



Property Summary

Lot Size:            Approx. 32.77 Ac  
Price:                \$699,000

Property Overview

Located at the intersection of Lone Star Drive and County Road 2201, this approximately 32.77-acre tract offers great visibility and direct access to Interstate 30 via Exit 212. With high traffic exposure—over 38,490 vehicles daily on I-30 and 2,430 on Lone Star Drive—this property is perfectly positioned for commercial development. Subdivision options and build-to-suit opportunities are available as well.

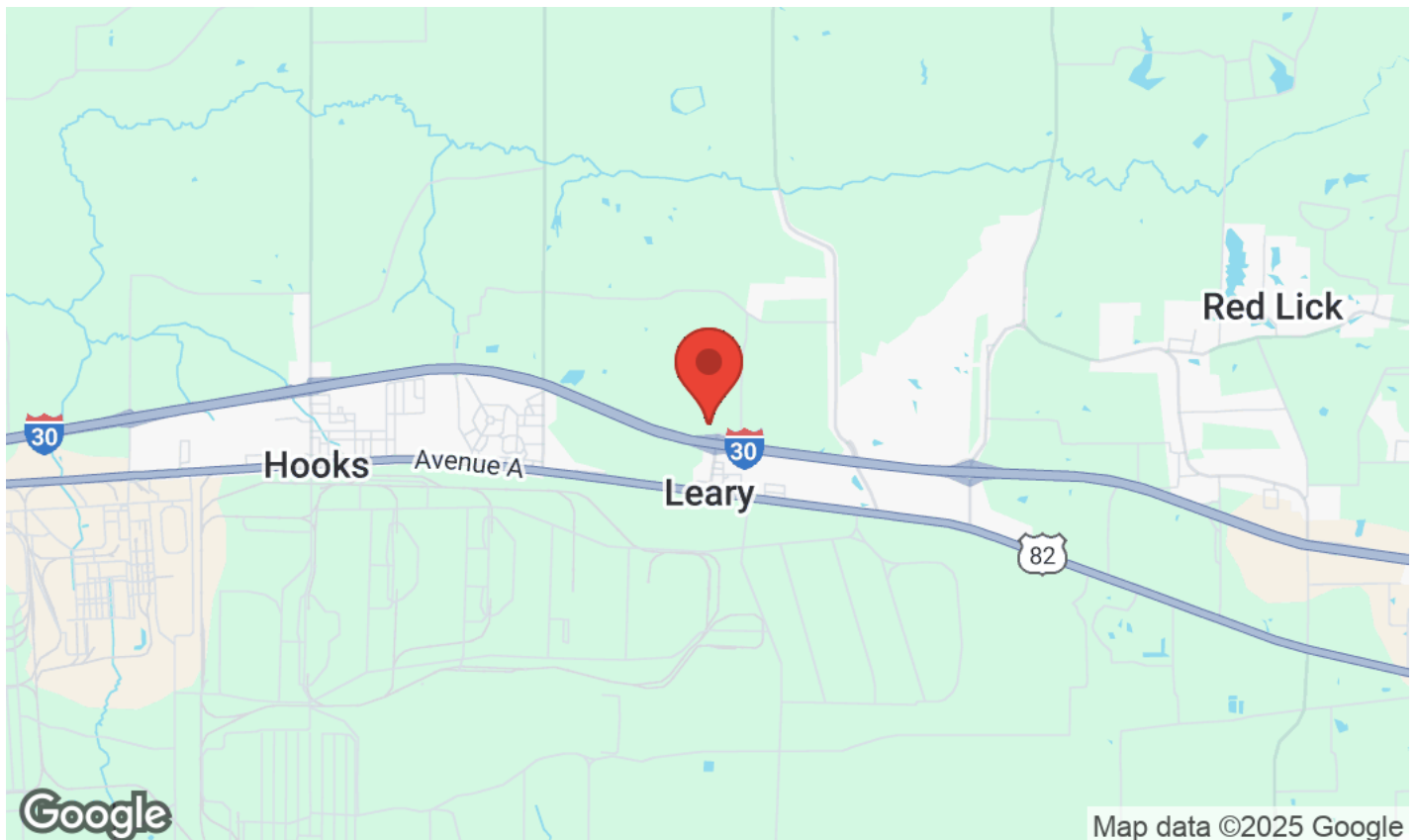
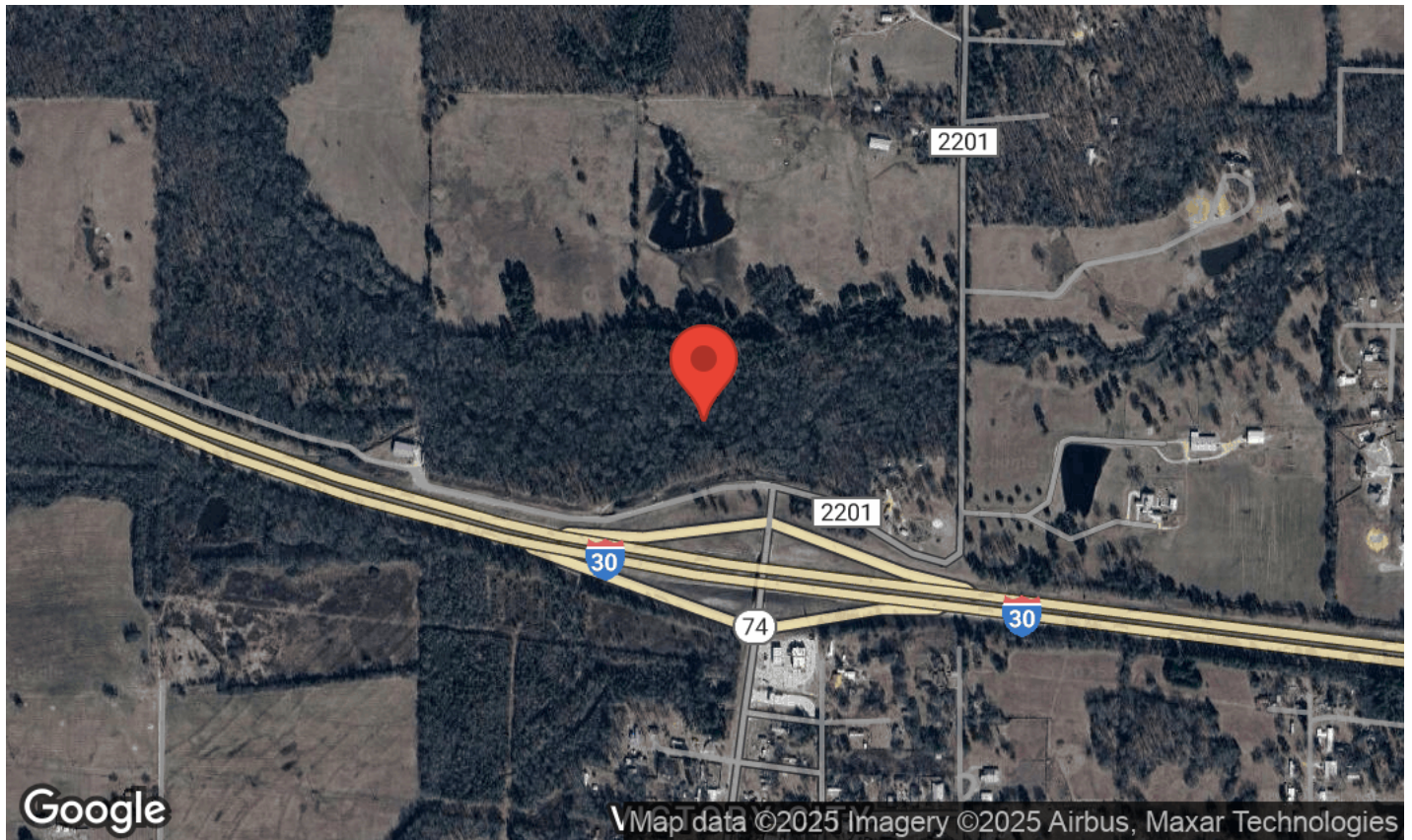
Location Overview

Located at the intersection of Lone Star Drive and County Road 2201 in Leary, TX.

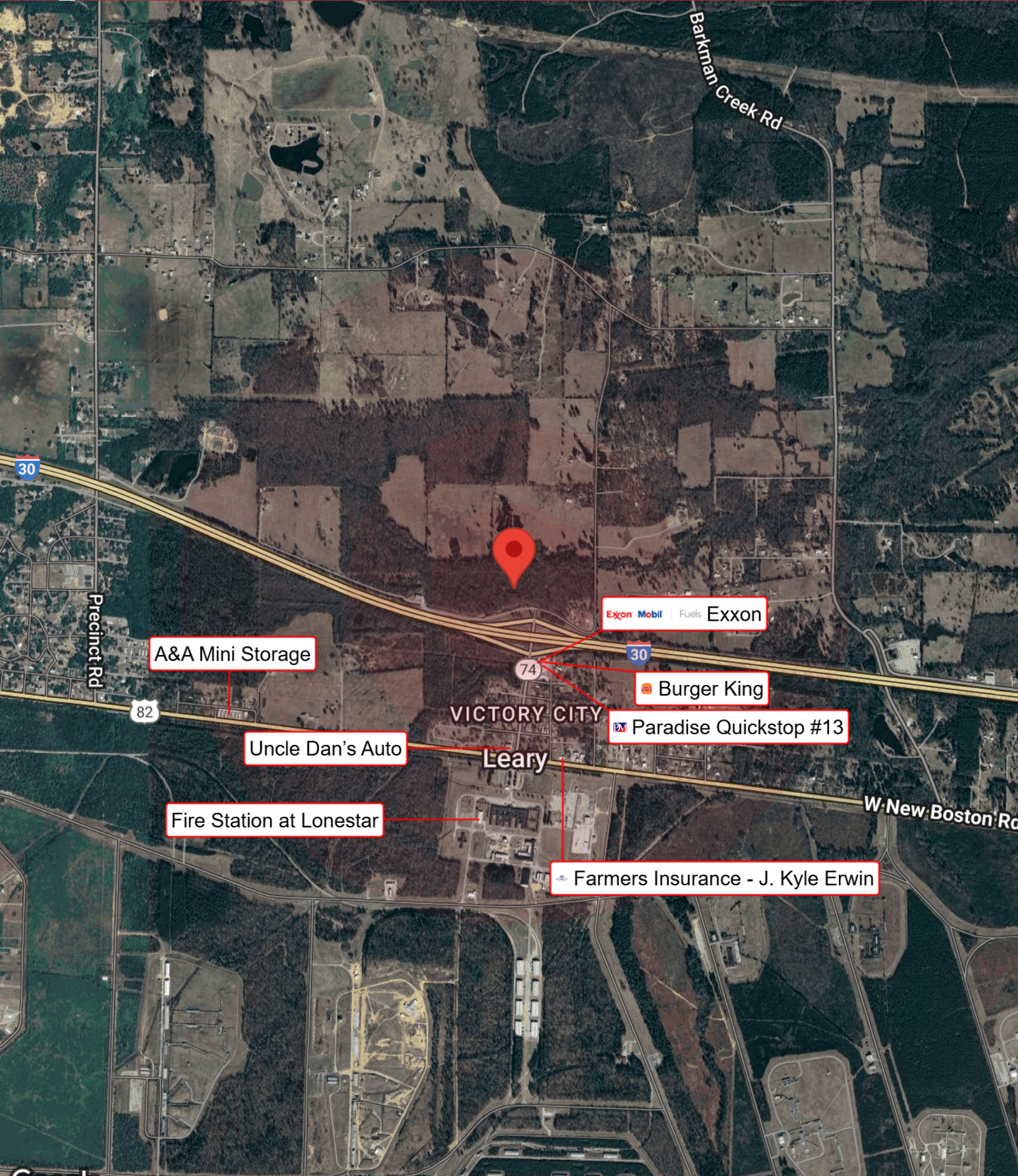












A&A Mini Storage

Uncle Dan's Auto

Fire Station at Lonestar

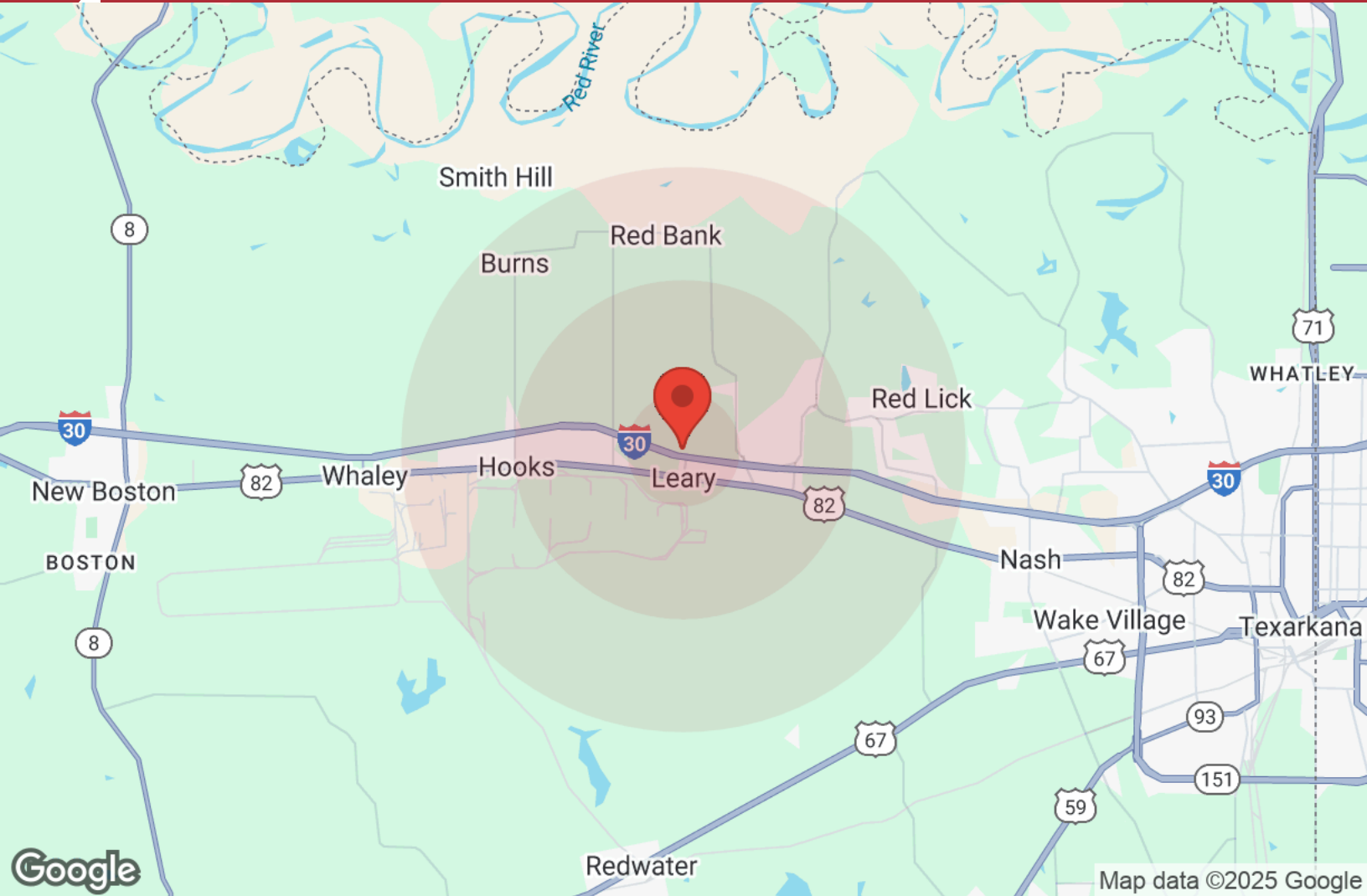
Exxon Mobil Fuels Exxon

Burger King

Paradise Quickstop #13

Farmers Insurance - J. Kyle Erwin





Population	1 Mile	3 Miles	5 Miles
Male	215	1,680	4,319
Female	213	1,720	4,378
Total Population	428	3,400	8,697

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	95	722	1,748
Ages 15-24	52	459	1,115
Ages 25-54	134	1,165	3,139
Ages 55-64	53	394	1,057
Ages 65+	96	660	1,638

Race	1 Mile	3 Miles	5 Miles
White	335	2,459	6,443
Black	49	497	1,271
Am In/AK Nat	1	10	19
Hawaiian	N/A	N/A	4
Hispanic	28	305	616
Asian	2	16	94
Multi-Racial	13	113	250
Other	N/A	N/A	1

Income	1 Mile	3 Miles	5 Miles
Median	\$69,006	\$62,665	\$72,648
< \$15,000	13	79	211
\$15,000-\$24,999	7	125	266
\$25,000-\$34,999	16	127	227
\$35,000-\$49,999	14	160	399
\$50,000-\$74,999	46	306	642
\$75,000-\$99,999	18	149	341
\$100,000-\$149,999	21	236	631
\$150,000-\$199,999	17	83	328
> \$200,000	14	75	334

Housing	1 Mile	3 Miles	5 Miles
Total Units	196	1,559	3,862
Occupied	167	1,340	3,381
Owner Occupied	121	936	2,503
Renter Occupied	46	404	878
Vacant	29	219	480

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



## 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:
  - 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.

NAI American Realty	9015473	steven@amreal.com	903-793-2666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Designated Broker of Firm	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Connie Ruff Nations	325387	connie@amreal.com	903-277-0100
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](http://www.trec.texas.gov)

IABS 1-1