

# LAND FOR SALE

1898 OAK GROVE PKWY - FM 720, LITTLE ELM, TX

1898 Oak Grove Pkwy (FM 720), Little Elm, TX 75068



### PROPERTY DESCRIPTION

2.636 Ac Development opportunity in West Little Elm. Little Elm Future Use map accommodates Retail Commercial and current zoning map shows residential next to light commercial. All potential uses should be verified with City of Little Elm, but appears a variety of commercial uses could be supported.

### PROPERTY HIGHLIGHTS

- 2.6+ Ac Development Opportunity
- 13,300+ Daily Traffic Volume
- Newly Developing Residential/Commercial nearby

### OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	2.636 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,080	3,679	8,501
Total Population	2,829	10,043	24,366
Average HH Income	\$90,756	\$94,954	\$100,899

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### MARILYN KITTRELL

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# Oak Grove Pkwy

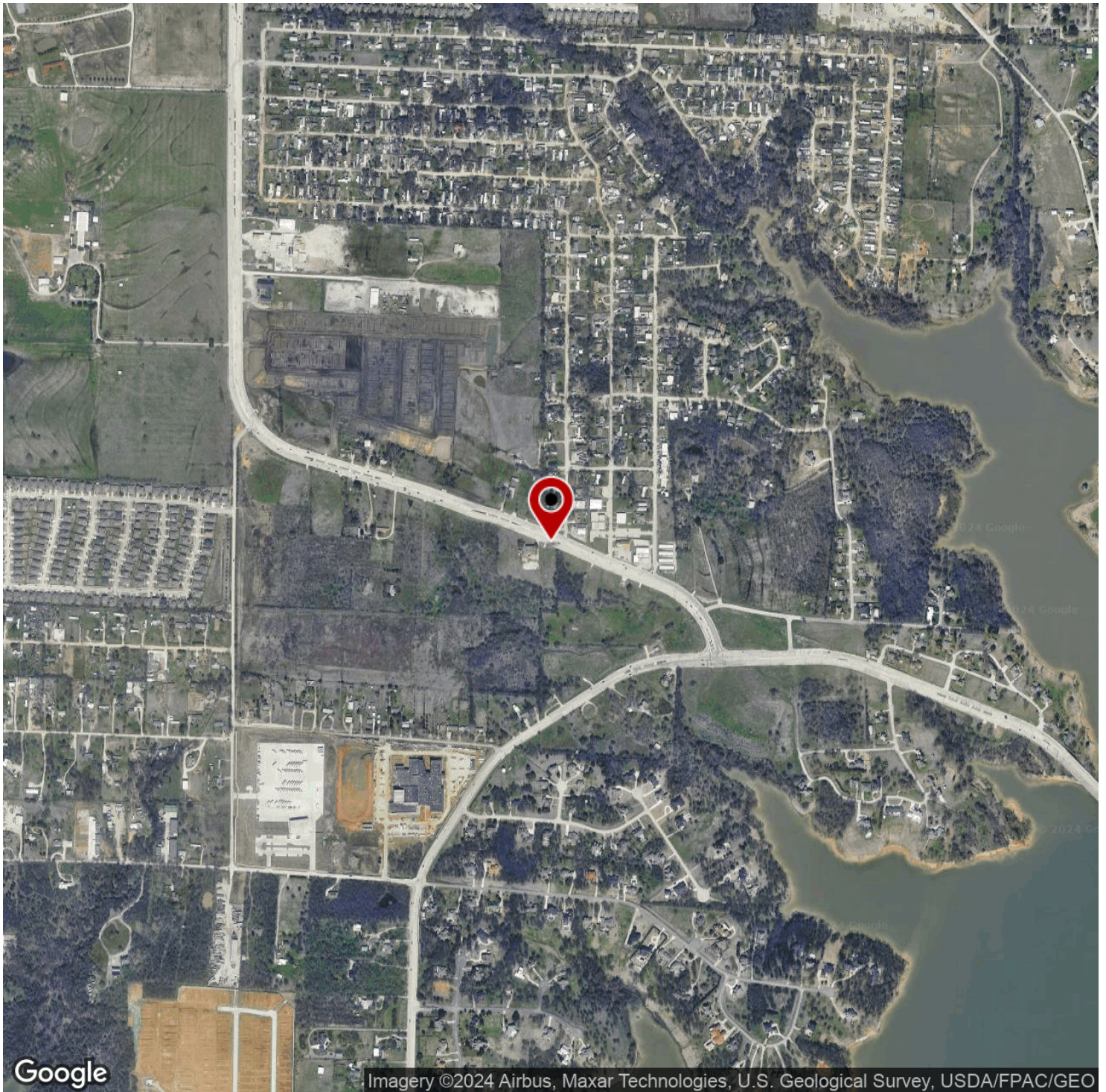
Legend



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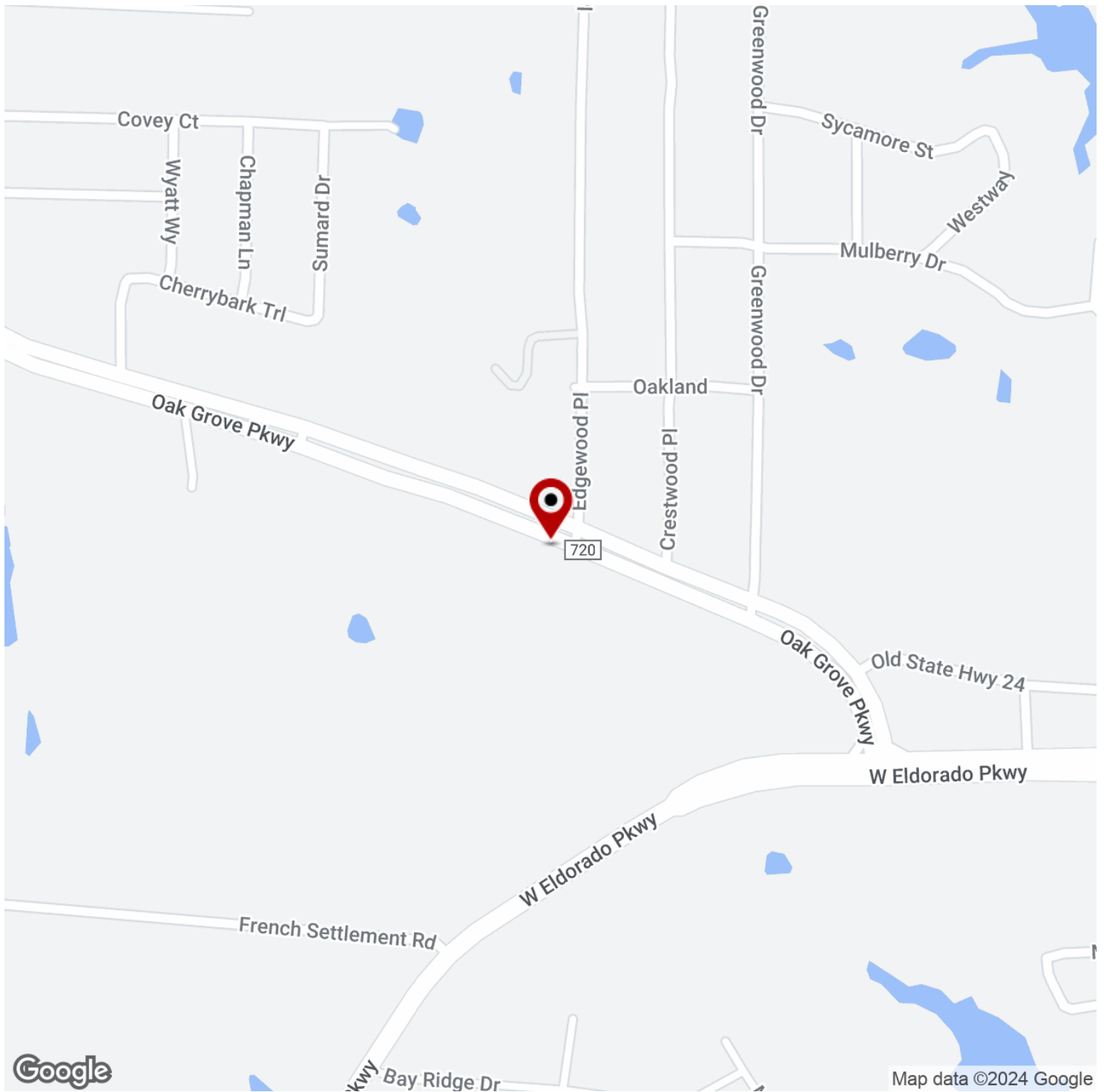
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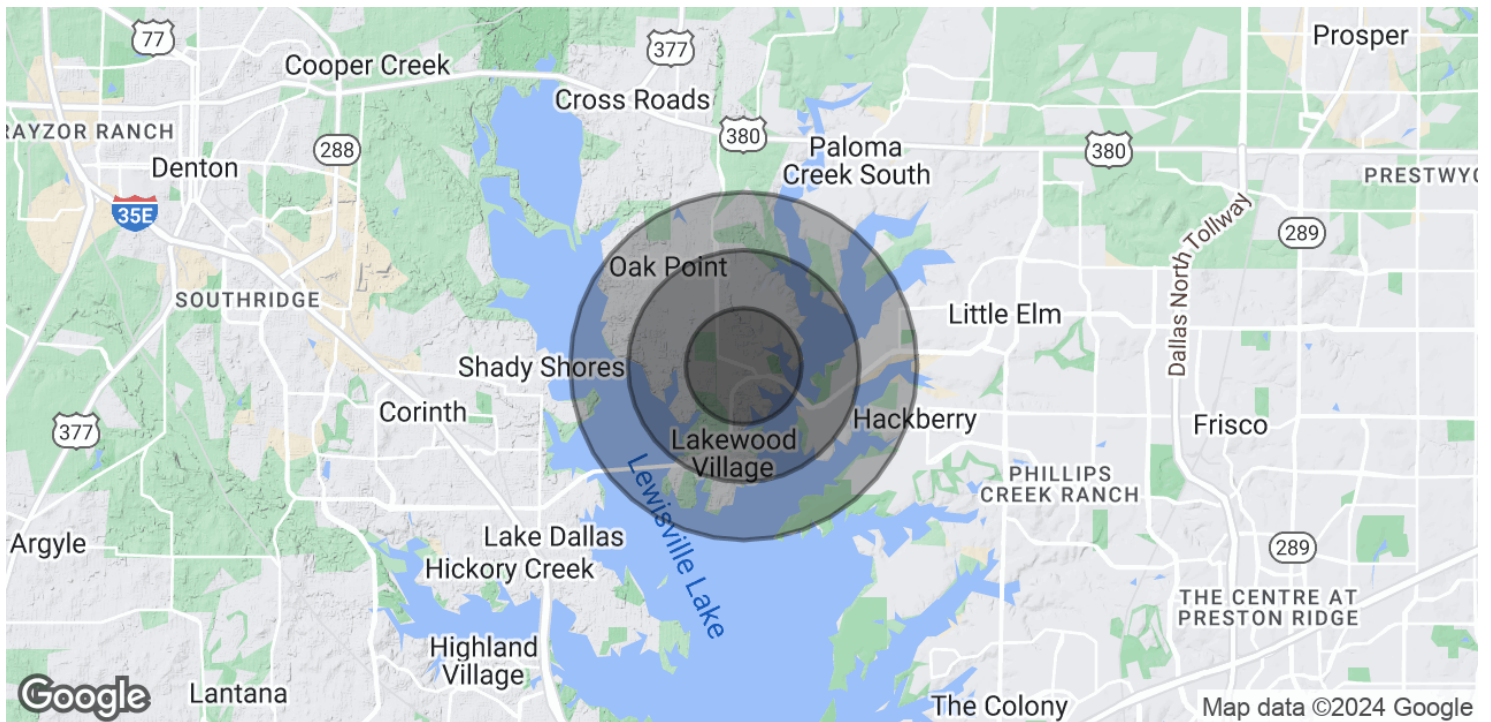
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,829	10,043	24,366
Average Age	34.8	35.8	35.8
Average Age (Male)	35.6	35.7	35.2
Average Age (Female)	33.3	38.1	37.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,080	3,679	8,501
# of Persons per HH	2.6	2.7	2.9
Average HH Income	\$90,756	\$94,954	\$100,899
Average House Value	\$259,628	\$280,646	\$269,424

\* Demographic data derived from 2020 ACS - US Census

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## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

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Marilyn Kittrell

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

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