



## FOR SALE



### VACANT LAND

- 13.878 Acre site just north of Whitehouse.
- Site is just south of Jim Russell Rd (CR 2167)
- Excellent visibility on four-lane Highway.
- Zoning - N/A.
- Approximately 19,000 vpd (2019 counts).
- Possibility of tax incentives from the city of Whitehouse.

**Reduced Price - \$500,000**

**~~Sale Price \$725,000~~**

LEGEND	
ZONE AE	BASE FLOOD ELEVATIONS DETERMINED
ZONE X	AREAS OF 0.2% ANNUAL FLOOD
L.R.S.C.T.	LAND RECORDS SMITH COUNTY, TEXAS
O.P.R.S.C.T.	OFFICIAL PUBLIC RECORDS SMITH COUNTY TEXAS
D.R.S.C.T.	DEED RECORDS SMITH COUNTY, TEXAS
CMON	CONCRETE RIGHT-OF-WAY MONUMENT FOUND
G	UNDERGROUND PIPELINE
X	FENCE
E	OVERHEAD ELECTRIC
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	GAS MARKER

**GENERAL NOTES:**

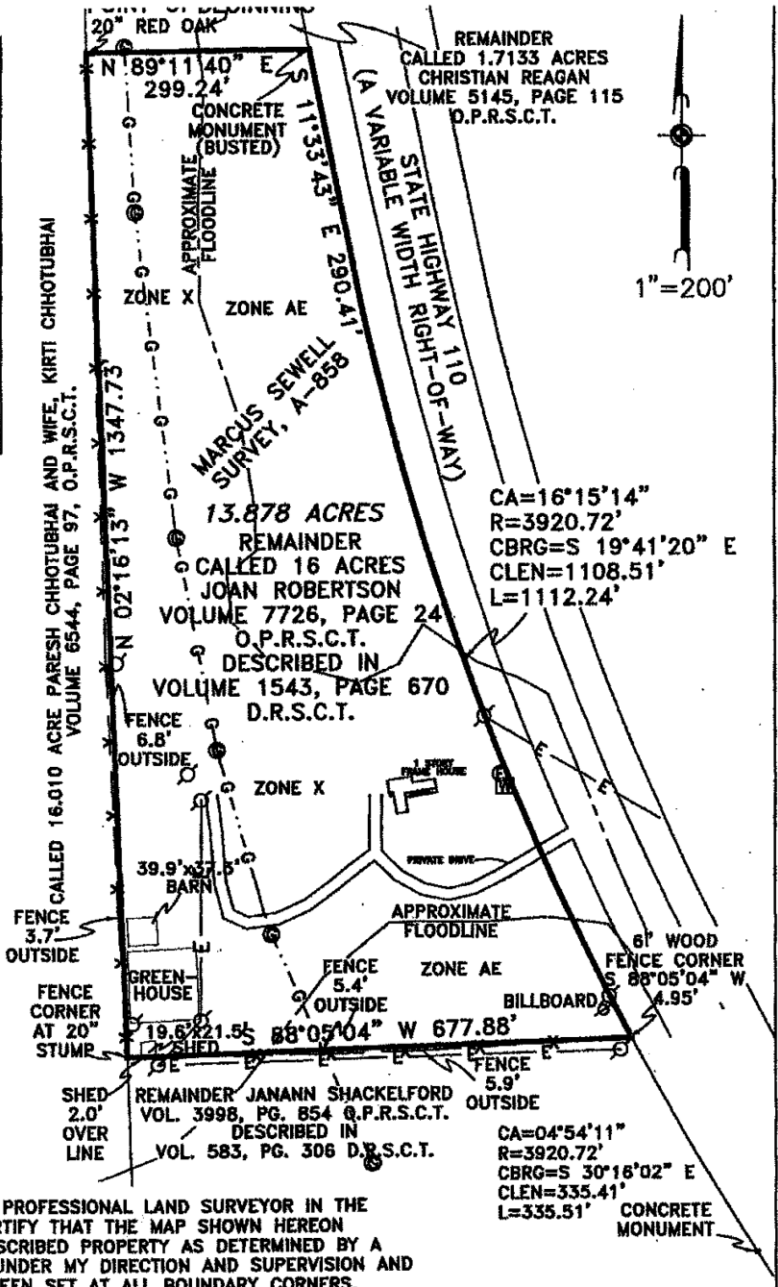
1. SURVEYOR DID NOT ABSTRACT PROPERTY FOR EASEMENTS AND/OR OTHER RESTRICTIONS. NO TITLE COMMITMENT PROVIDED.
2. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED;
3. BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 110 AS SHOWN ON RIGHT-OF-WAY MAP NO. RW345-1-24.
4. FLOODZONE DETERMINATIONS BASED ON FLOOD INSURANCE RATE MAP NUMBER: 48423C0505C EFFECTIVE DATE 9/26/08

SURVEY VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL OF R.P.L.S.

**SURVEYORS CERTIFICATE**

I, JEFF D. DOUGLAS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY, MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND 1/2" CAPPED IRON RODS HAVE BEEN SET AT ALL BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

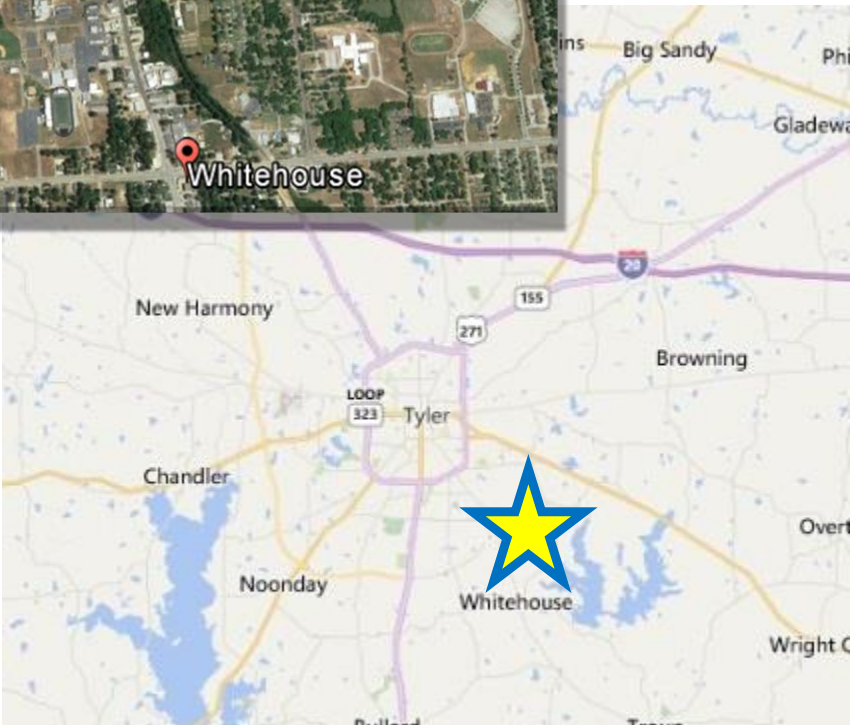
JEFF D. DOUGLAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5757  
 DATE OF SURVEY: 03/01/2010  
 DATE OF LAST REVISION:



<h2>LAND TITLE SURVEY</h2>		
<b>DRAWN</b> KCC	<b>DATE</b> 3/01/10	<b>DOUGLAS LAND SURVEYING, LLC.</b> 1180 VZCR 4609

# BURNS COMMERCIAL PROPERTIES

909 ESE LOOP 323 | SUITE 650 | TYLER, TX | 75701 | (903) 534-1200



The information contained herein was obtained from sources believed to be reliable; however, Burns Commercial Properties makes no guarantees, warranties, or representations as to completeness or accuracy thereof. The presentation of this property for sale, rent, or exchange is subject to errors, omissions, change of price or conditions of prior sale or lease, or withdrawal without notice.



# 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.

BURNS COMMERCIAL PROPERTIES, LLC	592818		(903) 534-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MARK WHATLEY	423898	mwhatley@burns-commercial.com	(903) 530-0955
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Henry Taylor Burns	0952818	htburns@burns-commercial.com	(903) 245-9881
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date