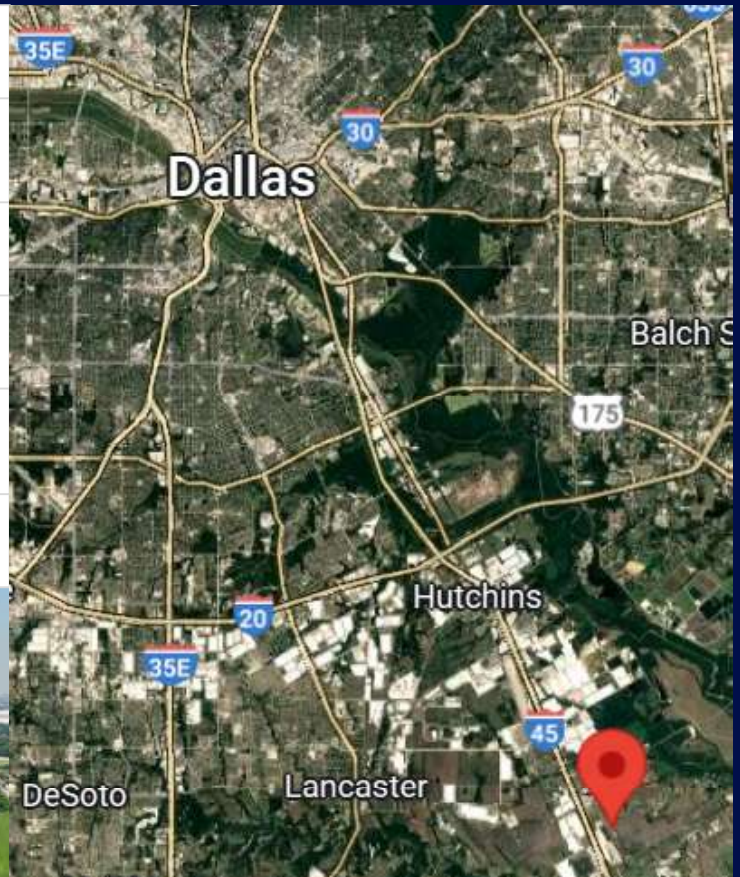




20 ACRES FOR SALE \$2,178,000 (\$2.50 PSF)
425 Mars Rd, Wilmer TX

Land Area	20 Acres
Property Address	425 Mars Rd Wilmer, TX
Price	\$2.50 PSF
Parcel Numbers	65022357010060000, 65022357010060001
Ownership	Fee Simple
Zoning	Annexed and Not Zoned



MARSHALL BAKER

BROKER / OWNER

mbaker@anthemcre.com

214-491-7007

TX License #620649

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Anthem Advisors LLC, and should not be made available to any other person or entity without the written consent of Anthem Advisors LLC. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Anthem Advisors LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Anthem Advisors LLC has not verified, and will not verify, any of the information contained herein, nor has Anthem Advisors LLC conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

The information herein is submitted to you on a strictly and permanently confidential basis. By accepting a copy of the market analysis listing proposal, the recipient agrees that neither it nor any of its employees or advisors shall use the information for any purpose other than evaluating the specific transactions described herein, or divulge such information to any other party. This memorandum shall not be photocopied, reproduced, or distributed to others without the prior consent of Anthem Advisors LLC .

Accepting parties of this offering memorandum will not communicate with the tenants of the property without prior written consent from Anthem Advisors LLC , or the owner of the property. Registered Potential Purchaser hereby authorizes the undersigned Broker ("Broker") to represent Registered Potential Purchaser as its broker with respect to the purchase of the Property and Registered Potential Purchaser agrees to pay any and all compensation claimed by Broker. Registered Potential Purchaser represents to the Seller Parties that it has not had any discussions regarding the Property with any broker or agent other than Owner, Listing Broker and Broker. Registered Potential Purchaser acknowledges that it is a principal in connection with the purchase of the Property and Registered Potential Purchaser hereby agrees that it will not look to any of the Seller Parties for any commissions, fees or other compensation in connection with the sale of the Property. Broker also agrees it will not look to any of the Seller Parties for any compensation in connection with the sale of the Property. Broker further agrees that it will not discuss the Property with any parties other than Registered Potential Purchaser, Related Parties, Listing Broker and/or Owner and that Broker will not distribute the Evaluation Materials or excerpts thereof to any other parties except in accordance with the terms of this Agreement.

Registered Potential Purchaser and Broker hereby agree, jointly and severally, to indemnify and hold harmless each of the Seller Parties against any and all costs, losses, liabilities or expenses, including attorney's fees, arising from claims by Broker or any other parties claiming to have had dealings with Broker or Registered Potential Purchaser in connection with the sale of the Property, excluding Listing Broker.





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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

Anthem Advisors, LLC	9005249	mbaker@anthemcre.com	214-491-7007
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Marshall Baker	620649	mbaker@anthemcre.com	214-491-7007
Designated Broker of Firm	License No.	Email	Phone