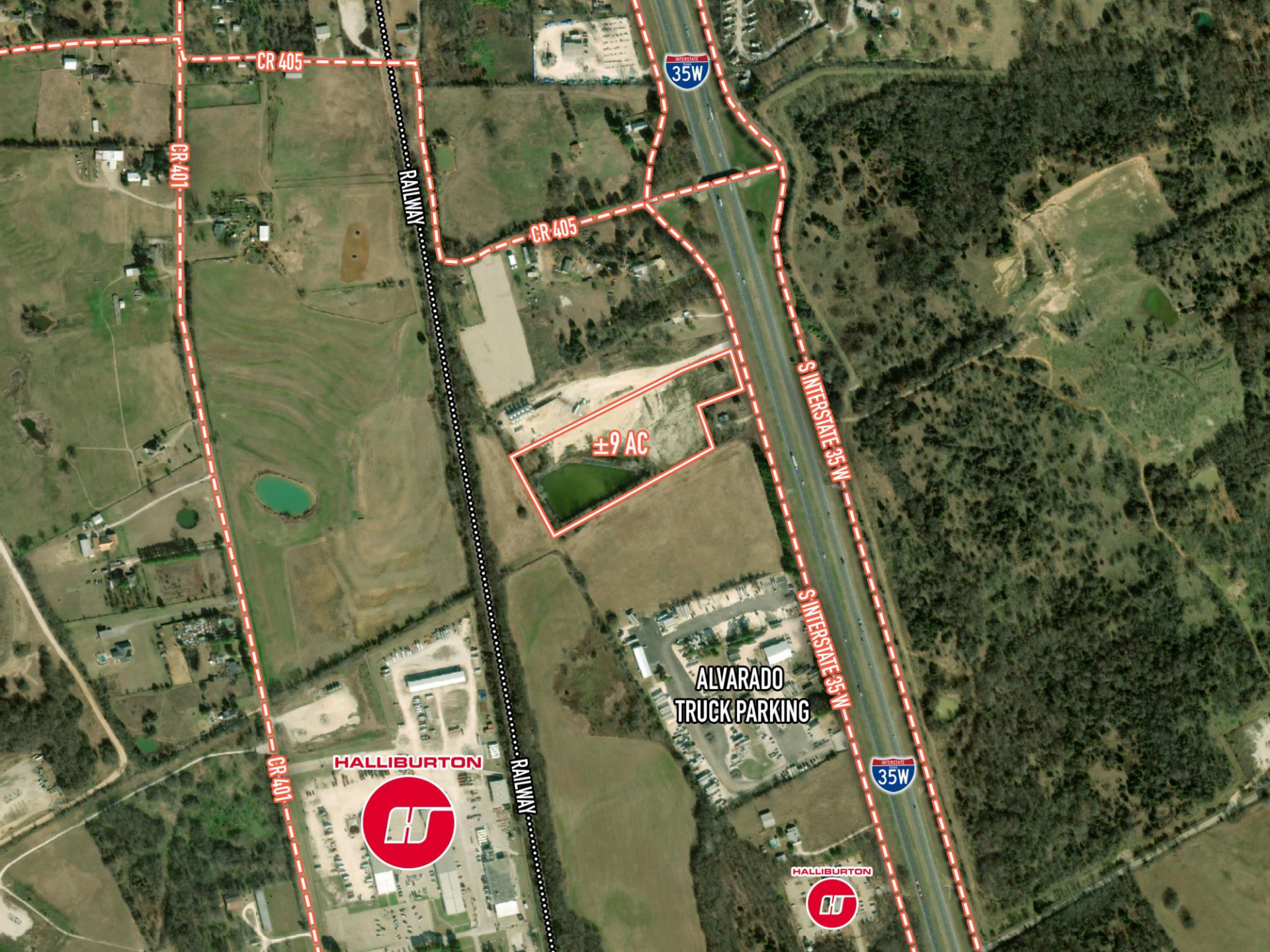


± 9 ACRES FOR SALE

ALVARADO | JOHNSON COUNTY | TEXAS
EXCLUSIVELY LISTED BY YOUNGER PARTNERS

YOUNGER

7924 I-35W ALVARADO, TEXAS 76258



CR 405

CR 401

RAILWAY

CR 405

±9 AC

S INTERSTATE 35 W

S INTERSTATE 35 W

ALVARADO
TRUCK PARKING

HALLIBURTON



HALLIBURTON



Property Information

7924 I-35W ALVARADO, TEXAS 76258 I ± 9 AC

LOCATION

- Alvarado, Johnson County, Texas
- Parcel ID- R000091369

INITIAL OFFERING

- Property Size
 - ± 9 Gross AC

[Contact Broker For Pricing](#)

PROPERTY TYPE

- Commercial/Industrial

PROPERTY INFORMATION

- Current Zoning:
 - City of Alvarado ETJ
- Future Land Use:
 - Commercial/Industrial
- Traffic Ct:
 - I-35 (N/S): ± 50,000 VPD
 - SH 67 (E/W): ± 24,060
- Frontage:
 - I-35: ± 200'
- School District:
 - Alvarado ISD
- Utilities:
 - Water & Electric- On Site

APPROXIMATE DISTANCE FROM

SH 67

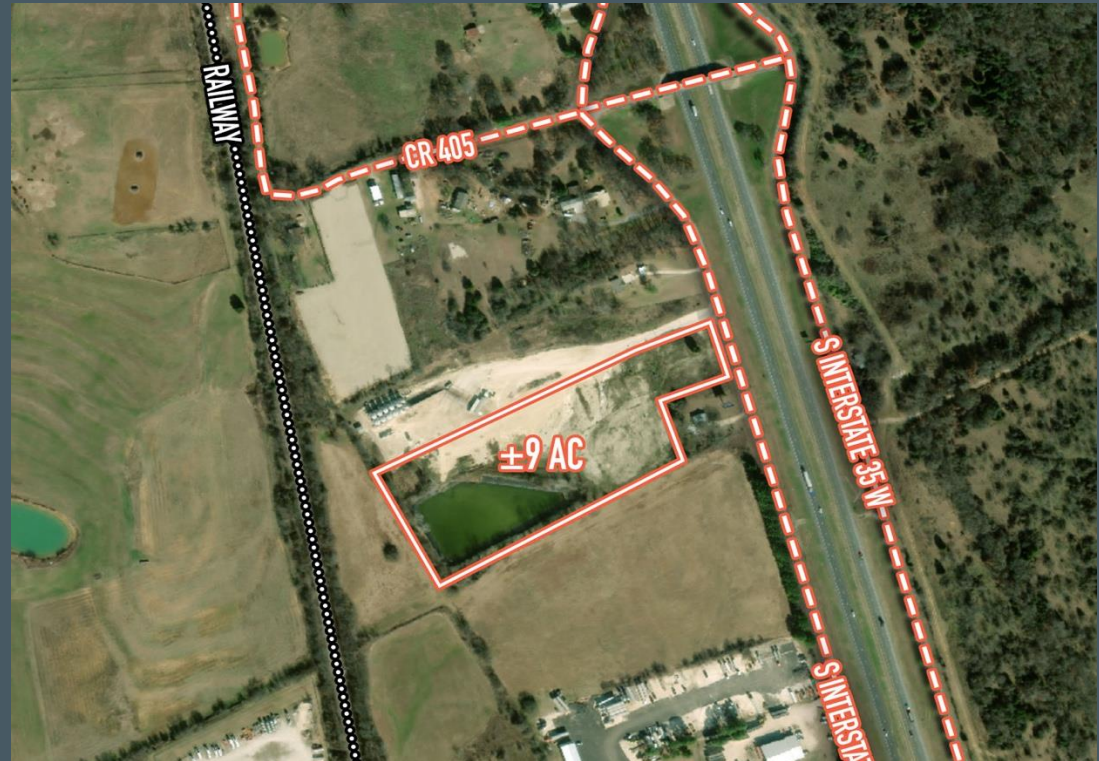
1 MILE

FORT WORTH

20 MILES

DALLAS

45 MILES



ETHAN PECK | ASSOCIATE

469.500.6803

ETHAN.PECK@YOUNGERPARTNERS.COM

BEN MCCUTCHIN | EXECUTIVE VICE PRESIDENT

214.238.8011

BEN.MCCUTCHIN@YOUNGERPARTNERS.COM



DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
TOTAL EST. POP	7,945	15,785	70,045
AVG HH INCOME	\$99,805	\$108,627	\$102,277
TOTAL HH EXPENDITURE	\$239.83 M	\$516.66 M	\$2.34 B



DRONE AERIAL LOOKING SOUTH | ± 9 ACRES | ALVARADO, JOHNSON COUNTY, TX

YOUNGER
PARTNERS



DRONE AERIAL LOOKING EAST | ± 9 ACRES | ALVARADO, JOHNSON COUNTY, TX



BEN MCCUTCHIN | EXECUTIVE VICE PRESIDENT

214.238.8011

ben.mccutchin@youngerpartners.com

ETHAN PECK | ASSOCIATE

469.500.6803

ethan.peck@youngerpartners.com



Younger Partners Dallas, LLC

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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0