



HI VIEW REAL ESTATE



**FOR SALE**  
**\$850,000**

330 S Goode Rd, Wilmer TX 75172



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**OSCAR REYES**  
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# UNIT HIGHLIGHTS

- Approximately 6-acre property
- Includes a residential home (3 bedrooms, 2.5 bathrooms)
- Zoned SF-1 (Single Family District) with no restrictions
- Equipped with city sewer, water, and electricity
- Conveniently located near Interstate 45
- Area experiencing rapid upcoming improvements
- Property includes a barn and a well
- Ready for move-in or investment opportunity

## TRAFFIC COUNTS

- Mars Rd : 3,143 VPD (TXDOT, 2024)
- Interstate-45 : 71,748 VPD (TXDOT, 2024)



# Location map



**(3) Minimum Lot Area and Maximum Residential Density.**

- a. Lot size:
  - i. Minimum lot area: 30,000 SF without public water and sewer; 10,000 SF with public water and sewer (or as specified in Article 9B Supplementary Use Regulations for specific uses). **However, all divisions of estate, family transfers, and minor subdivisions require a 30,000 SF minimum lot area regardless of the availability of public water and sewer.**
  - ii. Minimum frontage/average lot width: 100 feet without public water and sewer; 80 feet with public water and sewer (or as specified in Article 9B Supplementary Use Regulations for specific uses). **However, all divisions of estate, family transfers, and minor subdivisions require a 100 foot minimum frontage/average lot width regardless of the availability of public water and sewer.**
- b. Density: Maximum residential density: 1.45 dwelling units per gross acre without public water and sewer; 4.36 dwelling unit per gross acre with public water and sewer (or as specified in Article 9B Supplementary Use Regulations for specific uses). See Section 9B-9.20 for **accessory** dwellings.

**(4) Lot coverage.** As required by other local, state, or federal regulations including but not limited to Chesapeake Bay Preservation and Stormwater Management Ordinances.

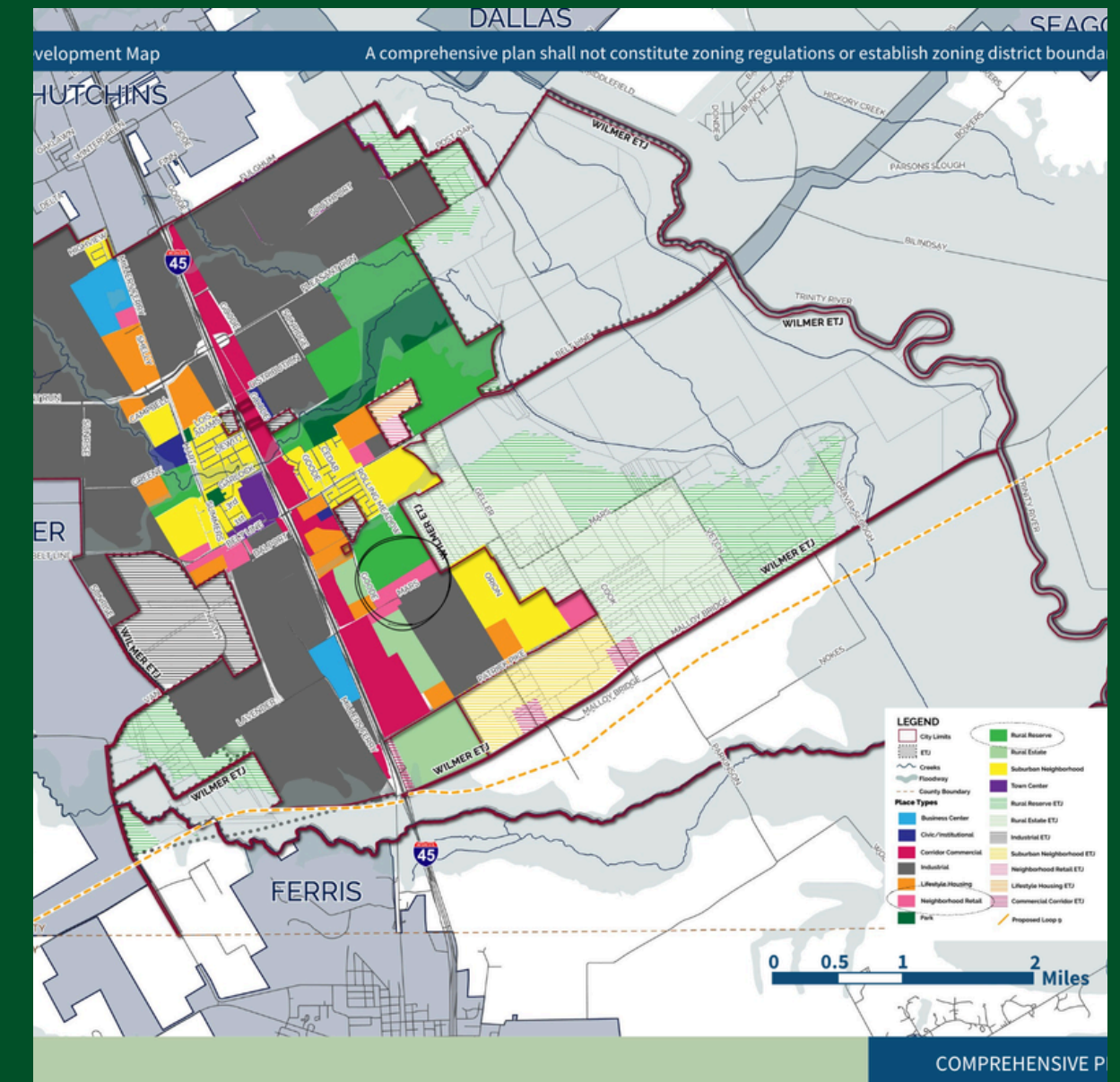
**(5) Setback requirements.**

a. **Setback table.**

	Front	Side	Rear
Principal Building / Structure	35 feet	15 feet	30 feet
Accessory Building / Structure	35 feet	5 feet	5 feet

b. Additional Setback Regulations:

- i. For nonconforming lots of record see Section 10-3 Nonconforming lots of record.



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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.

<u>Hi View Real Estate</u>	<u>9004146</u>	<u>info@hiviewrealestate.com</u>	<u>(469)517-0012</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<u>Andrew D. Garrett</u>	<u>0588777</u>	<u>andrew@hiviewrealestate.com</u>	<u>(972)921-1594</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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