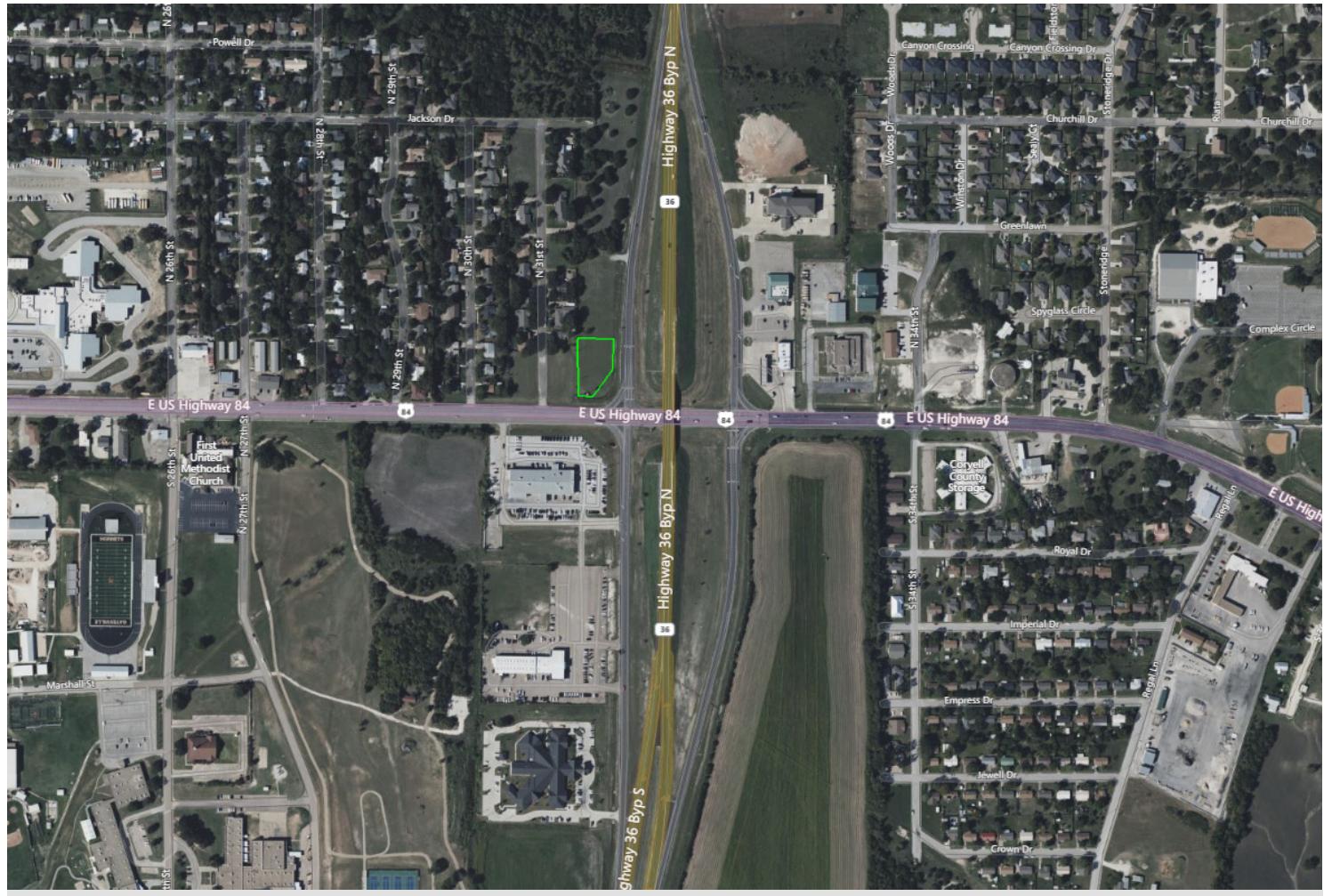


LAND FOR SALE +/- 0.65 ACRE

NW Corner of HWY 36 Byp N & E US HWY 84, Gatesville, TX 76528



LAND
FOR SALE

Russ Webb

Managing Partner / CCIM / Broker
O: 817.849.8282 x106
C: 817.233.7100
rwebb@silveroakcre.com



Nick Minkoff

Edmonds & Company Real Estate
O: 281.893.4000 x4
C: 832.483.3234
nick.minkoff@edmonds-co.com



LAND FOR SALE +/- 0.65 ACRE

NW Corner of HWY 36 Byp N & E US HWY 84, Gatesville, TX 76528



OFFERING SUMMARY

| | |
|----------------------|-------------------|
| Sale Price: | \$163,000 |
| Lot Size: | 0.65 Acres |
| Price / Square Foot: | \$6.25/SF |
| Zoning: | Commercial |

PROPERTY OVERVIEW

Discover a prime development/investment opportunity in the heart of the thriving Gatesville area. The property, located at the Northwest corner of HWY 36 Byp N & E US Highway 84, offers exceptional potential for commercial development or strategic investment in a rapidly growing region.

Gatesville is home to six Texas Department of Criminal Justice units—which occupy 1,770 acres—employ 2,600 people and house 8,500 inmates, according to the Texas Department of Criminal Justice and the Gatesville Chamber of Commerce. Additionally, Gatesville is located less than 50 miles from both Temple and Waco, Texas, which are home to major employment hubs including as Baylor Scott & White Medical Center, Baylor University, and multiple corporate headquarters in the retail and construction industries.

PROPERTY HIGHLIGHTS

- Access to City of Gatesville utilities
- Strong visibility and frontage on two major thoroughfares
- TXDOT Traffic Data (AADT=Annual Average Daily Traffic)

➤ HWY 36: 9,072

➤ US HWY 84: 11,430

Russ Webb

Managing Partner / CCIM / Broker
O: 817.849.8282 x106
C: 817.233.7100
rwebb@silveroakcre.com



Silver Oak Commercial Realty

II

920 S. Main Street, Suite 100, Grapevine, TX 76051

Nick Minkoff

Edmonds & Company Real Estate
O: 281.893.4000 x4
C: 832.483.3234
nick.minkoff@edmonds-co.com



This communication may contain confidential, proprietary or privileged information and is intended solely for the individual(s) or entities. Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments. Except as expressly stated, Silver Oak Commercial Realty, LLC makes no guarantee, warranty or representation as to the information contained herein or in any attachment hereto and assumes no responsibility for any error, omission or inaccuracy in any such information. Delivery of this communication is not intended to waive any legal rights or privileges of Silver Oak Commercial Realty, LLC.

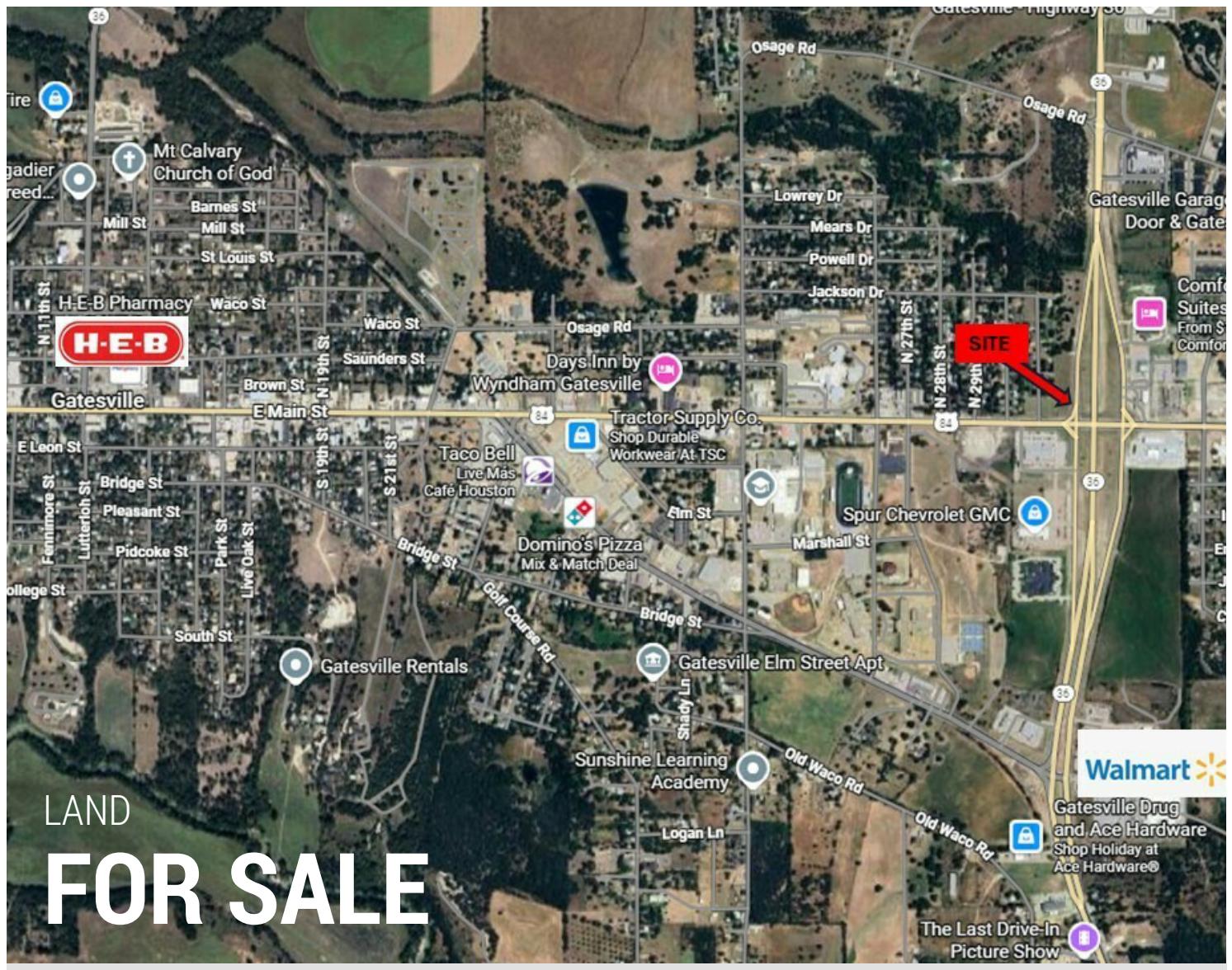
II 817.849.8282

II

<http://silveroakcre.com>

LAND FOR SALE +/- 0.65 ACRE

Nearby Shopping/Attractions



Russ Webb

Managing Partner / CCIM / Broker
O: 817.849.8282 x106
C: 817.233.7100
rwebb@silveroakcre.com



Nick Minkoff

Edmonds & Company Real Estate
O: 281.893.4000 x4
C: 832.483.3234
nick.minkoff@edmonds-co.com





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Silver Oak Commercial Realty, LLC

9000679

info@silveroakcre.com

817-849-8282

Name of Sponsoring Broker (Licensed Individual or Business Entity)

License No.

Email

Phone

James Leatherwood

0493949

jleatherwood@silveroakcre.com

817-849-8282

Name of Designated Broker of Licensed Business Entity, if applicable

License No.

Email

Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

Russ Webb

488983

rwebb@silveroakcre.com

817-849-8282

Name of Sales Agent/Associate

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date