



FOR SALE | LAND

15 ACRES WITH MOBILE HOME, SHOP, TRAILER HOOKUPS

7944 N. State Hwy 80, Nixon, TX 78140

JUSTIN DODD
214.534.7976
justin@nrgrealtygroup.com

JOHN W. B. MCDANIEL, SIOR
214.325.4851
john@nrgrealtygroup.com

JUSTIN TUNNELL
713.744.7431
jtunnell@lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

15 ACRES WITH MOBILE HOME, SHOP, TRAILER HOOKUPS

7944 N. State Hwy 80, Nixon, TX 78140



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$350,000

Lot Size: 15.12 Acres

Zoning: None

Price / Acre: \$23,148.15

PROPERTY OVERVIEW

Over 15 acres on State Highway 80! This property was previously used by an accommodations company for on-site living quarters and entertainment for the oilfield service workers in the Eagle Ford Shale Play. It contains two mobile homes, and a 1,600 SF metal building, outside fire pit area, mature trees, and the infrastructure/connections for multiple additional trailer hookups.

LOCATION OVERVIEW

The property is located approximately 18 miles south of Interstate 10 and 8 miles north of Nixon with frontage along State Highway 80.

JUSTIN DODD
214.534.7976
justin@nrgrealtgroup.com

JOHN W. B. MCDANIEL, SIOR
214.325.4851
john@nrgrealtgroup.com

JUSTIN TUNNELL
713.744.7431
jtunnell@lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

15 ACRES WITH MOBILE HOME, SHOP, TRAILER HOOKUPS

7944 N. State Hwy 80, Nixon, TX 78140



COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- County – No Zoning
- Two mobile homes
- 1,500 SF garage/metal building
- Connections for additional trailers
- Fire pit area
- South Mobile Home – Est. 1,652 SF, built 1990
- North Mobile Home – est. 2,128 SF, built 2001



JUSTIN DODD
214.534.7976
justin@nrgrealtygroup.com

JOHN W. B. MCDANIEL, SIOR
214.325.4851
john@nrgrealtygroup.com

JUSTIN TUNNELL
713.744.7431
jtunnell@lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

15 ACRES WITH MOBILE HOME, SHOP, TRAILER HOOKUPS

7944 N. State Hwy 80, Nixon, TX 78140



ADDITIONAL PHOTOS



JUSTIN DODD
214.534.7976
justin@nrgrealttygroup.com

JOHN W. B. MCDANIEL, SIOR
214.325.4851
john@nrgrealttygroup.com

JUSTIN TUNNELL
713.744.7431
jtunnell@lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

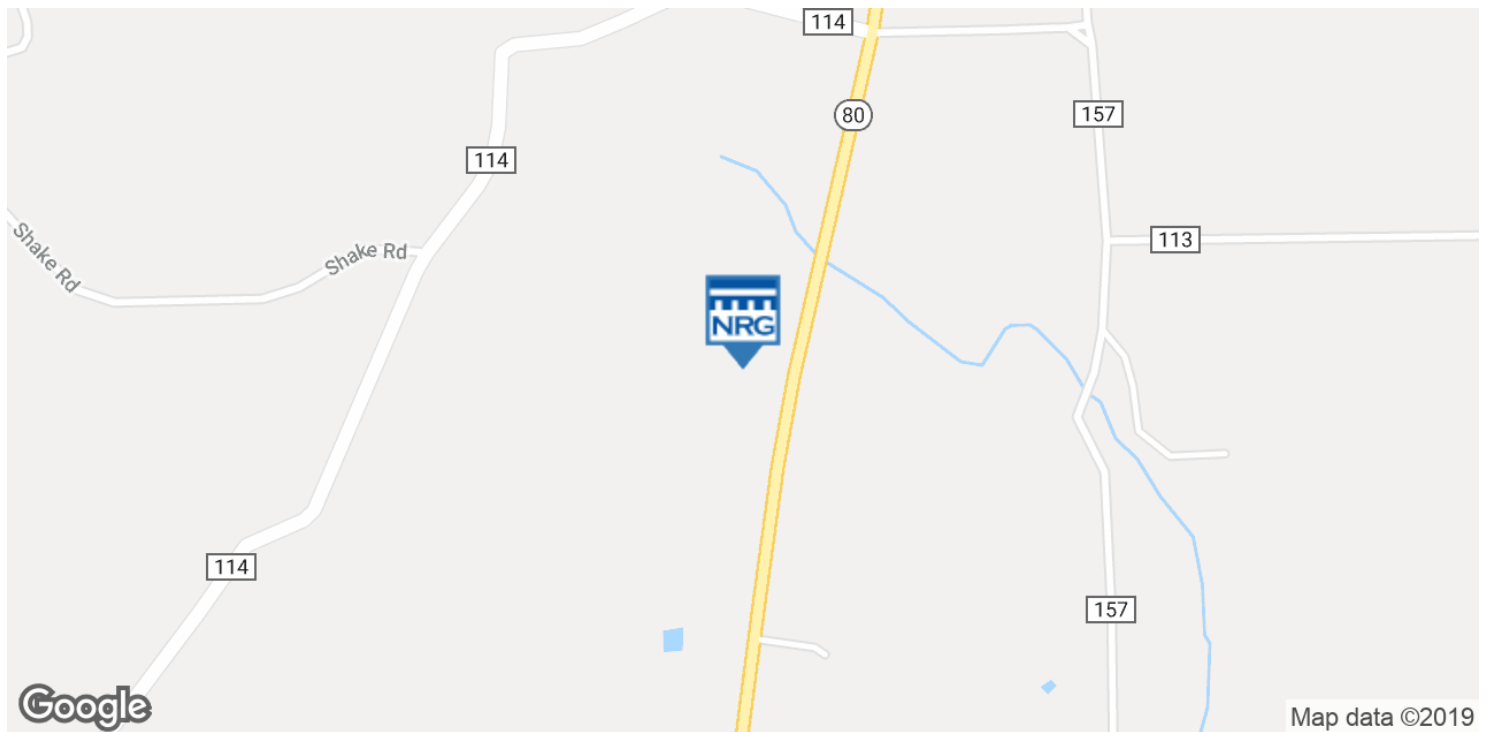
NRG Realty Group • 6191 Hwy 161 Suite 430 • Irving, TX 75038 • 214.534.7976 • nrgrealttygroup.com

15 ACRES WITH MOBILE HOME, SHOP, TRAILER HOOKUPS

7944 N. State Hwy 80, Nixon, TX 78140



LOCATION MAPS



JUSTIN DODD
214.534.7976
justin@nrgrealtygroup.com

JOHN W. B. MCDANIEL, SIOR
214.325.4851
john@nrgrealtygroup.com

JUSTIN TUNNELL
713.744.7431
jtunnell@lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.



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.

NRG Realty Group LLC	9004023	justin@nrgrealtygroup.com	2145347976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Dodd	0601010	justin@nrgrealtygroup.com	2145347976
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John W. B. McDaniel	405514	john@nrgrealtygroup.com	2143254851
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date