

7.5 ACRES FOR SALE

BERTHOLF
COMMERCIAL REAL ESTATE

STANDRIDGE BLVD & US-75 | ANNA, TX 75409

Walmart*



Great Clips



Future



Proposed

Burlington ROSS

KOHL'S pop shelf

RACK ROOM SHOES

petco

ER

Pediatric Urgent Care

SITE

59,606 VPD (22)



TERRIN BERTHOLF

903.267.1573 | terrin@bertholfcre.com

118 W Chestnut St | Denison, TX 75021

PROPOERTY INFORMATION



Standbridge Blvd & US-75

Anna, TX 75409

7.5 AC

Land Size

1,000 FT

Frontage along US-75

Commercial

Zoning

Collin

County

Contact Broker

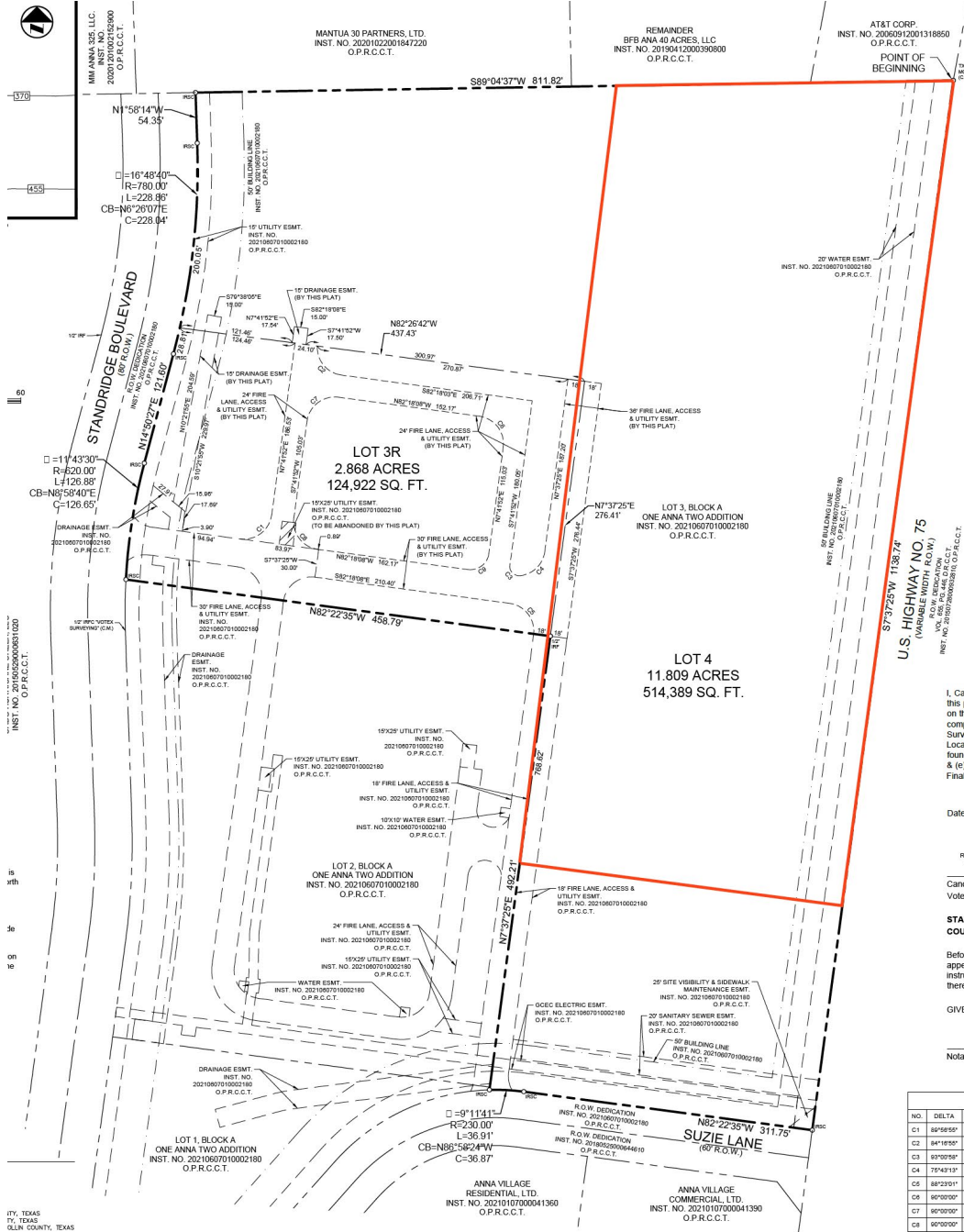
Price

SITE

59,606 VPD (22)



SURVEY



OWNER
STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, W.S. Ratt, Lot 3, Block A, Anna, Texas, as Official Plat conveyed 2/18/2022, particular
BEGINNING
U.S. Highway
THENCE
1/2-inch in the interior (a 60-foot
THENCE
distances
N 82° cap
curve
In a 41', feet, stair
Lot 3
THENCE
east line 1/2-inch in
THENCE
1/2-inch in the east n
westerly s
being the
THENCE
distances
In a 43', 126.1
cap
In a 40', 228.
cap
N 01° star
THE
cont.

I, Candy Hone, a Registered Professional Engineer, prepared this plat was prepared and on the ground during field work complies with the Rules and Regulations of the State Surveyors, the City of Dallas Local Government Code, if found or placed in compliance (e), and that the digital Final Plat.

Dated this the ____ day of _____, 2022.

F
RELEASED 7/21/2021 FOR RE-RECORDING FOR ANY PURPOSE UPON
Candy Hone, Registered Professional Engineer
Votex Surveying Company

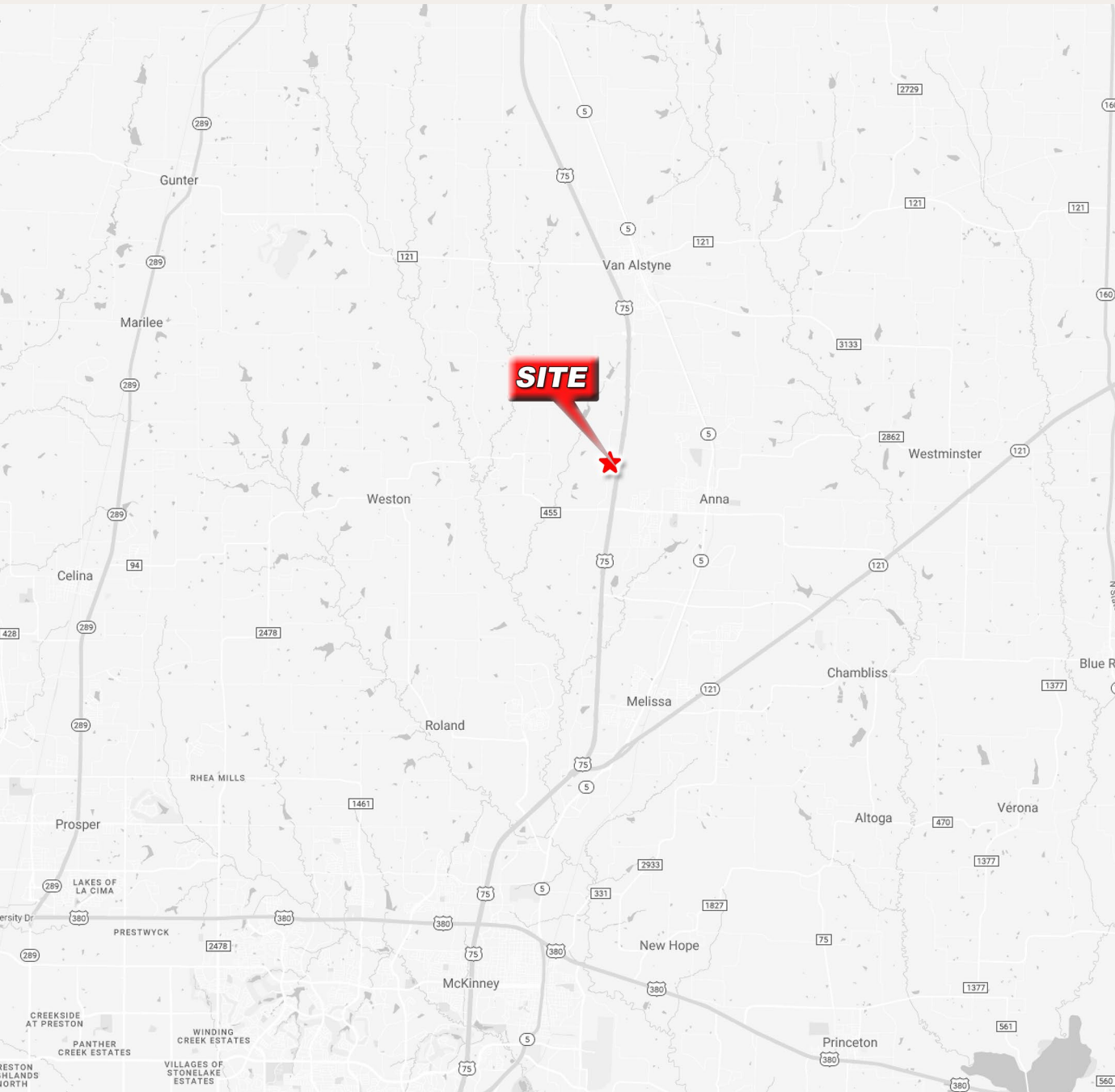
STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the presence of me.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

Notary Public, State of Texas

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH CHORD
C1	99°56'50"	30.00	47.30' N45
C2	94°16'59"	30.00	44.12' S38
C3	93°00'58"	10.23	16.61' S46
C4	75°49'13"	30.00	39.65' N44
C5	88°23'51"	30.00	48.28' N38
C6	90°00'00"	30.00	47.12' N33
C7	90°00'00"	30.00	47.12' S52
C8	90°00'00"	30.00	47.12' S32

DEMOGRAPHICS



POPULATION

3,154
within 1 mile

27,458
within 3 miles

54,770
within 5 miles



HOUSEHOLDS

1,033
within 1 mile

8,815
within 3 miles

17,429
within 5 miles



AVG HH INCOME

\$118,132
within 1 mile

\$116,913
within 3 miles

\$134,222
within 5 miles

FOR SALE

BERTHOLF

COMMERCIAL REAL ESTATE

TERRIN BERTHOLF | 903.267.1573

DISCLAIMER

The information contained herein was obtained from sources believed reliable; however, Bertholf Commercial Real Estate or its agents 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 conditions, prior to 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.

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.

Bertholf Commercial Real Estate	9014873	terrin@bertholfcre.com	903.267.1573
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Terrin Bertholf	649544	terrin@bertholfcre.com	903.267.1573
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____