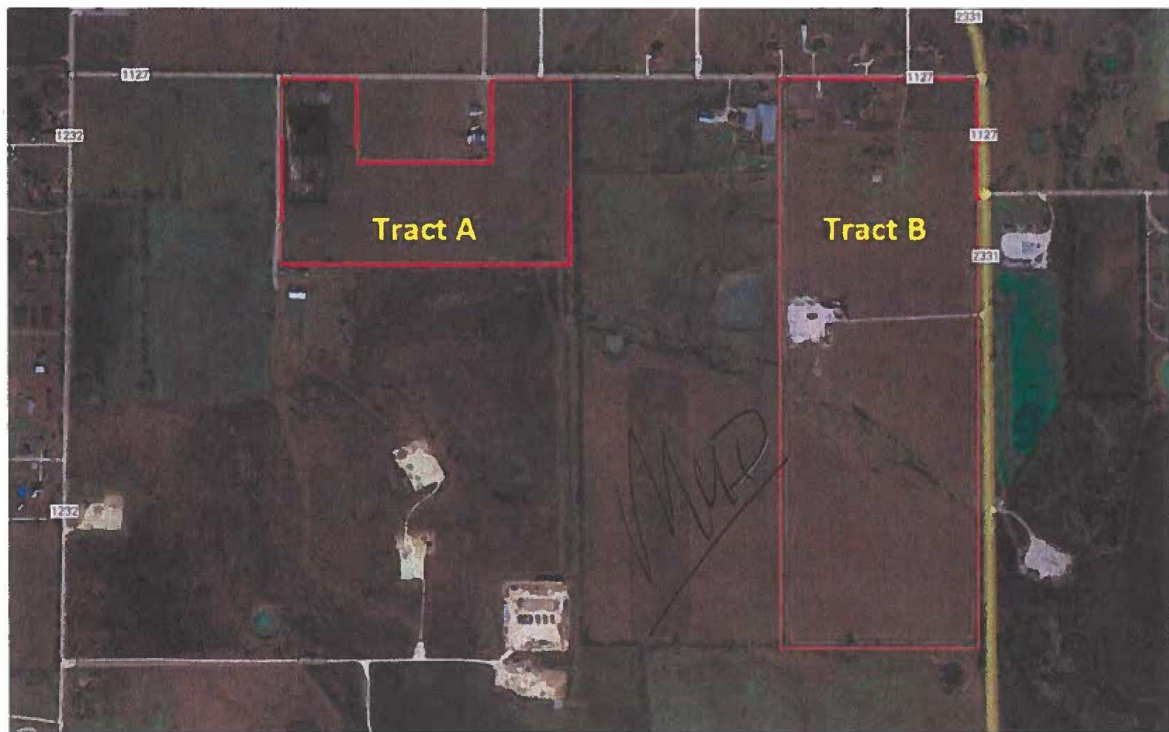


TWO TRACTS FOR SALE GODLEY, TX

8601 County Road 1127, Godley, TX 76044

Aerial Photograph



LAND FOR SALE

Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

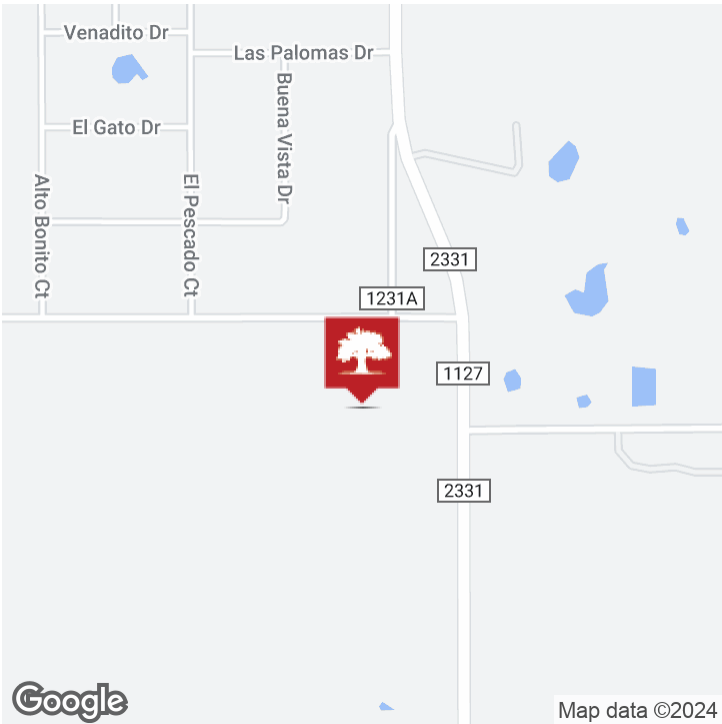
C: 817.233.7100

rwebb@silveroakcre.com

TWO TRACTS FOR SALE GODLEY, TX

LAND FOR SALE

8601 County Road 1127, Godley, TX 76044



OFFERING SUMMARY	
Sale Price:	Tract A: \$2,130,500
Available:	42.61 AC
Price / Acre:	50,000
Price / SF:	\$1.15
Sale Price:	Tract B: 5,531,500
Available:	100.63 AC
Price / Acre:	\$50,000
Price / SF:	\$1.26
Zoning:	AG
Market:	Johnson County

PROPERTY OVERVIEW

Two tracts of land for Sale Godley, TX - Tract A 42.61 AC & Tract B 100.63 AC - Godley, TX is a city in northwestern Johnson County.

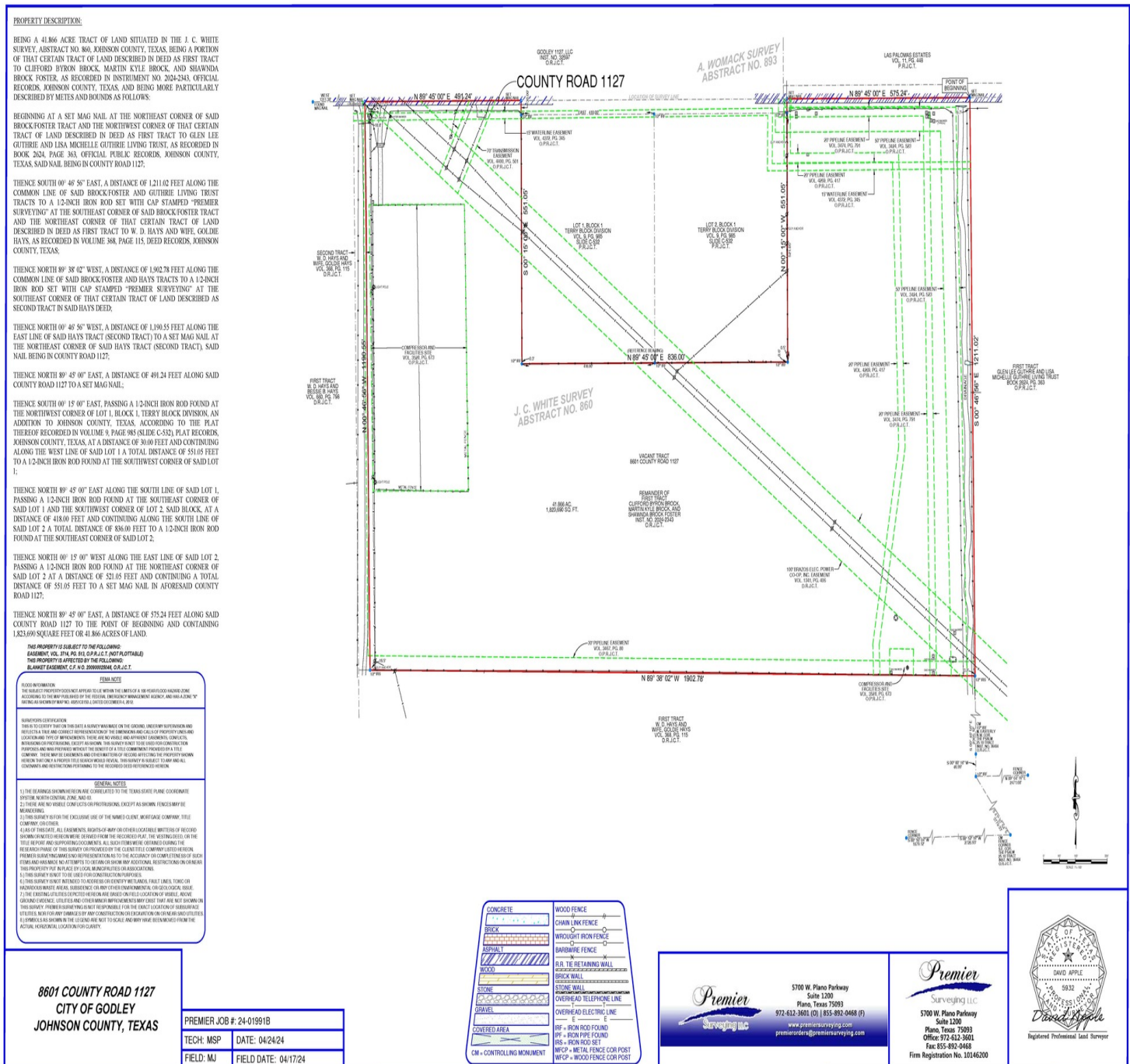
- PROPERTY HIGHLIGHTS**
- Close to Fort Worth metroplex on Texas State Hwy 171
 - 30 Miles southwest downtown Fort Worth
 - Tract B is improved with a single-family residence with a 1,623 sf house
 - Tract B has a corner location with extensive frontage along County Rd. 1127
 - Proposed Municipal Utility District (MUD) south of 100 acre tract
 - Minutes from Chisolm Trail Toll Rd.

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LAND FOR SALE

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SILVER OAK
COMMERCIAL REALTY

LAND FOR SALE

8601 County Road 1127, Godley, TX 76044

[illegible]

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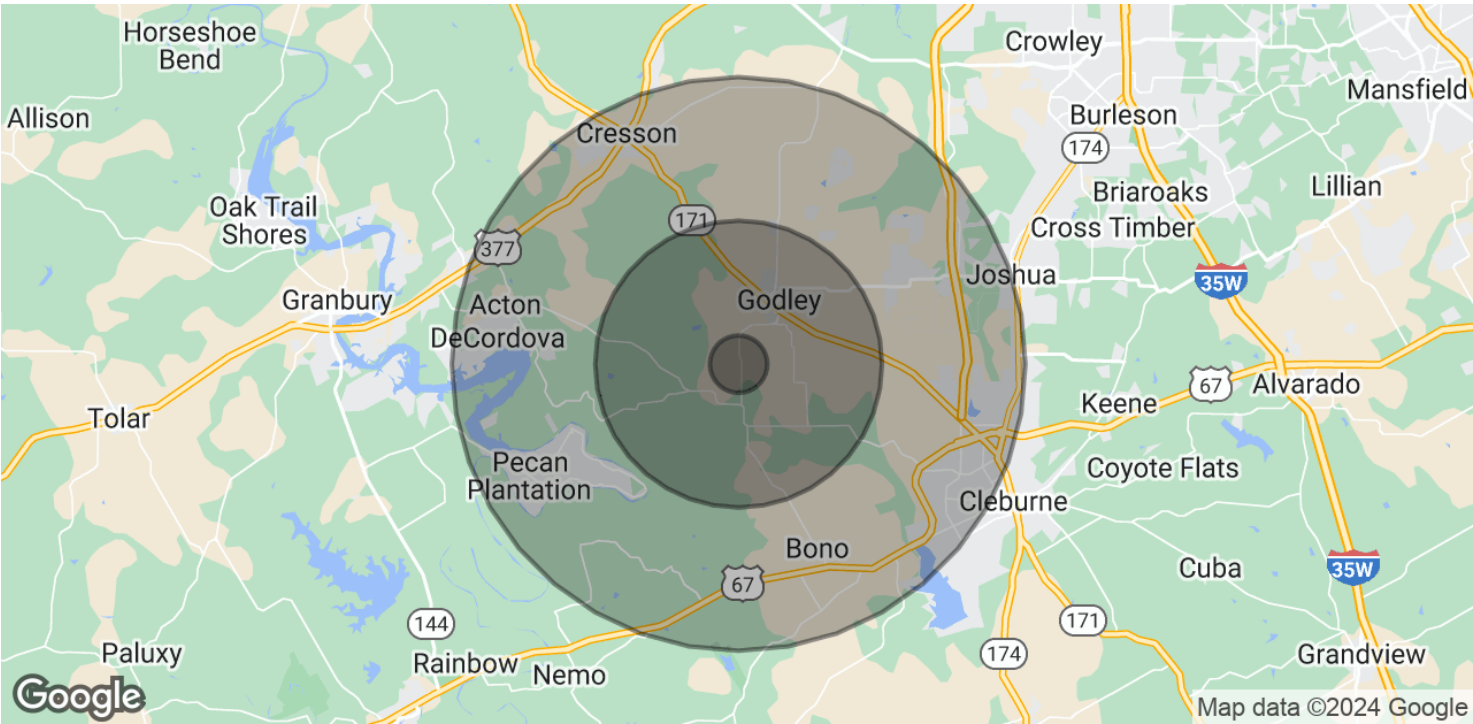


SILVER OAK
COMMERCIAL REALTY

TWO TRACTS FOR SALE GODLEY, TX

LAND FOR SALE

8601 County Road 1127, Godley, TX 76044



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	91	4,429	60,139
Average Age	42	40	42
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	36	1,602	22,104
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$116,298	\$108,784	\$101,759
Average House Value	\$468,836	\$380,844	\$296,139

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James R. Leatherwood	493949	jleatherwood@silveroakcre.com	(817)849-8282
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russ Webb	488983	rwebb@silveroakcre.com	(817)849.8282 x106
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 Date