

TBD Seaborn Rd- Seaborn Rd Properties

FOR SALE

COMMERCIAL DEVELOPMENT OPPORTUNITY

112 Seaborn Rd.
Ponder, TX 76259



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OFFERING SUMMARY

ADDRESS	112 Seaborn Rd. Ponder TX 76259
COUNTY	Denton
PRICE	CALL FOR PRICING
PRICE PSF	CALL FOR PRICING
LAND SF	7,400,844 SF
LAND ACRES	169.79
ZONING TYPE	Ag Exempt
# OF PARCELS	6

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	1,693	9,049	24,729
2022 Median HH Income	\$94,138	\$97,027	\$107,049
2022 Average HH Income	\$119,792	\$126,340	\$144,832

Property Notes

- This expansive 169.79-acre property is comprised of six parcels —34.4 and 57.7 acres, respectively on the north side of Seaborn and 6.37, 16.13, 4.11 and 51.08 AC on the south side of Seaborn. It is adjacent to FM 156 and less than one mile from FM 2449. In addition, it is only minutes from I-35, Denton and Alliance Airport, streamlining access to regional transportation and efficient supply chain management.
- Ponder, Texas, has experienced notable development in recent years. The city's comprehensive plan reflects a forward-thinking approach, with a strong focus on infrastructure improvements and industrial development.

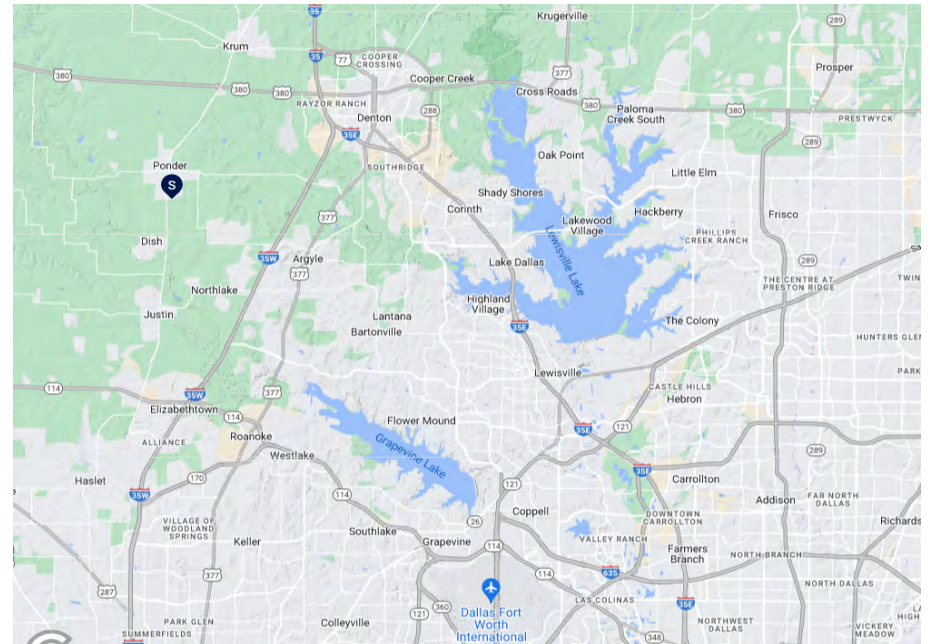


- The property's unique location, with portions in the Ponder city limits and the Ponder ETJ, provides flexibility for negotiation and collaboration with local authorities, opening avenues to explore suitable solutions for water and sewer services that align with your industrial development plans. Whether you're seeking to establish an industrial complex or embark on a unique development project, this property's advantageous location, accessibility, and potential for city utilities make it an exceptional investment.

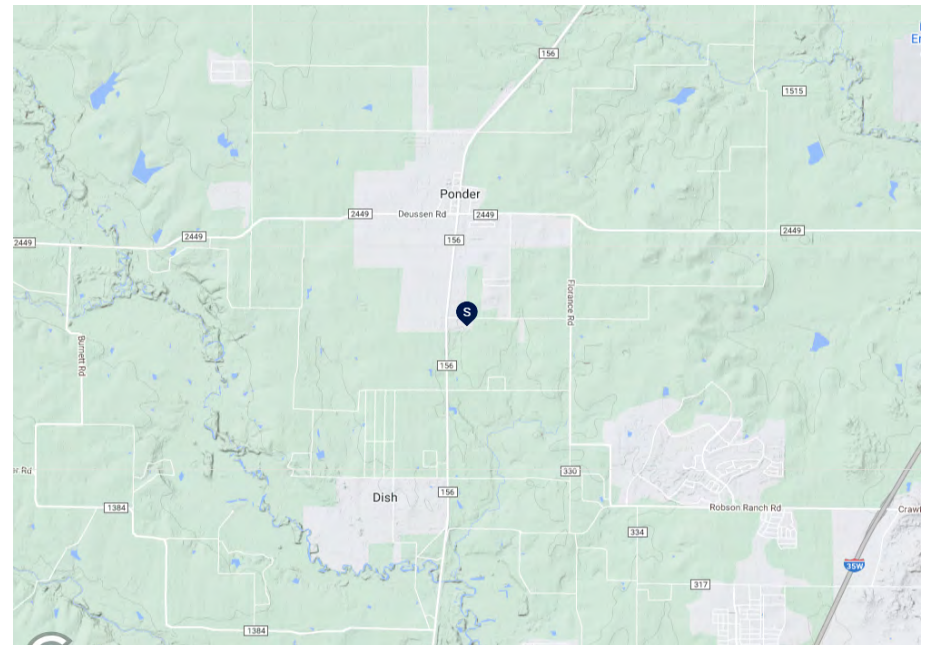
Property Highlights

- Ideal for industrial development
- Easy access to FM 156 and FM 2449.
- Potential for negotiation with local authorities regarding city water and sewer services.
- Close proximity to I-35, offering excellent regional transportation connections.
- Short distance to Denton and Alliance Airport, facilitating logistics and distribution.

Regional Map



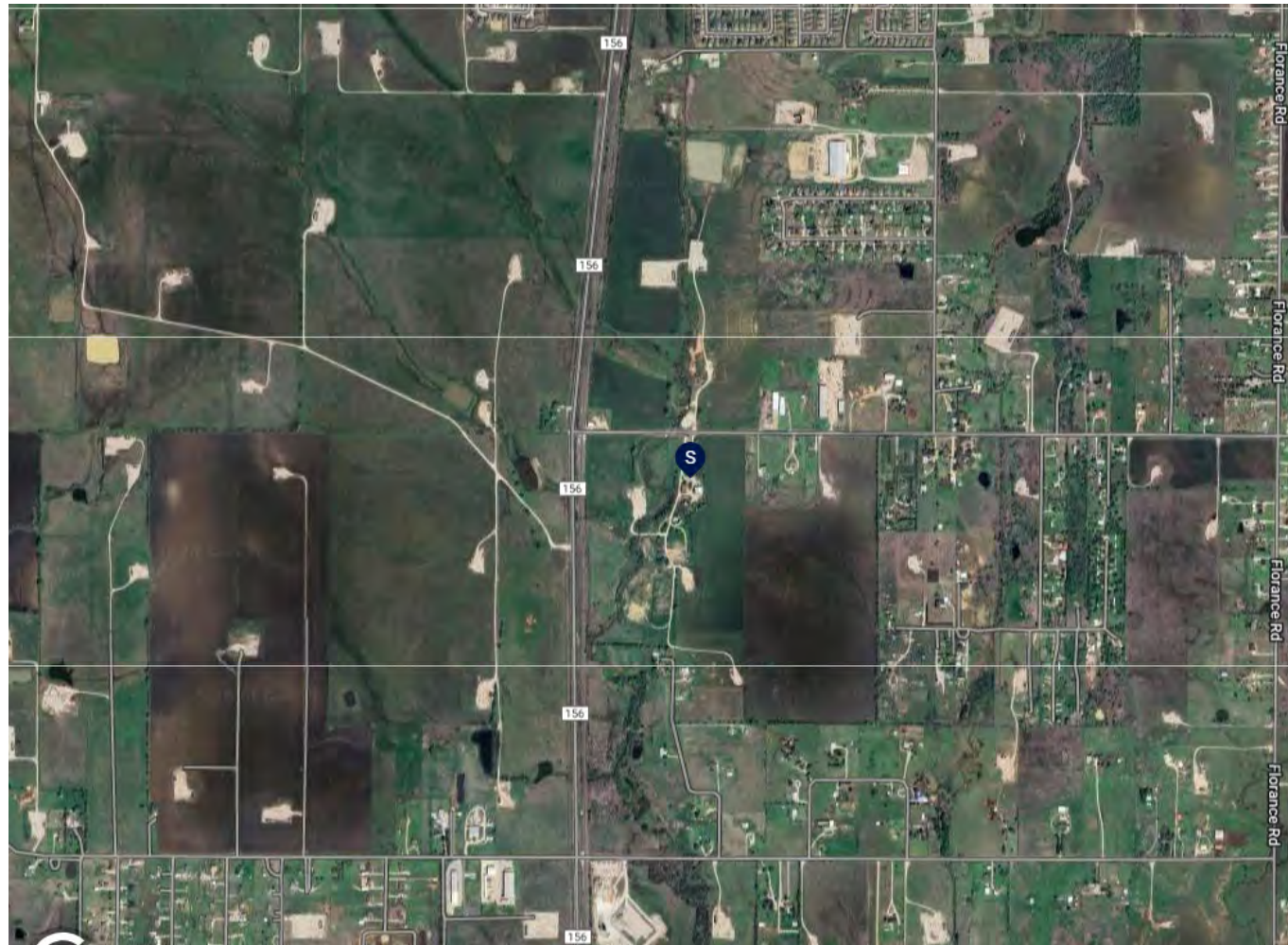
Locator Map



Parcel Map



Aerial Map



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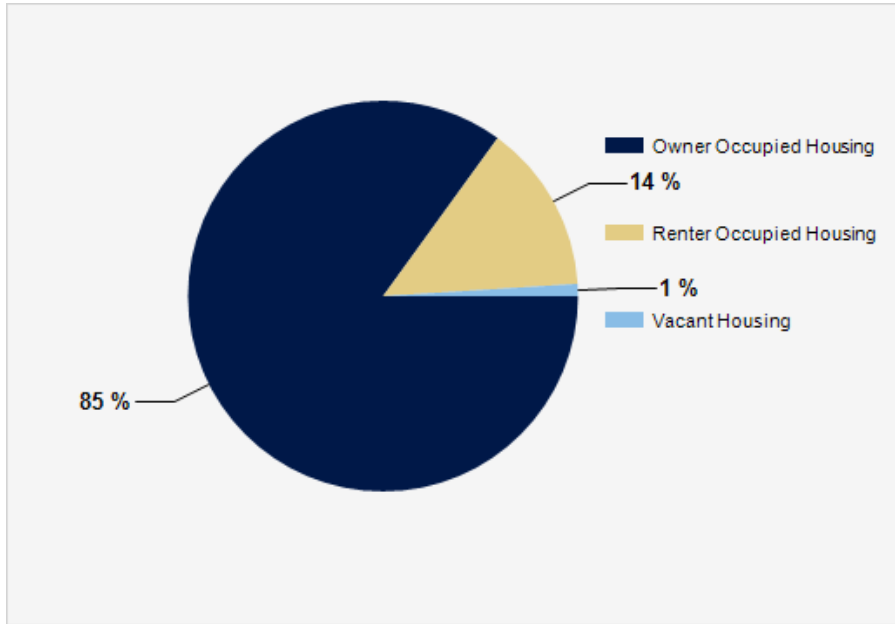
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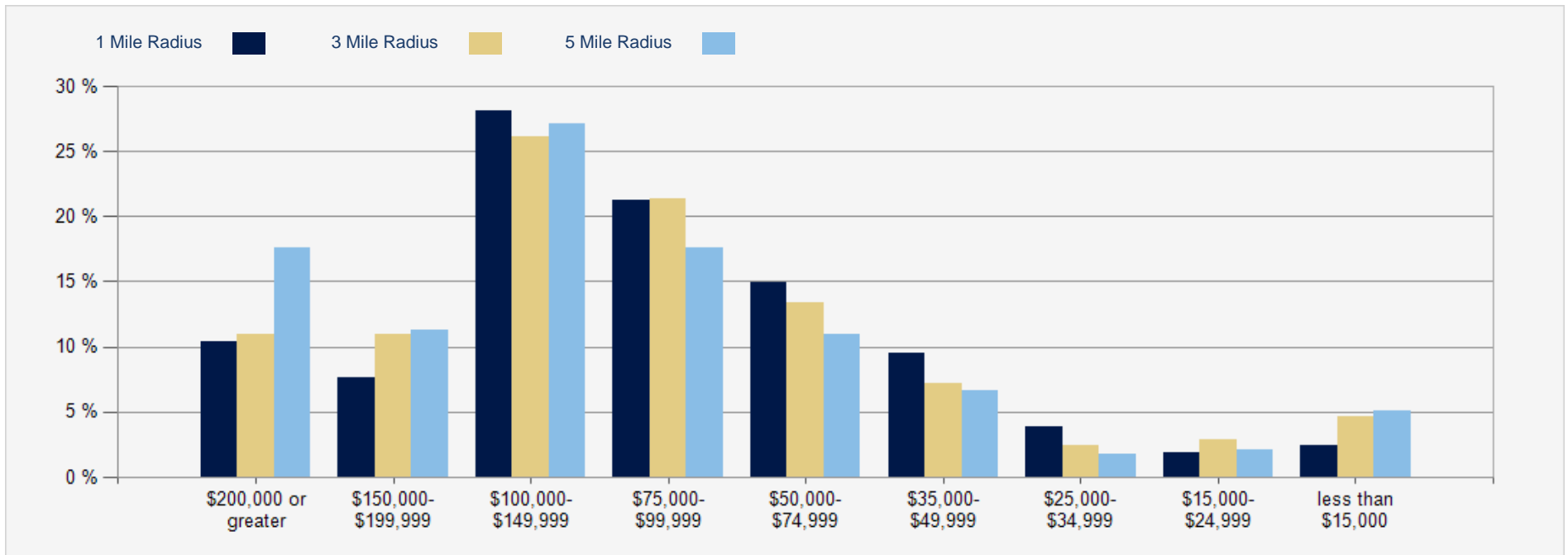
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income





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Additional Information

Information About Brokerage Services



Information About Brokerage Services

Texas law requires all real estate licensees 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 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:
 - 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.

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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 Date

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Exclusively Marketed by:

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