

## COMMERCIAL/OTHER FOR SALE

# 1450 ACRES OF PRIME DEVELOPMENT LAND

0 FM Road 548, Terrell, TX 75126



<b>SALE PRICE:</b>	\$35,000,000
<b>LOT SIZE:</b>	1450.0 Acres
<b>PRICE PER ACRE:</b>	\$24,138

### PROPERTY OVERVIEW

Looking for Development Site this 1450 Acres is located in the path of heavy growth area. Minutes from Dallas with easy commute. Close to 3 major Highways. Great for master planned mixed use development or Tech or Industrial park. Beautiful property with Endless Possibilities call for details 214-563-9738 or 405-627-4218

### PROPERTY FEATURES

- 20 Minutes from Dallas and Close to 4 Major Highways
- Major Frontage on FM 548
- Terrell Schools
- Minutes from Large Retail Chains, Numerous Restaurants, and Proposed Forney Mall

**KW COMMERCIAL**  
469.467.7755  
501 W. President Bush Hwy  
Richardson, TX 75080

**CINDY FREY**  
Commercial Broker  
O: 469.251.0487  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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For the same reasons a bridge was built to connect Brooklyn and Manhattan, Forney's new \$23M "Gateway Bridge" over U.S.80 connects 660 acres of prime property north of the highway with 1400 acres to its south. Master-planned by Petro-Hunt, LLC, Gateway is available for retail, residential, and commercial development. Just think what Forney's exceptional quality of life, amazing bang for buck, a well-educated work force and two major east-west highways could mean for your client. Just 25 minutes east of downtown Dallas, this is the next epicenter of DFW's ongoing boom.

Click on the image to view the complete Master Plan brochure on the property.



### GATEWAY - 2000+ ACRES THE FUTURE IS HERE



Opening up 2000+ acres for future development with a \$23 Million road project takes a lot of planning and effort. Since 2007 a Public-Private-Partnership has pulled together the infrastructure for DFW's next development boom. Can you hear it?

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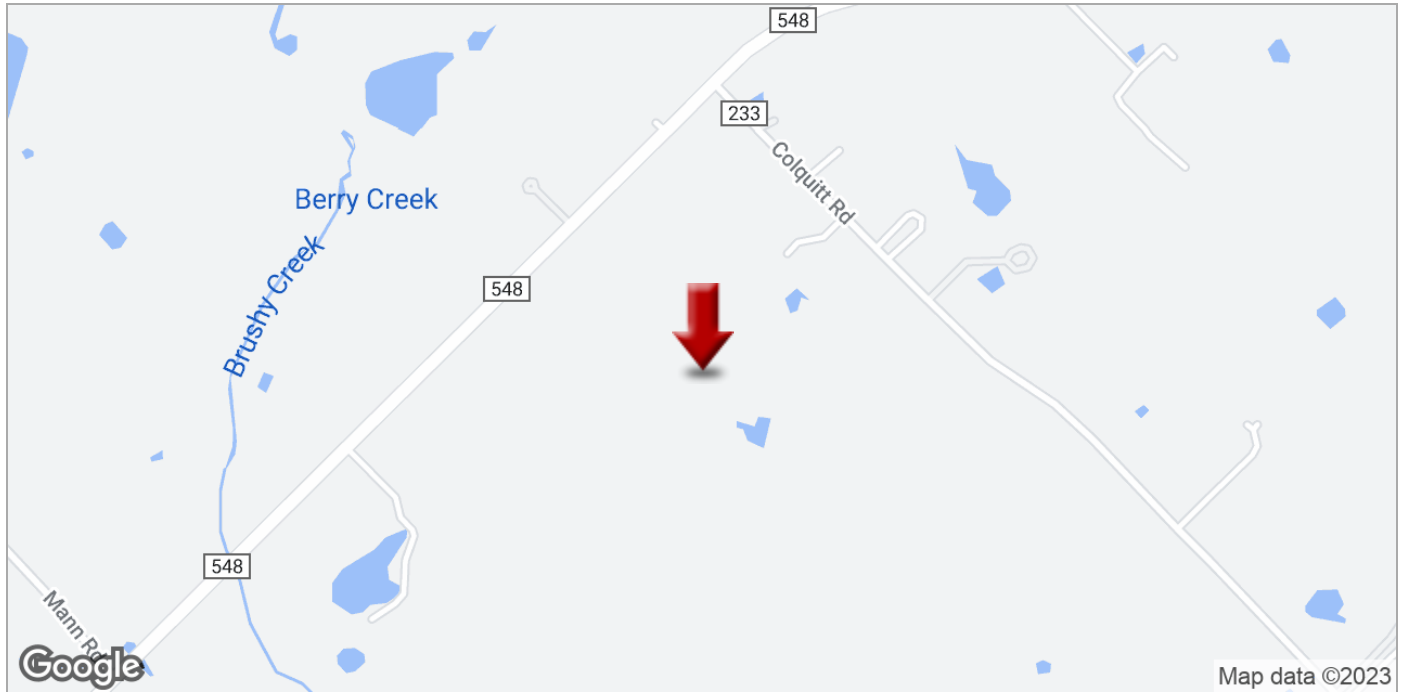
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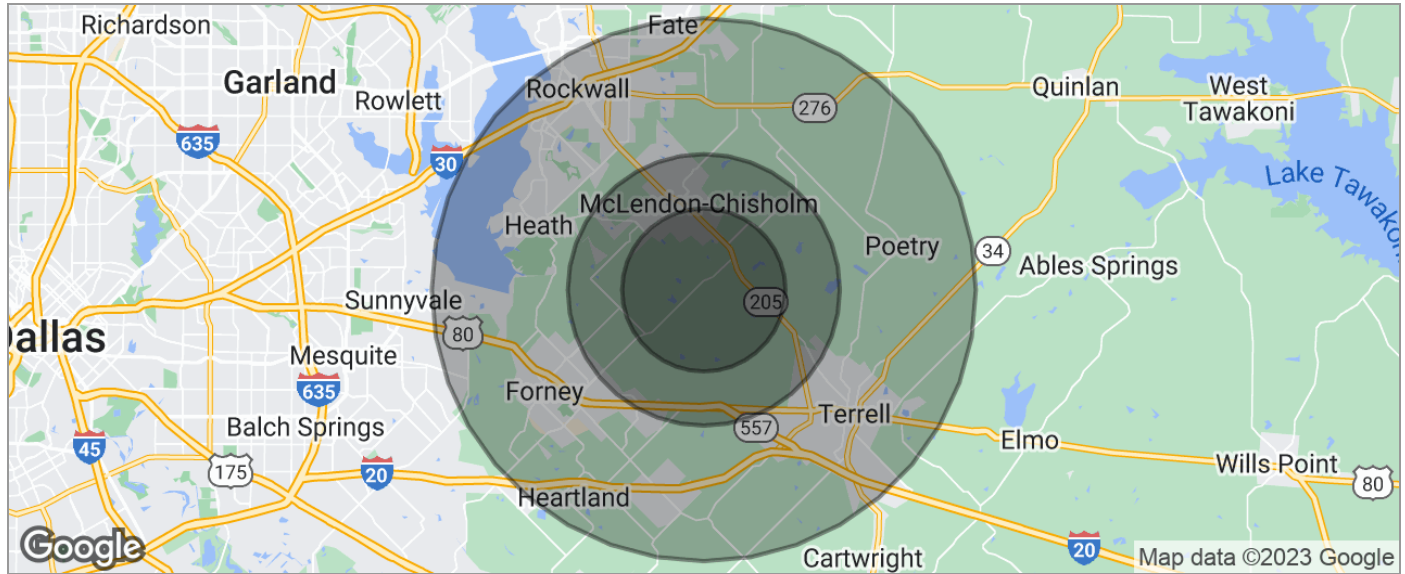
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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	5,359	18,126	95,691
MEDIAN AGE	35.1	34.2	34.4
MEDIAN AGE (MALE)	34.8	33.5	33.3
MEDIAN AGE (FEMALE)	35.1	34.6	35.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,675	5,679	31,233
# OF PERSONS PER HH	3.2	3.2	3.1
AVERAGE HH INCOME	\$115,596	\$104,333	\$85,355
AVERAGE HOUSE VALUE	\$385,405	\$350,326	\$233,464
RACE	3 MILES	5 MILES	10 MILES
% WHITE	86.3%	85.1%	80.0%
% BLACK	9.3%	10.1%	11.1%
% ASIAN	1.6%	1.4%	1.2%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.1%	0.4%
% OTHER	1.5%	2.1%	5.5%
ETHNICITY	3 MILES	5 MILES	10 MILES
% HISPANIC	12.5%	15.0%	19.2%

\* Demographic data derived from 2020 ACS - US Census

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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.*

### 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.

-	-	-	-
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
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	