

# COMMERCIAL LAND AVAILABLE FOR SALE

5027 E Cottonwood Road, Gardendale, TX 79756



## Property Information

**For Sale:** **\$585,000**

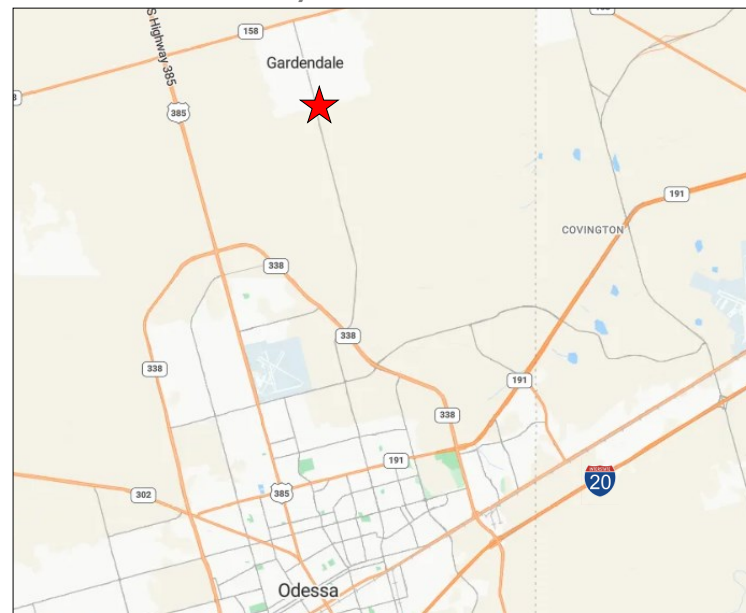
**Lot Size:** 4.48 ACs

## Property Highlights

- Water Well, Septic System, and Standard Electrical
- Home Contains 3 Bedrooms & 2 Baths
- Corner Lot
- Highly Visible Location
- Easy Access to Hwy 385 from Cottonwood Road
- Loop 338 from FM 554

## Property Location

Property is Located on the Northeast Corner of East Cottonwood Road and North Hollyhock Avenue.



**JULI SMITH**  
Agent

[Juli.Smith@havensgroup.net](mailto:Juli.Smith@havensgroup.net)

### DISCLAIMER

The information contained herein was obtained from sources believed to be reliable; however, The Havens Group, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or denotations prior to sale or lease, or withdrawal without notice.



3. **MASS BOUNDING COORDINATES, DISTANCES AND ANGLE** ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BOUNDING COORDINATES WILL HAVE A CONVERGENCE ANGLE (shown on 01) OF 0.017373 AND A CURVATURE ANGLE OF 0.000000.
4. **LOCATION OF BURRED UTILITIES AND PREMISES** IF ANY, IS APPROXIMATE AND BASED UPON OBSERVED INFORMATION FROM THE SURVEYOR, RECORDS, DEEDS AND VISUAL EVIDENCE, OR BY ONE CALL. IT IS SET FORTH AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED. CALL 1-800-DCG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
5. **THIS SURVEY IS PROVIDED WITH THE BENEFIT OF TITLE COMMITMENT #B274556, ISSUED SEPTEMBER 24, 2014 BY ALLIANCE NATIONAL TITLE INSURANCE COMPANY.**
- WITH REGARD TO ITEM 6 OF THE SCHEDULE OF A TITLE COMMITMENT:
- (1)(a) **MATTERS AFFECTING THE USE AND DEVELOPMENT OF THE SUBSURFACE WATER STATE, TEXAS - APPEALS - NOT SET FORTH.**
- (1)(b) **EASEMENT TO TRACT 44341 BY INSTRUMENT RECORDED IN VOLUME 631, PAGE 41 DOES NOT AFFECT; TO TRACT 44341 DOES NOT AFFECT; INSTRUMENT 653, PAGE 41 DOES NOT AFFECT; TRACT 637, PAGE 47 DOES NOT AFFECT; TRACT 637, PAGE 41 DOES NOT AFFECT AND TRACT 676, PAGE 98 DOES NOT AFFECT.**
- (1)(c) **AS TO TUXELECTRIC AS SHOWN BY INSTRUMENT RECORDED IN VOLUME 1269, PAGE 99 OFFICIAL PUBLIC RECORDS OF ECTOR COUNTY, TEXAS - AS SHOWN HEREON.**
- (1)(d) **EASEMENT RECORDED IN VOLUME 345, PAGE 369, DEEDS OF ECTOR COUNTY, TEXAS - AS SHOWN HEREON - IF APPLICABLE.**
- (1)(e) **NO APPEAL RECORDED.**
- (1)(f) **VOID OR NOT AFFECTED EITHER ON OR ACROSS THE PROPERTY HEREIN DESCRIBED - AS SHOWN HEREON - IF APPLICABLE.**
- (2)(a) **NO SURVEY SATED**

FIELD NOTE DESCRIPTION OF A 4.480 ACER TRACT, SITUATED IN SECTION 7, BLOCK 41, AND SECTION 12, BLOCK 42, TOWNSHIP 15 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, ECTOR COUNTY TEXAS, BEING THE REMAINDER OF A CALLED 4.480 ACER TRACT DESCRIBED IN DOCUMENT 2086-2362 OF THE OFFICIAL PUBLIC RECORDS (OPR) OF DEKALB COUNTY, GEORGIA.

**BEGINNING AT N 71°** 09.894 S 0.1° E; 1463.577' 1.0" A ONE-HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "LCA, DEKALB" (LCA FOUND IN THE NORTH RIGHT OF WAY LINE OF COTTONWOOD DRIVE, A TRACT OF COMMONS OF A CALLED "WVC INC" FOUND AT THE SOUTHWEST CORNER OF S 123.3 ACER TRACT BEARS N 73° 23' 1.1", 219.75 FEET.

**THENCE S 75° 27' 25" W**, ALONG SAID COTTONWOOD DRIVE 157.71 FEET TO A POINT ON THE COMMON LINE OF SAID SECTIONS 7 AND 12, FROM WHICH THE RECORDS SHOW COTTONWOOD DRIVE IS 34° 07' 28", 63.00 FEET FOR A DEFLECTION OF 157.71 FEET.

**THENCE S 76° 02' 17" W**, CONTINUING ALONG SAID COTTONWOOD, 412.71 FEET TO A CONCRETE MONUMENT FOUND FOR A CUTBACK CORNER HEREJO;

**THENCE S 69° 09' 17" W**, ALONG SAID COTTONWOOD 37.42 FEET TO A TXXDIT TYPE MONUMENT WITH A BRASS CAP FOUND IN THE RIGHT OF WAY LINE OF HOLLOCH AVENUE FOR THE WEST SOUTHWEST CORNER OF SAID TRACT.

**THENCE N 71° 23' 17" W**, ALONG SAID HOLLOCH, 40.80 FEET TO A ONE-HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "WVC INC" (WVC FOUND AT THE SOUTHWEST CORNER OF A CALLED "A CTRACT IN DOCUMENT NUMBER 2086-2362 OF THE OFFICIAL PUBLIC RECORDS OF DEKALB COUNTY, GEORGIA).

**THENCE S 75° 27' 25" W**, ALONG SAID "A CTRACT, 439.48 FEET TO A "WVC" FOUND IN THE WEST LINE OF SAID CALLED 3.233 ACER TRACT FOR THE NORTHEAST CORNER HEREJO;

**THENCE N 74° 02' 25" W**, ALONG SAID CALLED 3.233 ACER TRACT 45.89 FEET TO THE **POINT OF BEGINNING**, BEING 2086-2362 ACRES OF SAID TRACT.

### LEGEND

- |  |                            |              |  |
|--|----------------------------|--------------|--|
|  | FOUND MONUMENT AS NOTED    |              | CONCRETE                                 |
|  | CALCULATED POINT           |              | PAVEMENT                                 |
|  | A/C PAD                    |              | CALICHE                                  |
|  | FIBER OPTIC PEDESTAL       |              | BUILDING                                 |
|  | GUY ANCHOR                 |              |  |
|  | LIGHT POLE                 |              |  |
|  | MAILBOX                    |              |  |
|  | POWER POLE                 | O.P.R.M.C.T. | OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX |
|  | PROPANE TANK               |              |  |
|  | SIGN                       |              |  |
|  | STOP SIGN WITH LIGHTS      |              |  |
|  | TRAFFIC SIGNAL CONTROL BOX |              |  |
|  | WATER VALVE                |              |  |
|  | BOUNDARY LINE              |              |  |
|  | PROPERTY LINES             |              |  |
|  | EASEMENT LINE              |              |  |
|  | EDGE OF ASPHALT            |              |  |
|  | CHAINLINK FENCE            |              |  |
|  | OVERHEAD ELECTRIC LINE     |              |  |
|  | SECTION LINE               |              |  |
|  | BEARING & DISTANCE TIE     |              |  |

**M A V E R I C K**  
CIVIL ENGINEERING / LAND SURVEYING  
ENGINEER FIRM #: F-15089 | SURVEY FIRM #: 10194  
1909 West Wall Street, Suite "K" - Midland, Texas 79701  
Tel: (432) 262-0999 Fax: (432) 262-0989  
[www.Maverick-Eng.com](http://www.Maverick-Eng.com)



MARCOS LUJAN &amp; ADRIANA LUJAN

## TITLE SURVEY

BEING A 4.480 ACRE TRACT OF LAND OUT OF A 6.481 ACRE TRACT  
OF LAND SECTION 7, BLOCK 41, T-1-S, AND SECTION 12, BLOCK 42,  
T-1-S, T & P RY. CO. SURVEY, ECTOR COUNTY, TEXAS.

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## DISCLAIMER

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Agent

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## 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.*

2-10-2025



### 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.

### 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. **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.

**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.

<u>The Havens Group, Inc.</u>	<u>523430</u>		<u>(432)582-2250</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Janice Havens</u>	<u>441019</u>	<u>janice.havens@havensgroup.net</u>	<u>(432)582-2250</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Juli Smith</u>	<u>716932</u>	<u>juli.smith@havensgroup.net</u>	<u>(432)528-6301</u>
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](http://www.trec.texas.gov)