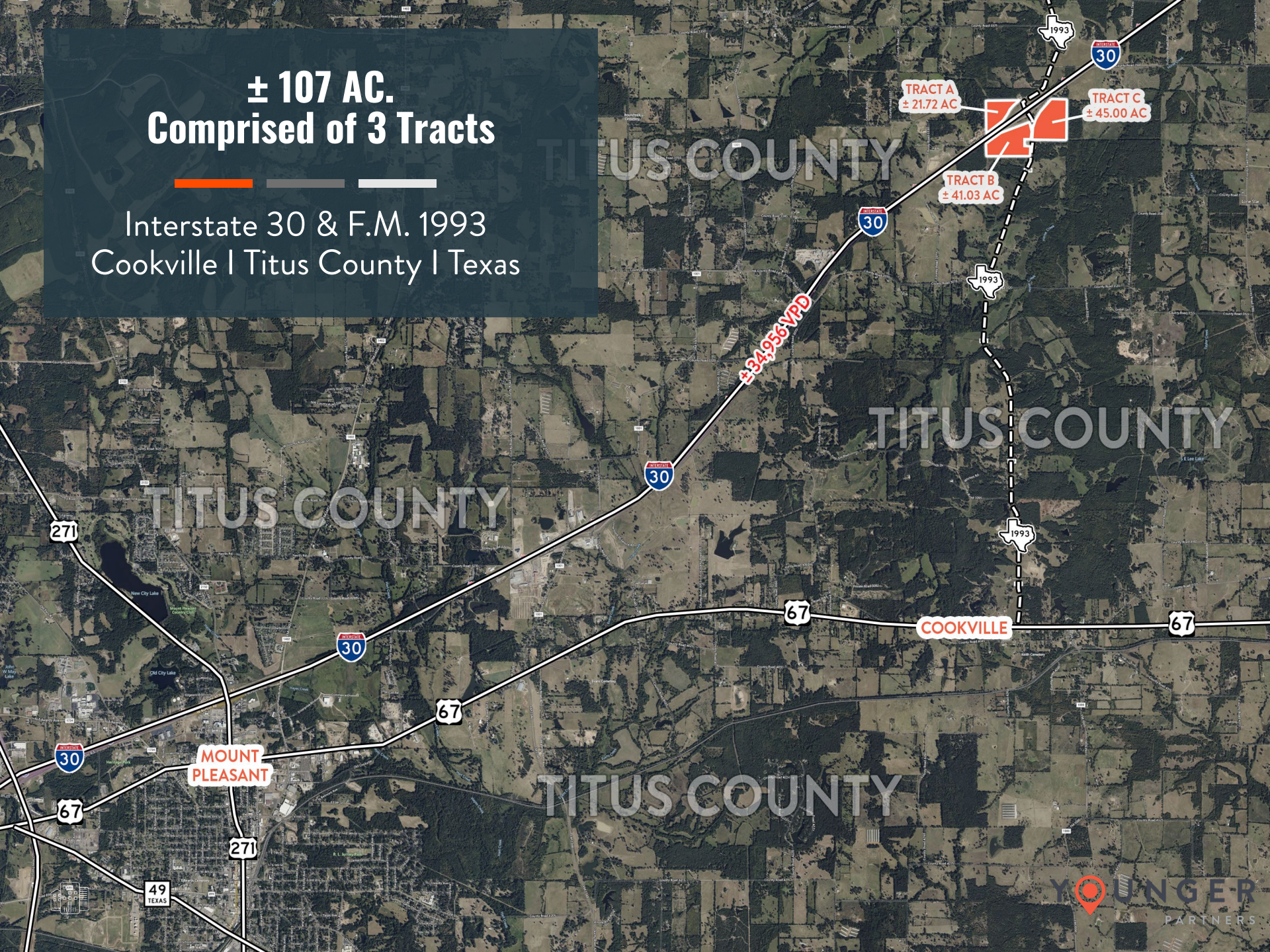


**± 107 AC.
Comprised of 3 Tracts**

Interstate 30 & F.M. 1993
Cookville | Titus County | Texas



Location Overview

37
TEXAS

IH-30 & FM 1993 | ± 107 AC.

SUBJECT

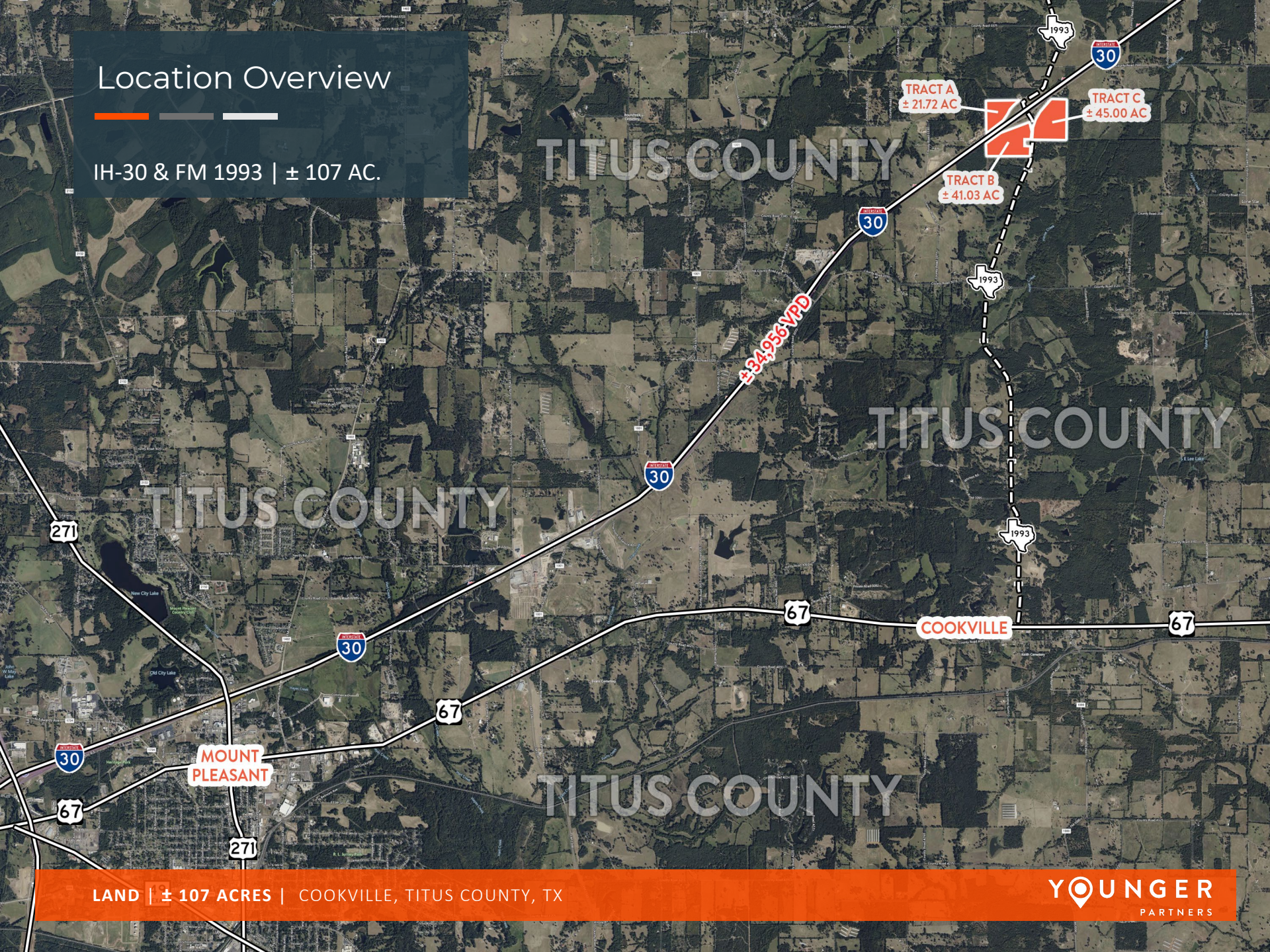


LAND | ± 107 ACRES | COOKVILLE, TITUS COUNTY, TX

YOUNGER
PARTNERS

Location Overview

IH-30 & FM 1993 | ± 107 AC.



TRACT A
± 21.72 AC

TRACT B
± 41.03 AC

TRACT C
± 45.00 AC

± 34,956 VPD

COOKVILLE

MOUNT PLEASANT

LAND | ± 107 ACRES | COOKVILLE, TITUS COUNTY, TX

YOUNGER
PARTNERS

Property Information

IH-30 & FM 1993 | ± 107 AC.

LOCATION

Corner Tracts of Interstate 30 & FM 1993

- **Cookville, TX 75558**
- **Titus County**

INITIAL OFFERING

- **± 107 Gross Acres**
- **\$25,000/AC. or \$2,675,000 Total**
- *Ownership may consider selling individual tracts
- *Pricing will vary per tract, contact agents

PROPERTY INFORMATION

- Current Zoning: Not Zoned, AG Exempt
- Subject to Titus Co. Development Regulations
- CCN: Tri Special Utility District
- Potential Uses: truck or travel center, RV park, warehouse or distribution location, & investment
- Frontage to Interstate Highway 30:
 - Tract A: ± 1,660'
 - Tract B: ± 2,042'
 - Tract C: ± 1,877'

APPROXIMATE DISTANCE FROM



U.S. Hwy
67

3.9 Miles



Mount
Pleasant

7.9 Miles



U.S. Hwy
259

8.1 Miles



Lake
Bob Sandlin

15.1 Miles



Texarkana,
TX

50.1 Miles



TRAFFIC COUNTS | 2023 REGIS SITESUSA

INTERSTATE 30 – EASTBOUND: ± 17,356 VPD

INTERSTATE 30 – WESTBOUND: ± 17,600 VPD

INTERSTATE 30 AVG. VPD SUM: ± 34,956 VPD



LISTING AGENT:
DAVIS WILLOUGHBY
214.238.8002
DAVIS.WILLOUGHBY@YOUNGERPARTNERS.COM

LISTING AGENT:
JOHN ST. CLAIR
214.238.8003
JOHN.STCLAIR@YOUNGERPARTNERS.COM



TRACT A
± 21.72 AC

TRACT B
± 41.03 AC

TRACT C
± 45.00 AC

FM 1993

SERVICE RD

CR 3320

SERVICE RD

FM 1993

CR 3140

COUNTY RD 3140

FM 1993

INTERSTATE 30

INTERSTATE 30

INTERSTATE 30

INTERSTATE 30

Easements Exhibit

Not Zoned, AG Exempt



LAND | ± 107 ACRES | COOKVILLE, TITUS COUNTY, TX

Contour Exhibit

Not Zoned, AG Exempt

TRACT A
± 21.72 AC

TRACT B
± 41.03 AC

TRACT C
± 45.00 AC

LAND | ± 107 ACRES | COOKVILLE, TITUS COUNTY, TX

YOUNGER
PARTNERS

PROPERTY, BLANKET EASEMENT,
THE SECOND TRACT AND THE THIRD TRACT
...CT PROPERTY.
...CT PROPERTY.
...PROPERTY AS SHOWN HEREON

Survey | 02.17.2022

WILLIS DEAN SURVEY
A-155

IH-30 & FM 1993 | ± 107 AC.

RESIDUE OF 100 ACRES
...
TONYA GRIDER
CF #20150036, TCOPR

P.O.B. (21.720 AC.)
5/8" IRON ROD
FOUND (CM)
N:7,155,170.46
E:3,079,213.19

TRACT A 21.720 ACRES

135 ACRES FIRST TRACT
THE ESTATE OF LAVERNE
MCCOLLUM LOVELACE
TO
JOHNNY MARK KNOTT
& VERNON GARY KNOTT
CF #20215083, TCOPR

35 ACRES SECOND TRACT
THE ESTATE OF LAVERNE
MCCOLLUM LOVELACE
TO
JOHNNY MARK KNOTT
& VERNON GARY KNOTT
CF #20215083, TCOPR

TRACT B 41.038 ACRES

135 ACRES FIRST TRACT
THE ESTATE OF LAVERNE
MCCOLLUM LOVELACE
TO
JOHNNY MARK KNOTT
& VERNON GARY KNOTT
CF #20215083, TCOPR

1.969 ACRES
LILLIAN (MCCOLLUM)
STROTHER, ET VIR TO
BOWIE-CASS ELECTRIC
COOPERATIVE, INC.
VOL. 400, PG. 848, TCDR

P.O.B. (41.038 AC.)
5/8" IRON ROD SET
N:7,153,004.94
E:3,081,124.43

TRACT C ± 45.00 AC

135 ACRES FIRST TRACT
THE ESTATE OF LAVERNE
MCCOLLUM LOVELACE
TO
JOHNNY MARK KNOTT
& VERNON GARY KNOTT
CF #20215083, TCOPR

5.20 ACRES
MARTIN SWEET AND
ROBIN SWEET
TO
JOSE RAMIREZ AND ALMA RAMIREZ
VOL. 1719, PG. 170, TCPRP

5/8" IRON ROD
FOUND (CM)
N02° 18' 24"W,
72.55'
5/8" IRON ROD
FOUND (CM)

INTERSTATE 30
(R-O-W VARIES)
(ASPHALT/CONCRETE)

11.792 ACRES
HULEN MIKE REYNOLDS AND
BRENDA G. REYNOLDS TO
JOSE ALFREDO OVIEDO AND
MARIA OVIEDO
VOL. 1475, PG. 287, TCPRP

5.48 ACRES
HULEN MIKE REYNOLDS, ET UX
TO
KEVIN FOSTER, ET UX
CF #20160487, TCOPR

0.91 ACRE
CHARLYNE DENNIS ROACH TO
MICHAEL J. KRAUSE
AND TRACY C. KRAUSE
CF #20180430, TCOPR

50 ACRES, SECOND TRACT
L. J. ROLAND JOHNSON
TO

L. J. ROLAND JOHNSON
TO
REBECCA NORWOOD AND
CORT NORWOOD

LAND | ± 107 ACRES | COOKVILLE, TITUS COUNTY, TX



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Younger Partners Dallas, LLC

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:
 - 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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

IABS 1-0