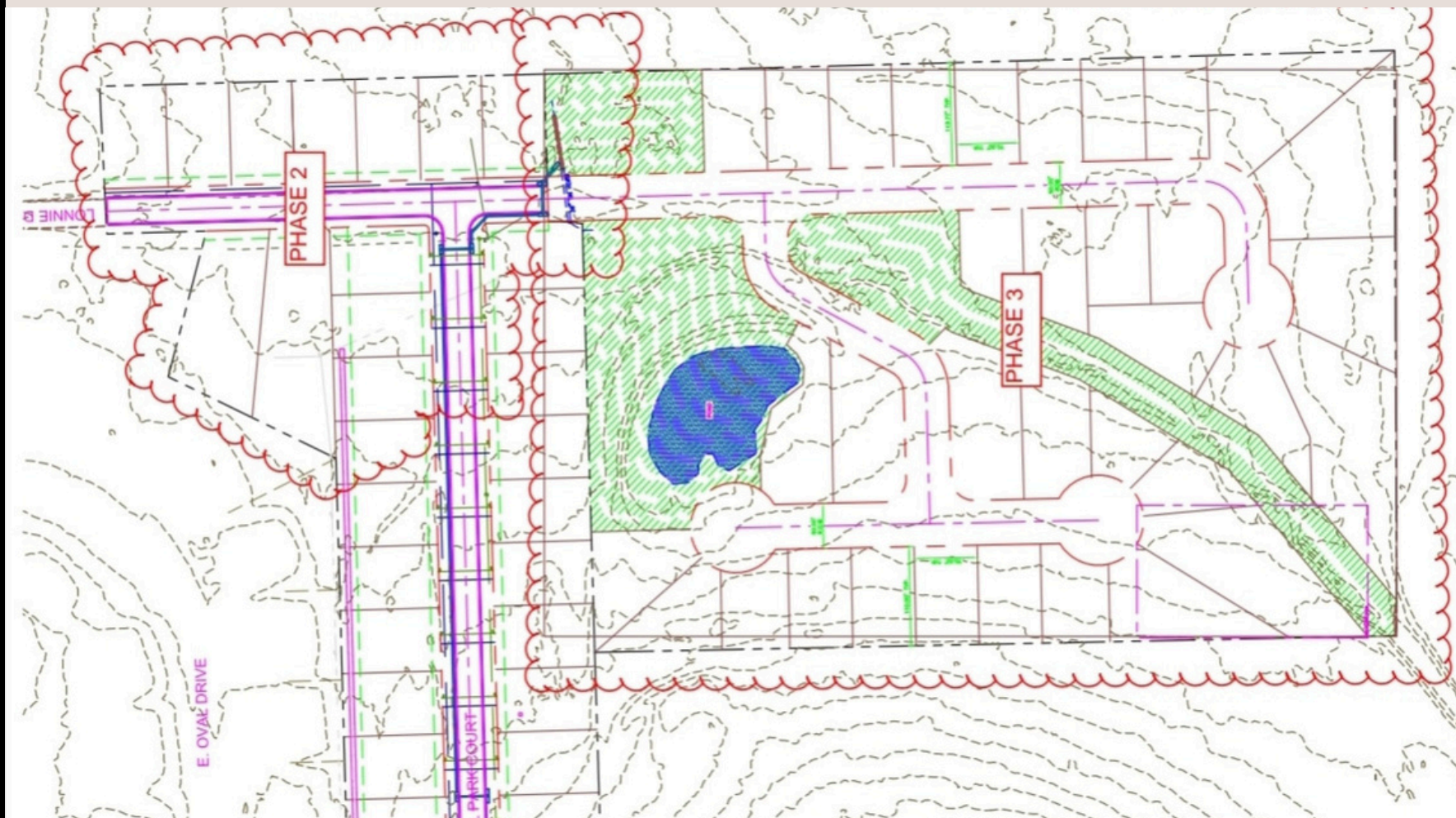


FOR SALE

NEW DEVELOPMENT

CENTRAL PARK COURT ATHENS, TX 75751



STAN BRITTON
Director CRE
972.415.5171
stan.britton@regaltxre.com

DUSTIN K. RAY
Associate CRE
318.393.1414
dustin.ray@regaltxre.com



PROPERTY OVERVIEW

PROPERTY OVERVIEW

Prime Residential Development Opportunity on 17+ Acres! Now available just over 17 acres of well-positioned land, ideal for a new residential subdivision. Preliminary planning indicates the property will yield approximately 50 residential lots once fully developed, making it a rare opportunity for builders seeking their next community project. Lots 14-17 make this a 17+ acre property offered with the seller handling development to City of Athens standards, giving you a smoother path to build-ready lots while you focus on design and sales. Just over an hour from Dallas, Athens offers the perfect balance of small-town charm and easy Metroplex access. Known for its vibrant downtown, beautiful scenery, and welcoming community, Athens is a place buyers are excited to call home. With the seller managing improvements, this is an opportunity to bring new homes to market with confidence. Seize the opportunity to Claim Your Piece of Texas!





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C O N T A C T



Confidentiality Disclosure

The information provided regarding this property is confidential and intended solely for the use of prospective tenants or buyers working with Regal Realtors. By receiving this information, you agree not to disclose any details to third parties without prior written consent from Regal Realtors. All inquiries, tours, and negotiations must be conducted through Regal Realtors.



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.

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

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written offer to purchase or purchase 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:
 - 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.

Regal Realtors Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9008616	License No.	info@regalrealtors.com	Email	972-771-6970	Phone
Leighton Pinkham	562929	License No.	leighton.pinkham@regalrealtors.com	Email	972-771-6970	Phone
Stan Britton	0759287	License No.	stan.britton@regaltxre.com	Email	972-771-6970	Phone
Licensed Supervisor of Sales Agent/Associate						
Sidney Stephens	0835234	License No.	sidney.stephens@regaltxre.com	Email	469-909-9671	Phone
Sales Agent/Associate's Name						

Buyer/Tenant/Seller/Landlord	Initials	Date

