

DEVELOPMENT LOT FOR SALE



TBD, KILGORE, TX 75662

- SITE: 1.2 ± ACRES
- CONVENIENTLY LOCATED AT I-20 / LIBERTY CITY EXIT
- DEEDED ACCESS VIA RICE ROAD & DEBBIE STREET
- I-20: 43,792 VPD (TXDOT '21)

REDUCED PRICE: \$395,000
~~OFFERED AT: \$418,000~~



LUKE SWANSON
 AGENT
 903-574-5654
 LSWANSON@BCPTX.COM

AERIAL OVERVIEW



132158-2008-00013702-005 CIVIL DATA.dwg - 2008/04/22 12:00 AM, 405673008 8 12:00 AM, 405673008 8 12:00 AM



LEGEND	
RED HEAD ELECTRIC LINE	4-6"
GRAY LINE FENCE	0
SHAW TREE TRACT	2
CDL	
POWER POLE	
LOAD POLE	
ELECTRIC LINE	
WATER MAIN	
SEWER MAIN	
SEWER MANHOLE	
SEWER CHECK VALVE	
SEWER MANHOLE	
CONCRETE WALL	
STEEL SIGN	

- NOTES**
1. REVISIONS ARE MADE UPON THE NORTH LINE OF THE 4.012 ACRE TRACT OF RECORD IN CLERKS FILE # 200523003, 02/29/08.
 2. A CERTIFIED METRIC AND BOUNDS DESCRIPTION HAS BEEN PROVIDED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
 3. DRIVING AND STALLING PROPERTY BY AGENTS AND OWNERS WITHOUT BENEFIT OF A RETURNED PLAT IS A VIOLATION OF STATE LAW. SELECTING THE LOCATION TO FENCE AND/OR THE WITHDRAWAL OF UTILITIES AND/OR BUILDING PERMITS.
 4. THIS PROFESSIONAL SERVICE (I.E. - SURVEY AND PREPARATION OF PLAT AND RETURNED PLAT) WAS PERFORMED WITHOUT CONSENT OF HAVING BEEN FORWARDED A TRUE AND CORRECT COPY OF THIS SURVEY AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO THIS DRAFT AND FINAL EDS.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT I SUBSCRIBENTLY CONSENT TO THE CHANGE OF SAID SURVEY, AND THAT I SUBSCRIBENTLY CONSENT TO THE CHANGE OF ROAD OR PROFESSIONAL LAND SURVEYING, AS DESCRIBED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, (P.L. 8026, TEXAS).

DATE: 08 APRIL 2008

THOMAS BETTS SURVEY, A-27, GREGG COUNTY, TEXAS

STATE OF TEXAS
TROY MAXWELL
REGISTERED PROFESSIONAL LAND SURVEYOR

JOHNSON & PACE INCORPORATED
ENGINEERING • ARCHITECTURE • SURVEYING
1201 NW LOOP 281, LB1, LONDON, TEXAS 75604
(903) 753-0663 FAX (903) 753-6903
website: www.johnsonpace.com
JOB NO: 2108-005 FIELD BOOK: 719/05 DATE: APRIL 22, 2008



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.

11-2-2015



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.

BURNS COMMERCIAL PROPERTIES, LLC	592818		(903) 534-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MARK WHATLEY	423898	mwhatley@burns-commercial.com	(903) 530-0955
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luke Swanson	787346	lswanson@burns-commercial.com	(903) 574-5654
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date