

COMMERCIAL LAND AVAILABLE FOR SALE

TBD FM 307, Midland, Tx 79706



PROPERTY INFORMATION

PROPERTY HIGHLIGHTS



Sale Price: \$2,999,900
Lots Size: 7.01 AC
Zoning: Out of City Limits

- Over \$350M Being Invested in Greenwood Community
- Greenwood's Growing, Get the BEST Commercial Areas Now!
- Hundreds of New Homes Being Built in Greenwood, TX
- High Visibility Location on FM 307
- Traffic Count: ±22,333 VPD on FM 307 & CR 1130
- Located 2 Miles West from the Greenwood Schools

PROPERTY INFORMATION

Property is located on Fm 307, approximately 2 miles West from FM 1379, in Greenwood, Texas.

JANICE HAVENS
 Broker/Owner
 Phone: (432) 582-2250
 Janice.Havens@havensgroup.net

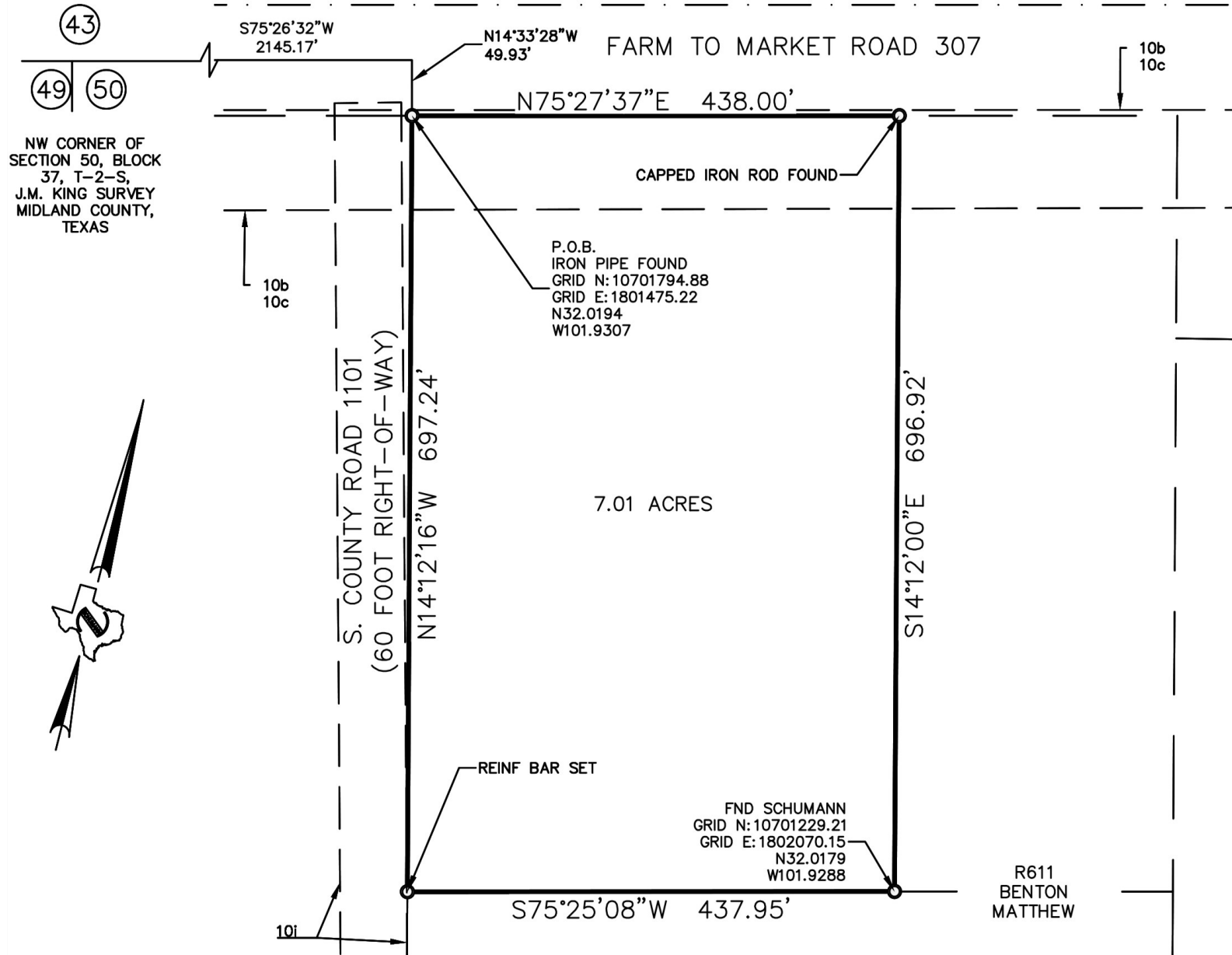
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DISCLAIMER

The information contained herein was obtained from sources believed to be reliable; however, The Havens Group, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or denotations prior to sale or lease, or withdrawal without notice.

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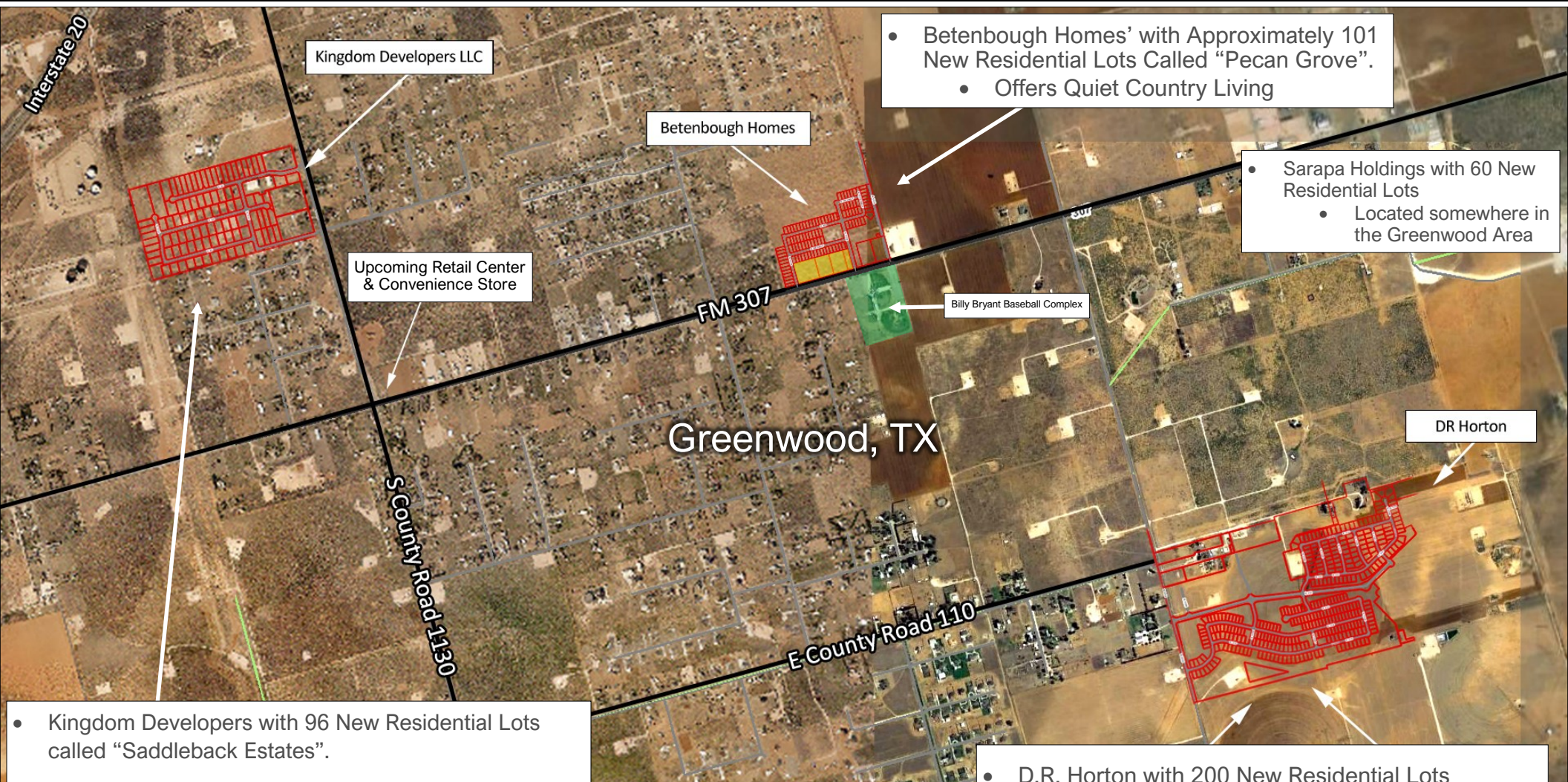
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- Betenbough Homes' with Approximately 101 New Residential Lots Called "Pecan Grove".
 - Offers Quiet Country Living

- Sarapa Holdings with 60 New Residential Lots
 - Located somewhere in the Greenwood Area

Upcoming Retail Center & Convenience Store

Betenbough Homes

Billy Bryant Baseball Complex

DR Horton

Greenwood, TX

- Kingdom Developers with 96 New Residential Lots called "Saddleback Estates".
 - These will be ranchette sites with common area stables and arenas.
 - This is located in close proximity to Subject Property

- D.R. Horton with 200 New Residential Lots
 - Large Development named "Vander Ranch"

NEW HOUSING DEVELOPMENTS

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Vander Ranch is a one of a kind D.R. Horton Community, featuring a pool/amenity center, pond, lake, basketball courts, tennis courts, soccer fields, baseball fields, walking trails and dog park all in the Greenwood School District!



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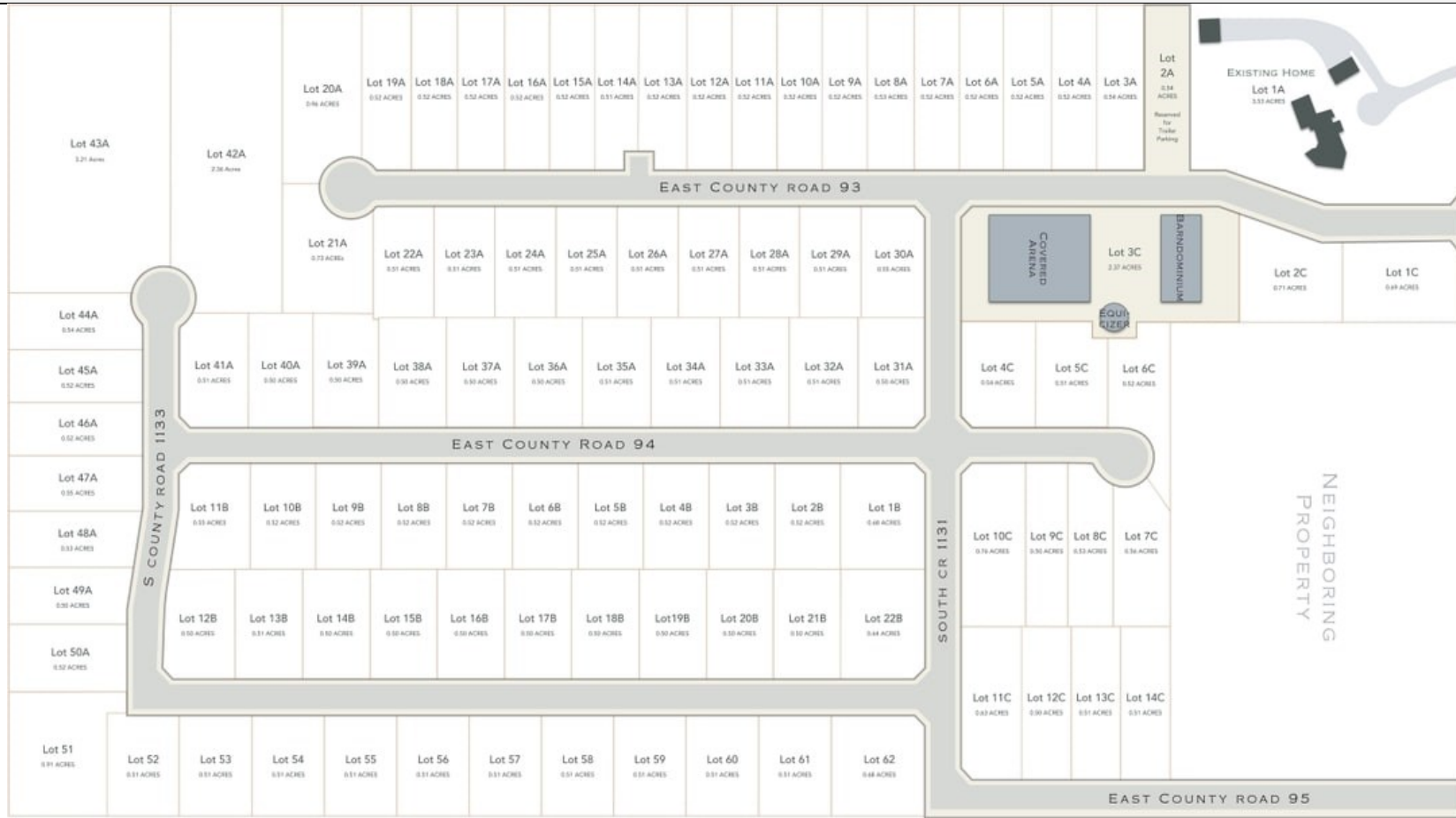
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KINGDOM DEVELOPERS



SADDLEBACK ESTATES

Coming soon to the growing Midland, TX suburb of Greenwood, Saddleback Estates is the first residential community of its kind in the area. Complete with a large 25,000 square foot covered arena, full-amenity barn, spacious lots, and more, residents have access to everything they need to satisfy their craving for upscale equestrian living.



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● Average Daily Traffic

Subject Property

New Retail Center - Greenwood Plaza

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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:
 - 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.

The Havens Group Inc.	523430	(432)582-2250
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Janice Havens	441019	(432)582-2250
Designated Broker of Firm	License No.	Phone
Janice Havens	441019	(432)582-2250
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Janice Havens	441019	(432)582-2250
Sales Agent/Associate's Name	License No.	Phone
Buyer/Tenant/Seller/Landlord Initials		Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501
The Havens Group, Inc. 6010 E Hwy 191, Suite 145 Odessa, TX 79762
Janice Havens Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com Fax: (432)335-4534
Unfiled IABS 1-0 Date