

71.125 Acres Industrial/Mixed Use/Commercial Interstate Frontage DFW Market



**Located in
desirable
Opportunity
Zone**



**Call for
Pricing**

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**Great Opportunity for Development/Investment
Italy, Texas** in Ellis County just 10 Miles South of Waxahachie, TX

Industrial Development Opportunity



LR Campbell Rd

Southern Tire Mart

Stuckey's

Denny's

GOLDEN CHICK

Pilot

SUBWAY

TACO BELL

35E

35E

Jack in the box

McDonald's

Carl's Jr.

Loves

Class A Industrial Development For Lease, Sale or BTS

 **Overpass**

Site

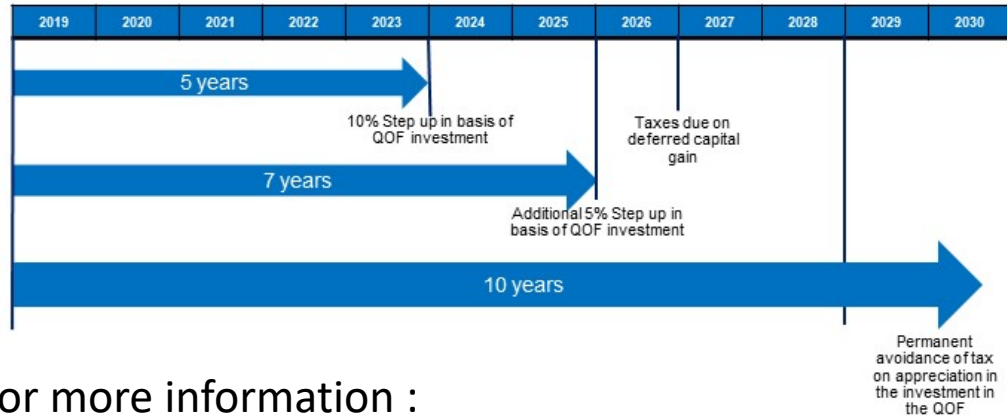


- Located on the SWC of LR Campbell Rd/FM 1134 & I-35E
- I-35E is a major North-South Thoroughfare for Dallas/Ft Worth
- Easy access and great visibility from I-35E/Exit 386
- Strategically located near I-35E & I-35W South DFW Merger
- Variety of uses possible/no zoning in place/in Opportunity Zone
- Utilities to the site
- High Traffic Counts- 47,273 VPD

Taxpayer Incentives



Maximum Benefit is Achieved by Holding the QOF Investment for at Least 10 Years



For more information :

[Opportunity Zones - Map | opportunityzones.hud.gov](https://opportunityzones.hud.gov)

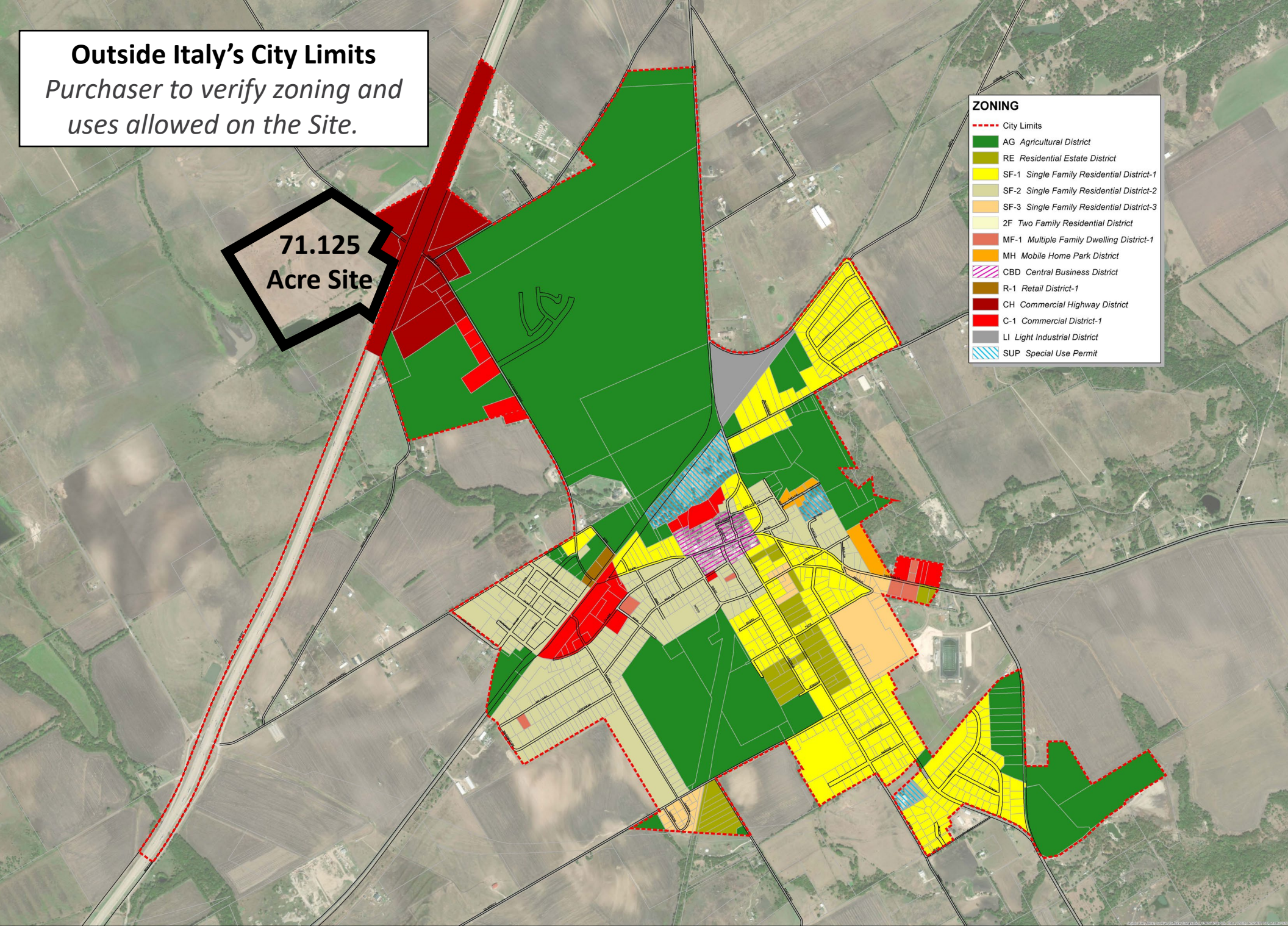
Site is located in Opportunity Zone

Italy

Outside Italy's City Limits
Purchaser to verify zoning and uses allowed on the Site.

**71.125
 Acre Site**

ZONING	
	City Limits
	AG Agricultural District
	RE Residential Estate District
	SF-1 Single Family Residential District-1
	SF-2 Single Family Residential District-2
	SF-3 Single Family Residential District-3
	2F Two Family Residential District
	MF-1 Multiple Family Dwelling District-1
	MH Mobile Home Park District
	CBD Central Business District
	R-1 Retail District-1
	CH Commercial Highway District
	C-1 Commercial District-1
	LI Light Industrial District
	SUP Special Use Permit



Fort Worth Dallas

DFW Population
Approximately 7.6 Million.
DFW estimated 2020
Gross Metropolitan
Product (GMP) of \$516.5
billion.

Italy
Site

Waco

Austin

Houston

Subject Site is
36 Miles to Dallas
59 Miles to Fort Worth
48 Miles to Waco
155 Miles to Austin
211 Miles to Houston



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date