



15.25 Acre Tract on US-67, Glen Rose, TX

8242 W Highway 67, Glen Rose, TX 76043

FOR SALE

CONTACT BROKERS:



JOHN JINKS, CCIM
JJINKS@FORMATIONTX.COM
512.791.7329

ROBERT SAWYER, CCIM, SIOR
RSAWYER@FORMATIONTX.COM
817.368.6050





PROPERTY DESCRIPTION

15.25 Acre site in Somervell County with potential for residential or general commercial development.

Located along Hwy 67, a heavily trafficked link from US-281 to Ft. Worth (Chisolm/ I-35) or Dallas (67) and approx. 7.3 miles west of Glen Rose, in Glen Rose ISD.

PROPERTY HIGHLIGHTS

- Paved Truck Driveway Entrance
- Power Brought to Site
- +/-586' of Frontage on Hwy 67
- Graveled Driveway and +/-1.00 Acre in the Rear
- Tanks and Pits from Former SWD Have Been Property Closed and Removed

OFFERING SUMMARY

Sale Price:	\$376,675
Lot Size:	15.25 Acres
County:	Somervell
Zoning:	None

ADDITIONAL PHOTOS

FOR SALE



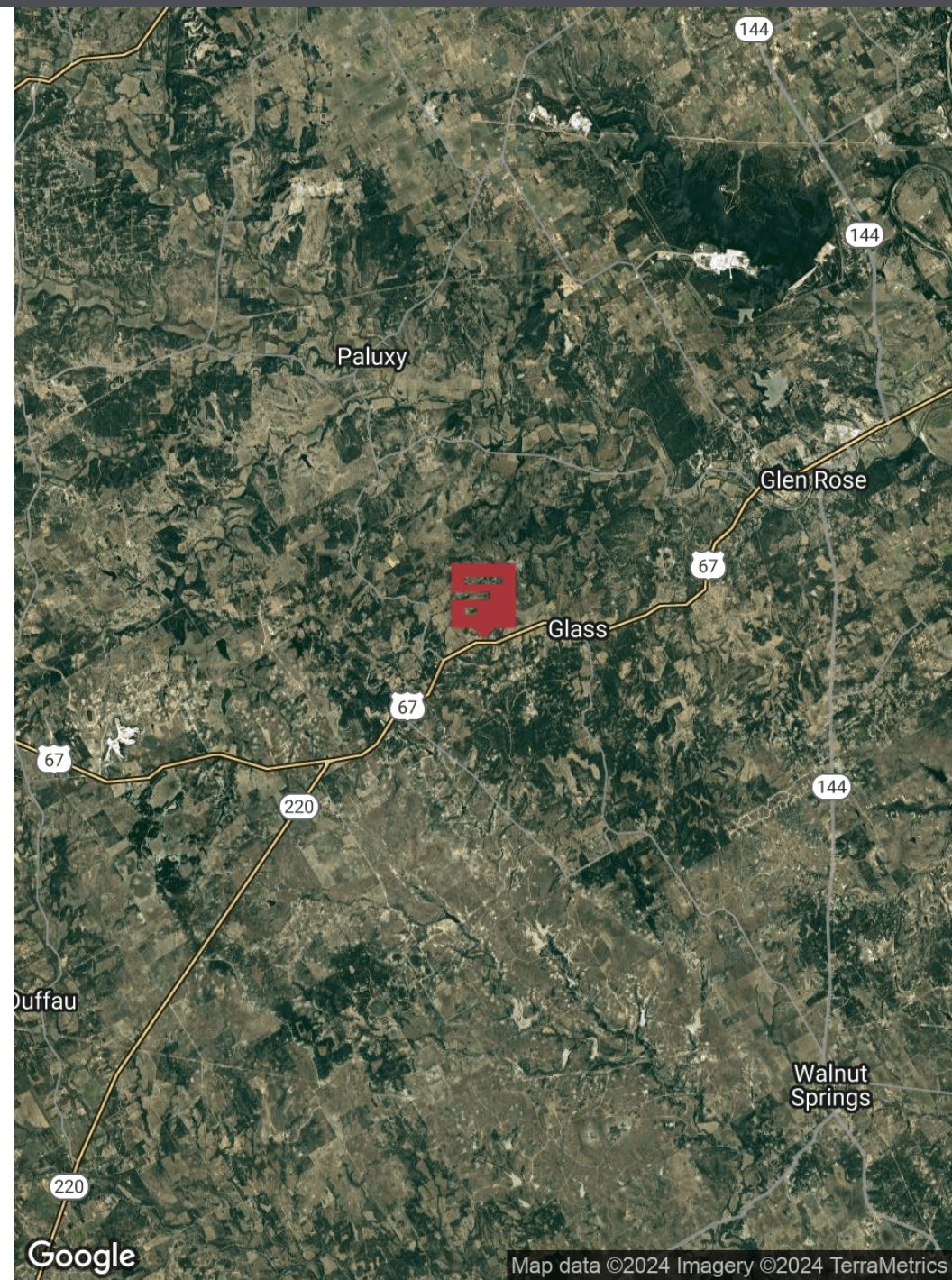
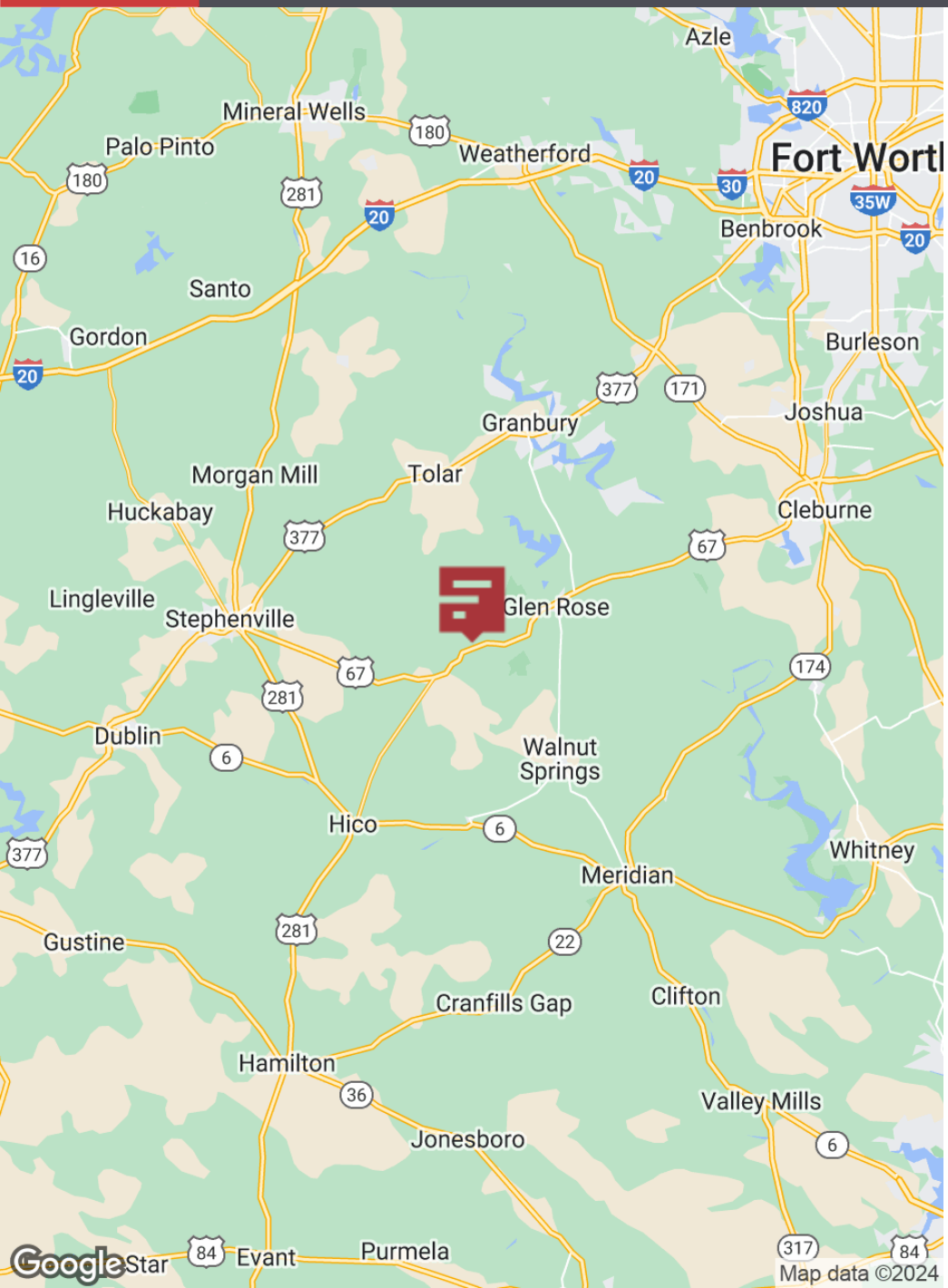
ADDITIONAL PHOTOS

FOR SALE



LOCATION MAP

FOR SALE





PRESENTED BY:

JOHN JINKS, CCIM
JJINKS@FORMATIONTX.COM
512.791.7329

ROBERT SAWYER, CCIM, SIOR
RSAWYER@FORMATIONTX.COM
817.368.6050

FORMATION REAL ESTATE LLC
2906 SE LOOP 820, SUITE G
FORT WORTH, TX 76140

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.



FORMATIONTX.COM



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

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): HOLDERS:

- 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 other 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.

Formation Real Estate, LLC	9004385	(817) 368-6050
_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License #	Phone
_____	_____	_____
Email rsawyer@formationtx.com		
Robert Sawyer	578726	(817) 368-6050
_____	_____	_____
Designated Broker Firm	License #	Phone
_____	_____	_____
Email jjinks@formationtx.com		
John Jinks	603059	(512) 791-7329
_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License #	Phone
_____	_____	_____
Email dbarber@formationtx.com		
David Barber	457259	(817) 366-7386
_____	_____	_____
Sales Agent/Associate's Name	License #	Phone
_____	_____	_____
Email		