYES

66

67

ROYSE CITY

BIG TEX
Tractor Co.
Your satisfaction is our goal!!!

Walmart **Brookshire's** **McDonald's** **Pizza Hut**
food & pharmacy
Dominos **DQ** **BURGER KING** **WHATABURGER**
Pizza

FAMILY DOLLAR

Buc-ee's

66

SONIC

STONE RIVER
GOLF CLUB

FAMILY DOLLAR

DOLLAR GENERAL

34

ROCKWALL

COSTCO **THE HOME DEPOT** **Kroger**
WHOLESALE
JCPenney

276

AREA OVERVIEW

CADDO MILLS, TX

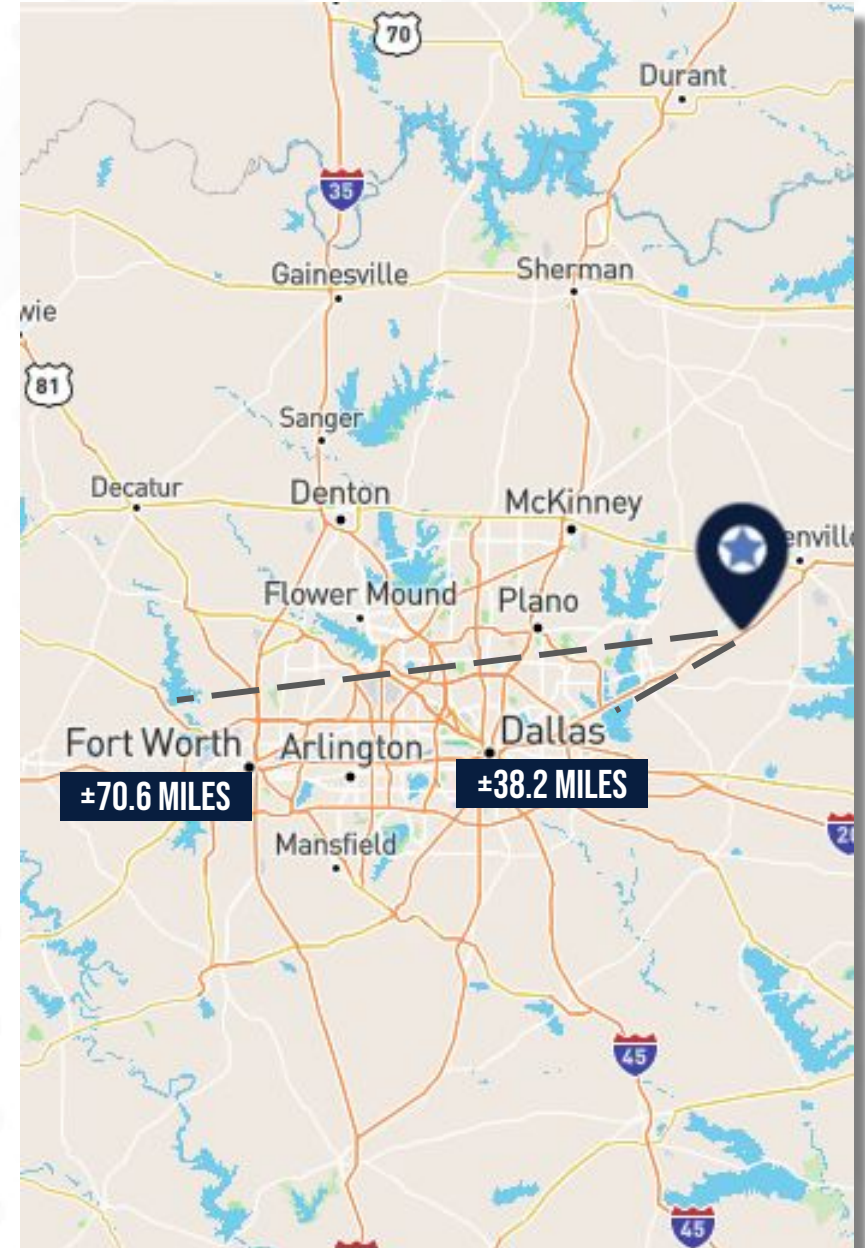
The city of Caddo Mills is a rural community in Hunt County, Texas, located just 48 miles Northeast of Dallas. With great schools, a laid back atmosphere and only minutes from the Metroplex, it is a great place to live and raise a family.

It's also full of history, charm, and activities. In the 1850s, the Native American Caddo people became the first settlers in the area, camping near the banks of Caddo Creek. Twenty years later, I. T. Johnson and Henry King built a gristmill a mile west of the current townsite. Thanks to the gristmill, the city called itself Caddo Mills.

If you want to sample local flavors, shop fresh produce and home products at the Caddo Mills Farmers Market on Main Street. Caddo Mills Farmers' Market sells woodwork, clothing, gifts, and home decor. The market also features live music and a cornhole tournament for the kids.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	618	5,669	18,301
Current Year Estimate	469	4,560	15,236
2020 Census	443	4,188	13,954
Growth Current Year-Five-Year	31.71%	24.31%	20.11%
Growth 2020-Current Year	5.85%	8.90%	9.19%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	217	1,957	6,280
Current Year Estimate	161	1,530	5,082
2020 Census	152	1,403	4,639
Growth Current Year-Five-Year	35.26%	27.95%	23.58%
Growth 2020-Current Year	5.94%	9.05%	9.53%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$55,953	\$64,211	\$68,587



DALLAS, TEXAS

Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city. It boasts the largest urban arts district in the nation; where you'd be more likely to come across a world-class exhibit than a broken pair of chaps. Its past and present is rich in culture, an All-American city that was built on legends.

The central core of Dallas has experienced a steady and significant growth that speaks to its highly diversified economy. It has become a hub for real estate and business, establishing itself as one of the largest concentrations of corporate headquarters for publicly traded companies such as American Airlines, Neiman Marcus, Kimberly-Clark, JCPenney, ExxonMobil and many others. In 2015, Forbes reported that Dallas is “the best place for business and careers” in Texas. It's the perfect blend of big city living and rustic southern charm.

The Dallas economy is expected to grow over the next couple of decades making it the perfect time to not only invest in Dallas real estate but also relocate. As the 9th largest city in the country, Dallas has something for everyone. It combines clashing images of the city skyline and cowboy vibes. Yet, the city of Dallas describes itself best with the motto: “Big Things Happen Here.”



Fifth Largest City in The U.S.
-Star Telegram Archives, 2018

Best Place for Business
& Careers in Texas
-Forbes, 2015

24.9 Million Annual Visitors
-VisitDallas.Com, 2018

DALLAS-FORT WORTH METROPLEX

As the largest metropolitan area in the South and the fourth largest in the U.S., the Dallas-Fort Worth Metroplex is the economic and cultural hub of Texas. Companies are investing in the region, recognizing it as a hub of creativity, ingenuity and high-tech innovation.

Dallas has become an essential part of growth strategies for companies and is acknowledged as one of the top 10 metropolitan areas in the U.S. for high-tech workers with over 230,000 employed workers across a variety of industries.

The cities of Dallas and Fort Worth comprise the two largest urban centers of the continuously expanding Metroplex, respectively. On the eastern side of the metro area, Dallas is the larger of the two cities with an economy based on business management and operations. Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city.

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DALLAS CULTURE

Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1983 to centralize the art community and provide adequate facilities for cultural organizations. Institutions include the Dallas Museum of Art the Morton H. Meyerson Symphony Center the Dallas Theater Center the Booker T. Washington High School for the Performing and Visual Arts the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.



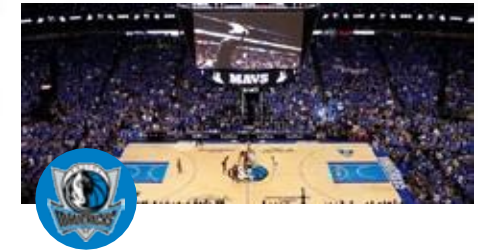
TEXAS RANGERS

(Major League Baseball)



DALLAS COWBOYS

(National Football League)



DALLAS MAVERICKS

(National Basketball Association)



DALLAS STARS

(National Hockey League)

DALLAS EVENTS

State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city's large Mexican American population, and Saint Patrick's Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event "The Wake" featuring lots of local art and music.

BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York.



INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano and Allen just north of Dallas itself). This area has a large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms.



COMPANIES HEADQUARTERED IN DFW

» AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.

» ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.

» Fluor, the largest engineering & construction company in the Fortune 500, is also headquartered in Irving.

» In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas.

» Toyota USA, in 2016, relocated its corporate headquarters to Plano, Texas

» Southwest Airlines is headquartered in Dallas and has more than 58,000 employees.



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OFFERING MEMORANDUM

THE PIT STOP DEVELOPMENT

NEQ INTERSTATE 30 & FM 1565
CADDO MILLS, TX 75135

EXCLUSIVELY LISTED BY:

WILLIAM CARR

DIR: (214) 692-2152

MOB: (404) 277-9037

william.carr@matthews.com

License No. 706457 (TX)

BROKER OF RECORD

Kyle Matthews

License No. 9005919 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

APOLLO OM TEMPLATE SECTION

[TX Leasing OM Template](#)

SPACE FOR LEASE

5115 FM 1565, Caddo Mills, TX, 75135

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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11-2-2015

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Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

IABS 1-0

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LEASED BY:

AGENT NAME

DIR: (xxx) xxx-xxxx | MOB: (xxx) xxx-xxxx
first.last@matthews.com

MICHAEL FLEMING

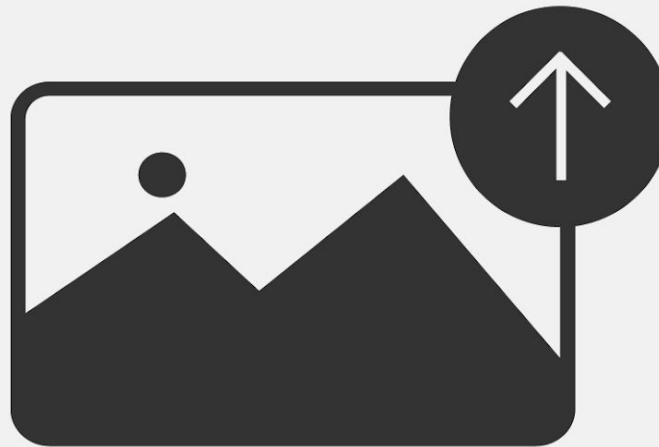
DIR: (214) 692-2816 | MOB: (469) 408-0456
michael.fleming@matthews.com

Caddo Mills

SPACE FOR LEASE

5115 FM 1565, Caddo Mills, TX, ZIP

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



REPLACE IMAGE

LEASED BY:

AGENT NAME

DIR: (xxx) xxx-xxxx | **MOB:** (xxx) xxx-xxxx
first.last@matthews.com

MICHAEL FLEMING

DIR: (214) 692-2816 | **MOB:** (469) 408-0456
michael.fleming@matthews.com

Caddo Mills, TX 75005