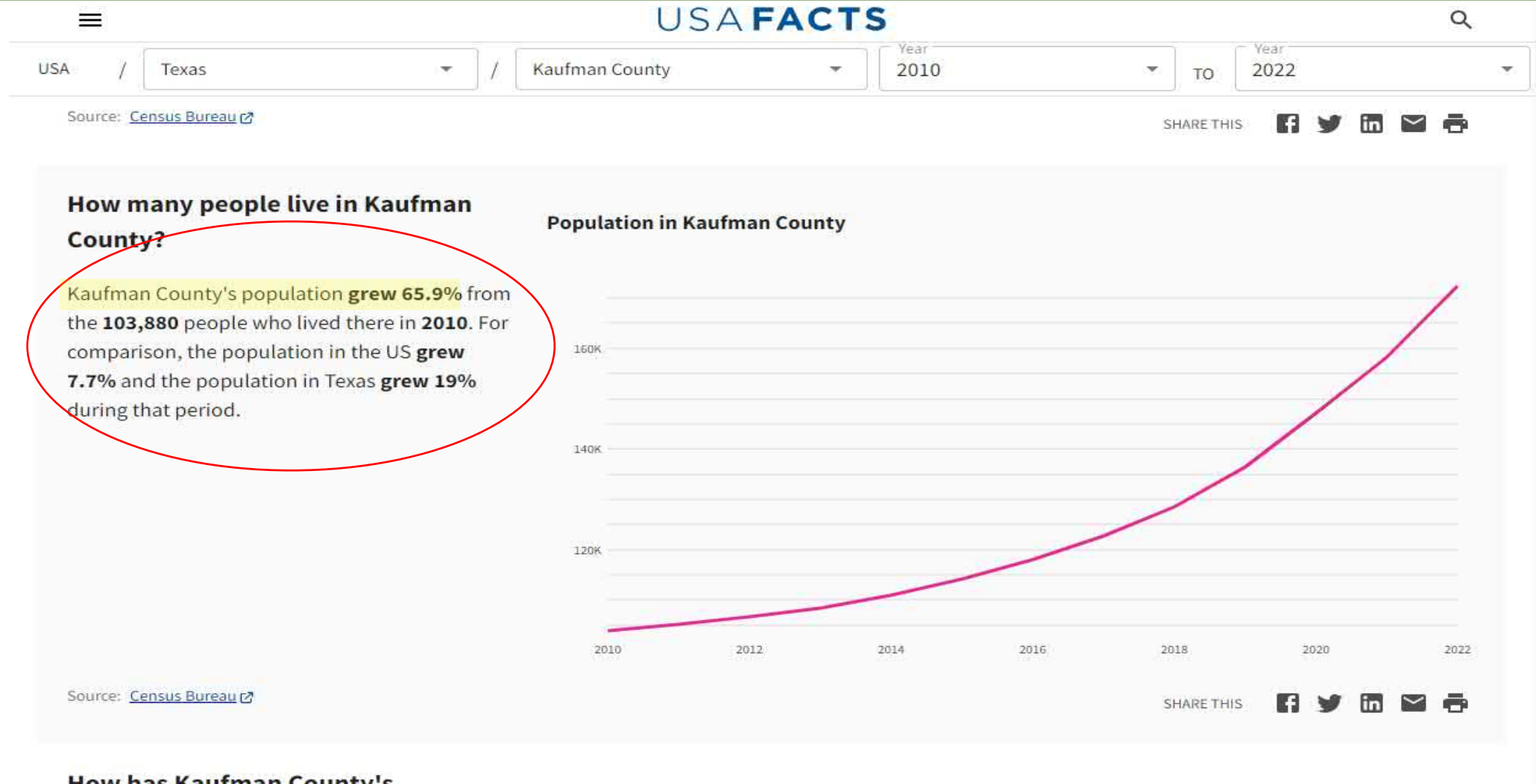


888 Stitzle Road, Crandall, Texas in Kaufman County



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Source: [Click Here To Follow Link To Source](#)

<https://usafacts.org/data/topics/people-society/population-and-demographics/our-changing-population/state/texas/county/kaufman-county/#:~:text=Source:-,How%20has%20Kaufman%20County's%20population%20changed%20over%20the%20years?,average%20of%204.3%25%20per%20year.>

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888 Stitzle Road, Crandall, Texas In Kaufman County Is A Prime Land Acquisition Opportunity



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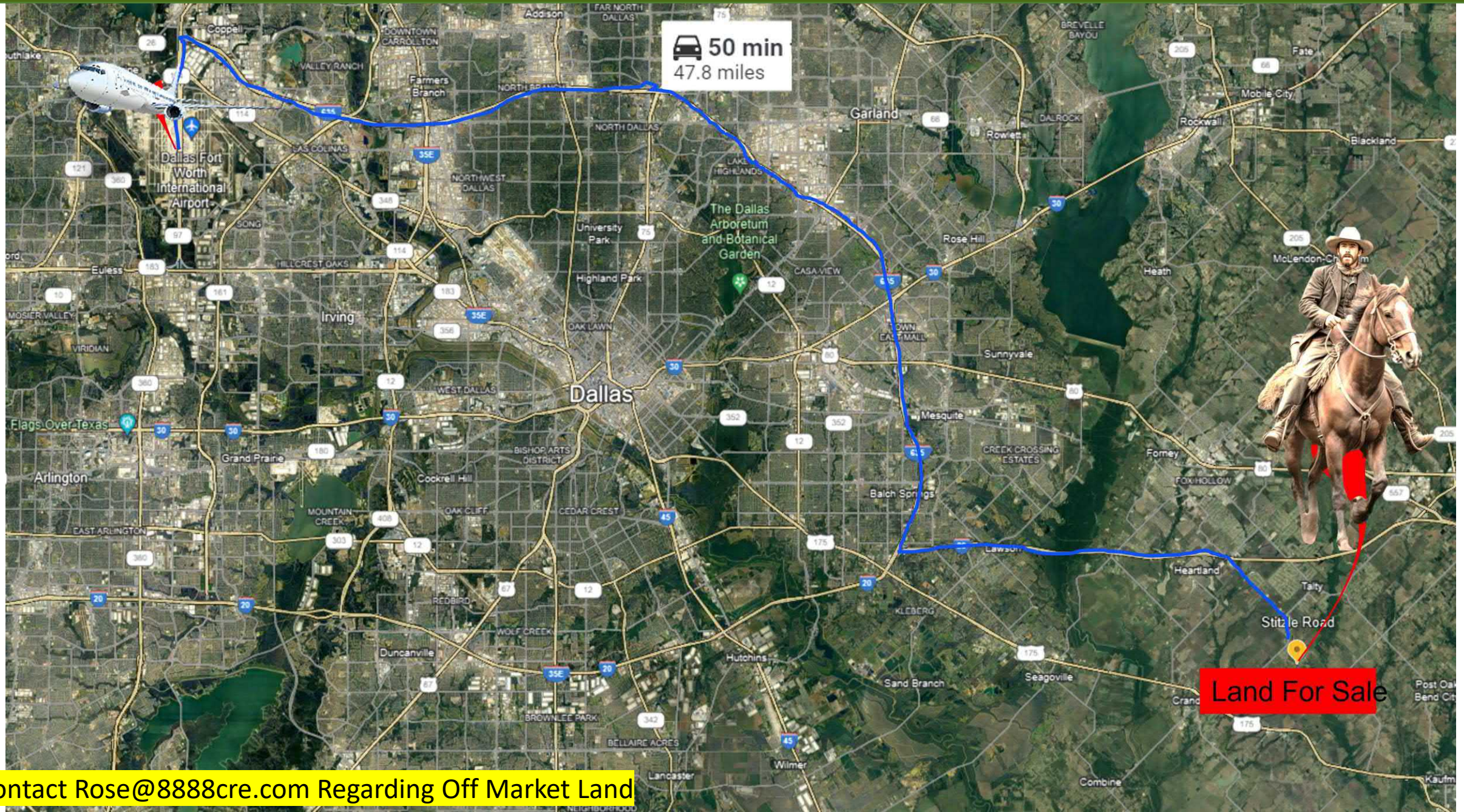
888 Stitzle Road, Crandall, Texas in Kaufman County

Flood Plain Map For Land for Sale



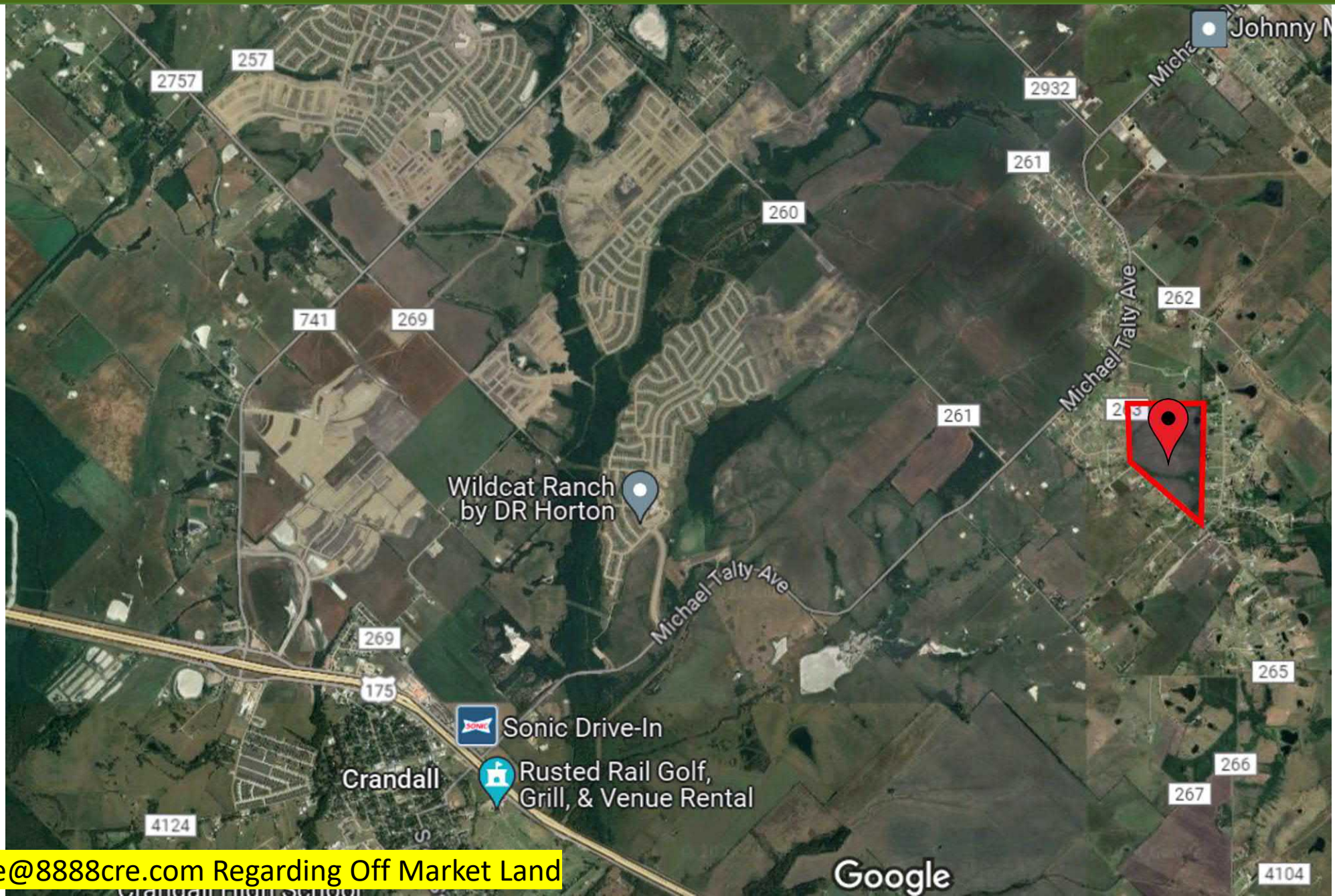
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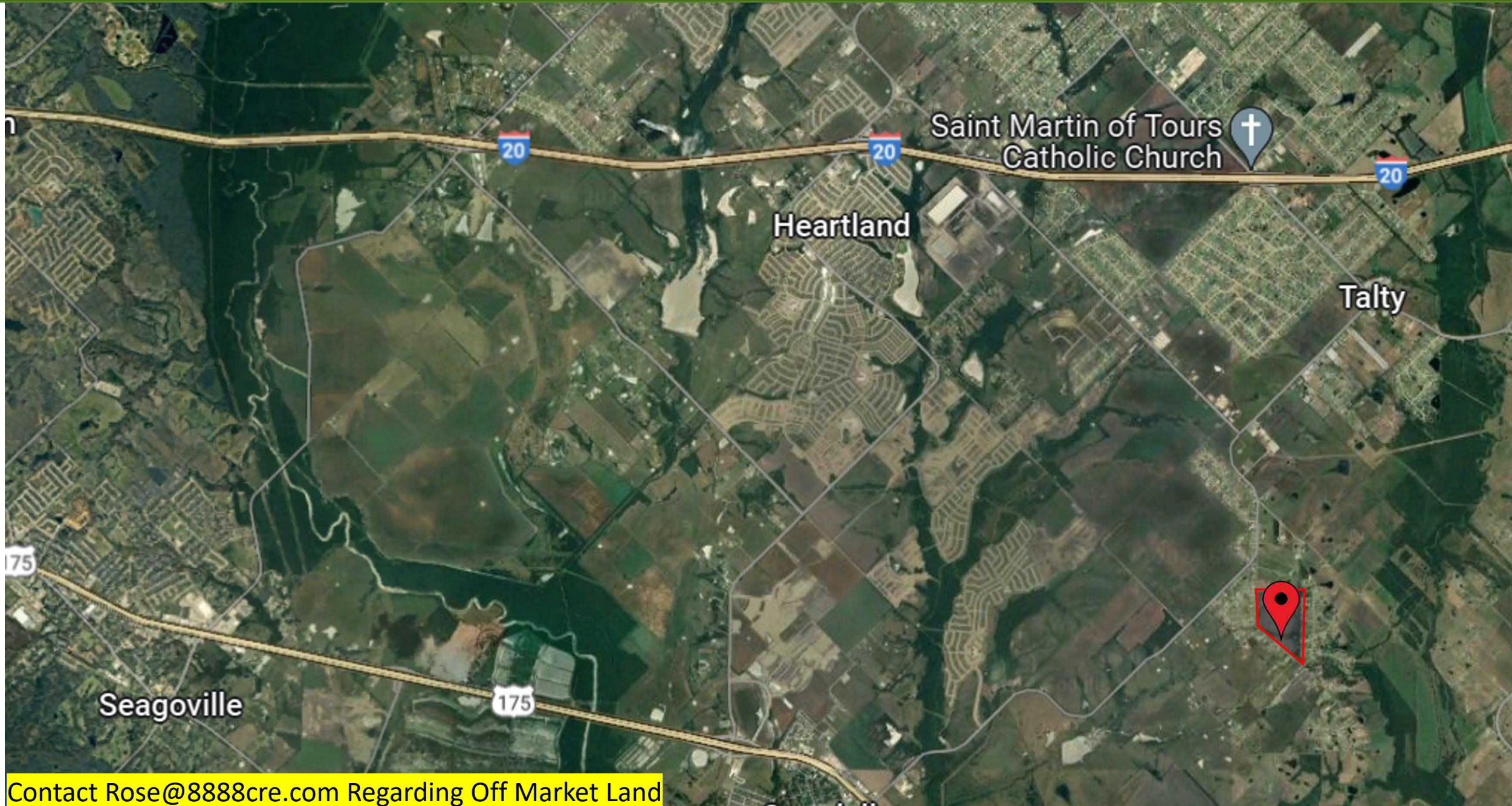


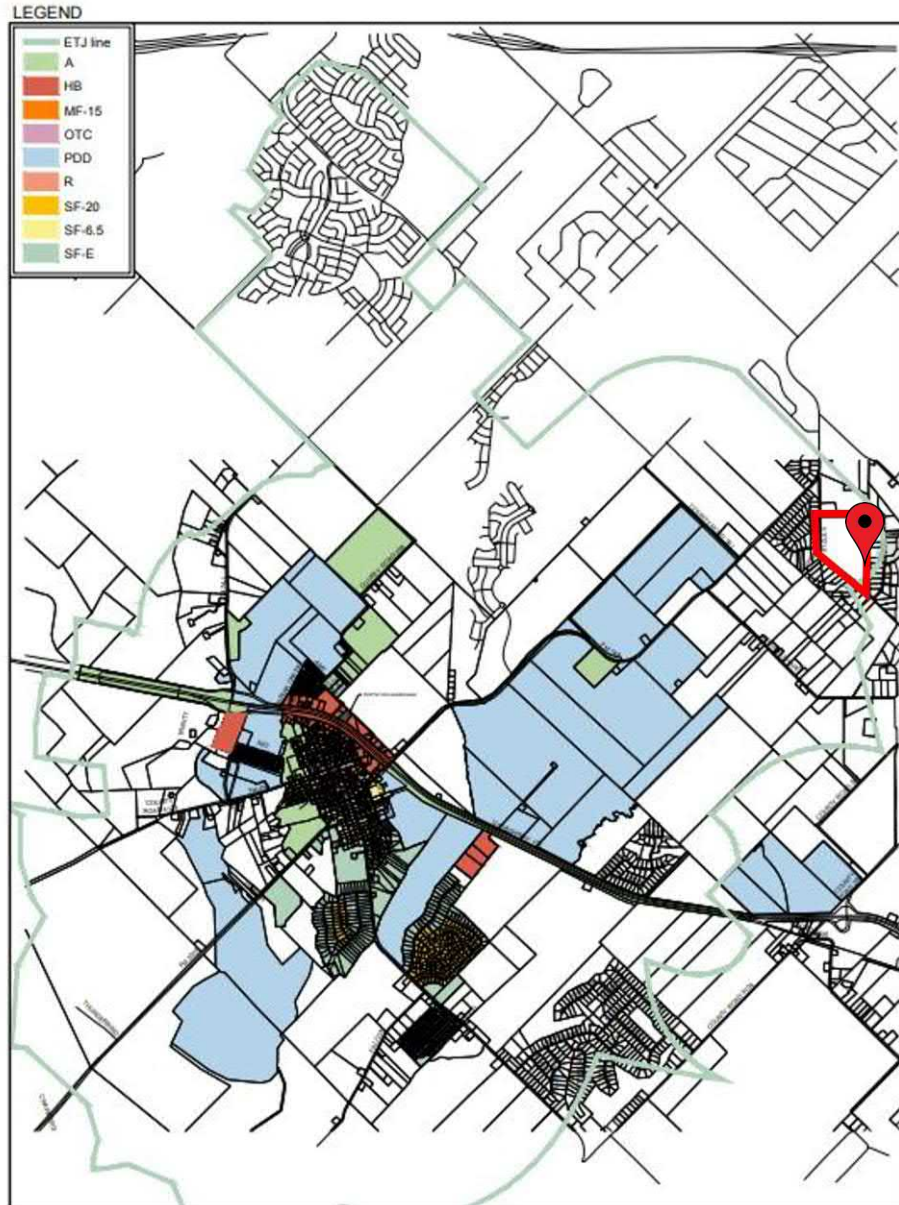
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REQUIREMENTS

Plat Required

According to Chapter 232 of the Texas Local Government Code, the owner of a tract of land located outside the limits of a Municipality (City) or Extra-Territorial Jurisdiction (ETJ) must have a plat of the subdivision prepared if the owner divides the tract into two or more parts to lay out:

- A subdivision of the tract, including an addition;
- Lots; or
- Streets, alleys, squares, parks or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts.

A plat is basically a map of a specific land area showing the location of individual parcels of land subdivided into lots with streets, alleys, and easements. It is drawn to scale by an engineer or surveyor. Finally, after an approval process by the local government, it is filed with the County Clerk and becomes public record.

EXCEPTIONS.....

The Local Government Code provides certain exceptions to the plat requirements.

The County may not require the owner of a tract of land located outside the limits of a City or ETJ who divides the tract into **two or more** parts to have a plat prepared if the owner does not lay out streets, alleys, squares, parks or other parts, and:

- All lots are more than 10 acres in area
 - All lots are sold to veterans through the Veteran's Land Board program
 - All parts are transferred to persons who owned an undivided interest in the original tract and a plat is filled before any further development
 - The owner divides the tract into **four or fewer** parts to sell, give or otherwise transfer to an individual who is related to the owner "by blood" (within the third degree) or by marriage. *If any lot is sold, given or transferred to an individual not related, the plat requirements apply*
 - The land is to be used primarily for agriculture use or for farm, ranch, wildlife management or timber production as defined in the Texas Constitution
- A plat is not required if the owner of a tract of land located outside the limits of a City or ETJ divides the tract into **two** parts, does not lay out streets, alleys, squares, parks, or other parts, and:
- One part is retained by the owner and the other new part is transferred to another person who further subdivide the tract through the platting process

FOR MORE INFORMATION

Because land subdivision has become increasingly complicated and subject to local regulations, it is recommended that you consult your local government for guidance.

Within the limits of an incorporated city, the municipality is responsible for the regulation of subdivision.

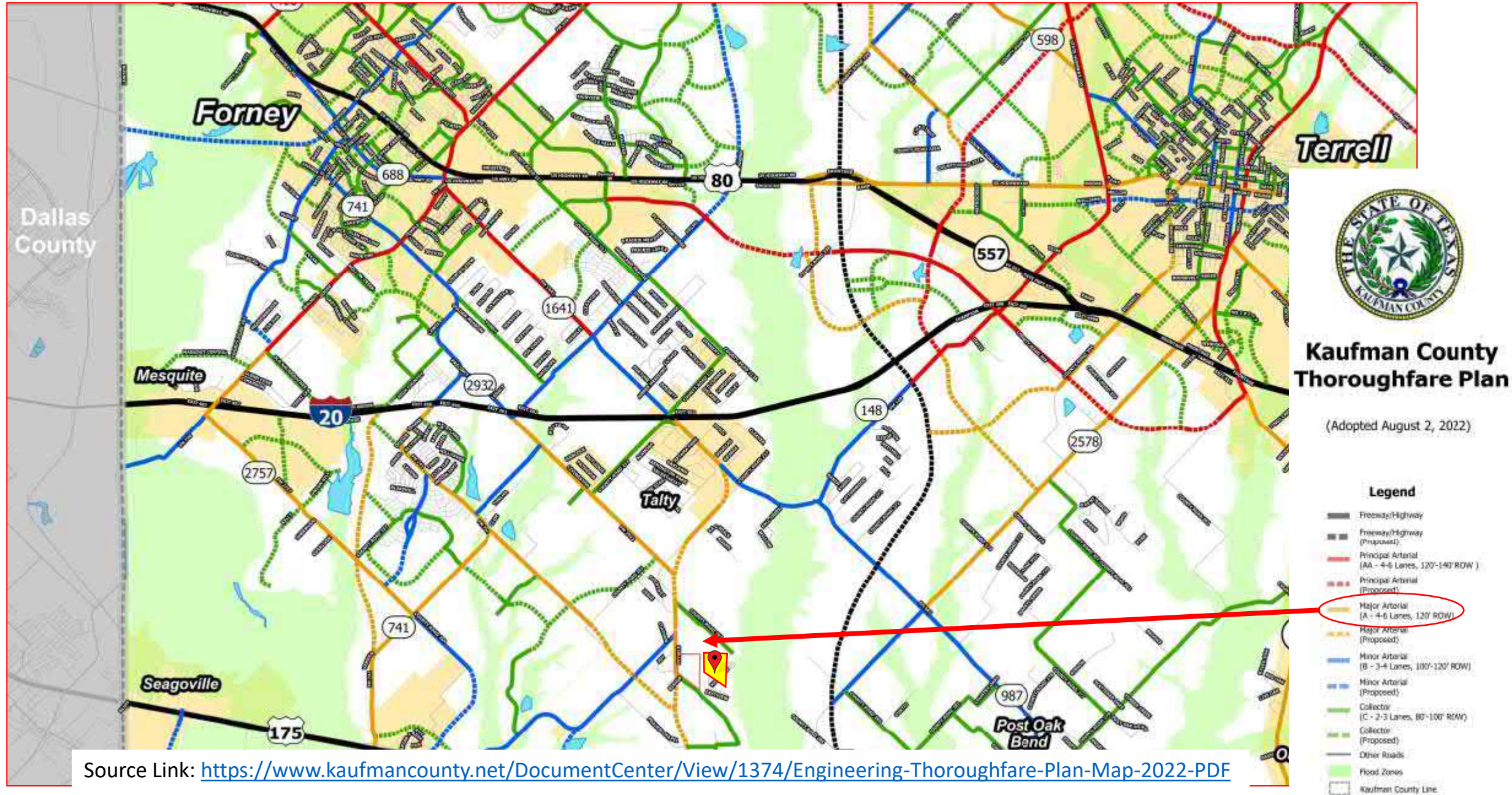
Authority for regulation of plats in an ETJ is prescribed by local agreement.

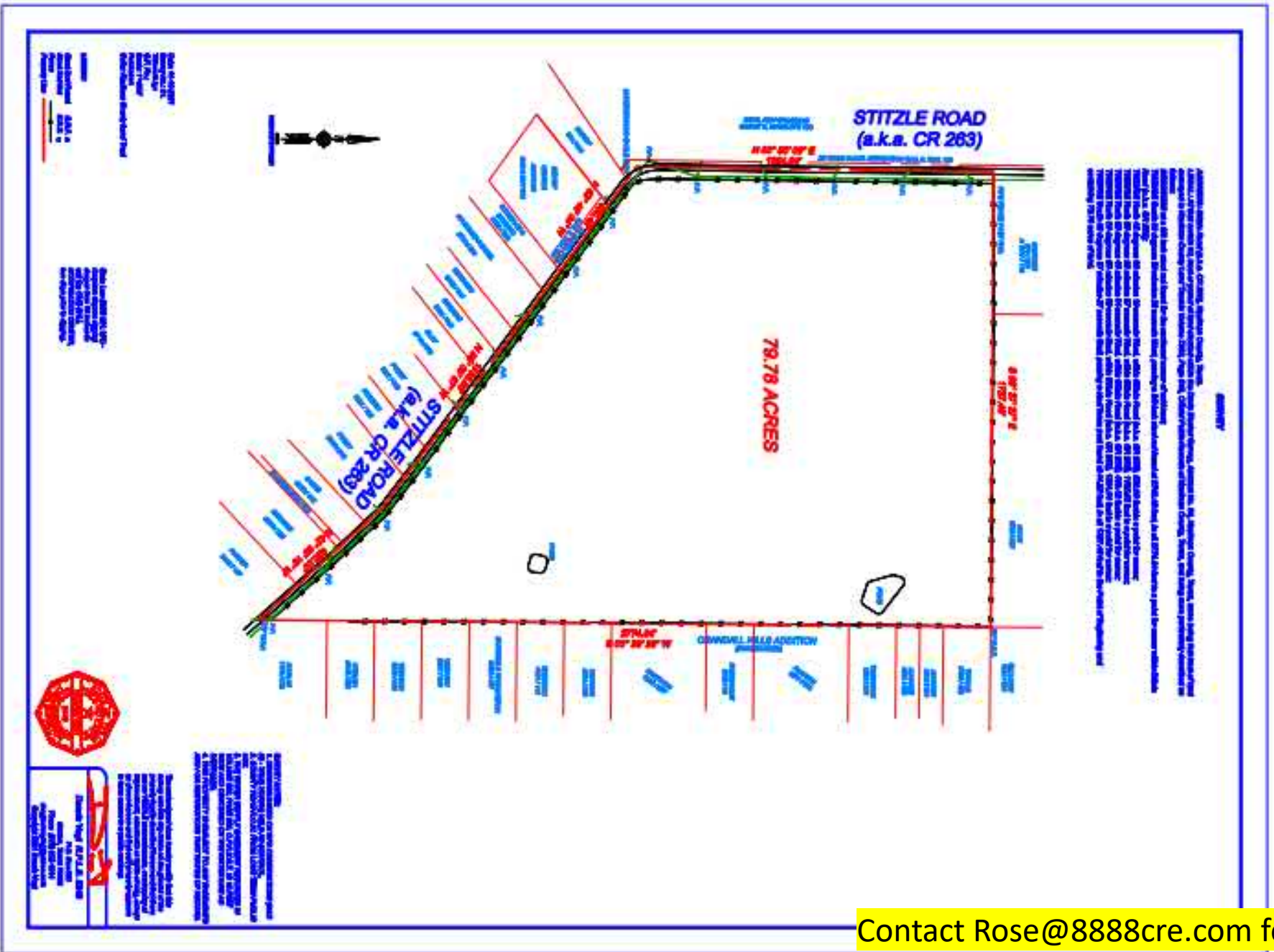
Additional information can be found in Chapters 212 (for Municipalities) and 232 (for counties) of the Texas Local Government Code. Kaufman County's Subdivision Regulations are available on the website.

CONTACT US

Kaufman County Development Services
100 W Mulberry Street
Kaufman, TX 75142
PH# 972-932-4331 ex: 1304
developmentsserviceskaufman@kaufmancounty.net

Subject Land For Sale Is Located On Major Arterial





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CRANDALL, Texas, April 30, 2024 /PRNewswire/ -- Greystar Real Estate Partners, LLC ("Greystar"), a global leader in the investment, development, and management of real estate, including rental housing, logistics and life sciences, announced today that Summerwell Wildcat Ranch, DFW's first Summerwell-branded build for rent community, is now open in Crandall, TX.

Summerwell is Greystar's dedicated build for rent brand focused on developing purpose-built, single-family rental communities across the United States. This approach to build for rent adds single-family housing supply while striving to deliver efficient and scalable communities in target markets that need this product most.

- "Kaufman County ranks among the country's fastest growing counties, and the Wildcat Ranch master planned community has been the center of gravity for that growth in Crandall," Sam Moore, Sr. Managing Director, Investments for Greystar said. "Summerwell Wildcat Ranch has beautiful homes



Source: <https://www.prnewswire.com/news-releases/summerwell-wildcat-ranch-offers-brand-new-homes-without-the-mortgage-302132098.html>

Leaders Of Fast-Growing Cities In Kaufman County Lay Groundwork For Rush Of Commercial Development

April 20, 2022 | Olivia Lueckemeyer, Dallas-Fort Worth ✉

Just southeast of **Downtown Dallas**, cities in Kaufman County are preparing for a flood of commercial activity as developers leave the urban core in search of available land at a relatively low cost.



Source: <https://www.bisnow.com/dallas-ft-worth/news/economic-development/cities-in-fast-growing-kaufman-county-prepare-to-be-tomorrows-boomtowns-112708>

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BUILDER

DALLAS DEVELOPER BUYS 903 ACRES IN CRANDALL, TEXAS MP

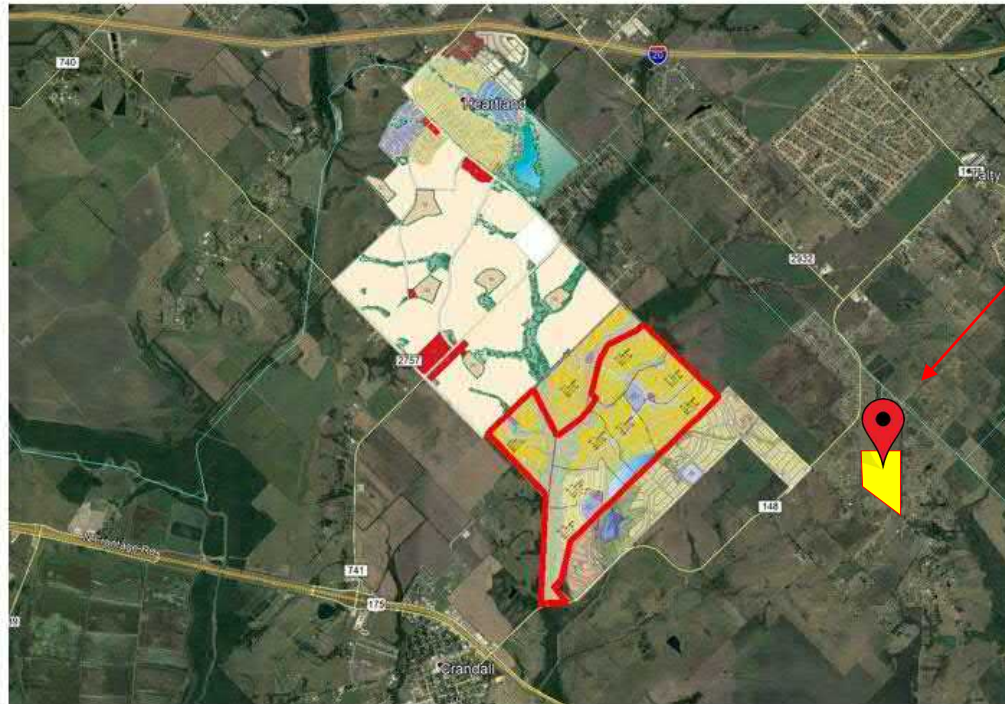
Delivery of the first phase of homes is scheduled for late 2019.

SOCFM Developer announced Monday that it has acquired a 903-acre property in Kaufman County from Dallas developer James Mabrey. The property, named Wildcat Ranch, is located on US 175 in the ETJ of Crandall, just 25 minutes southeast of Dallas.

Trez Capital provided project acquisition and development funding for this transaction.

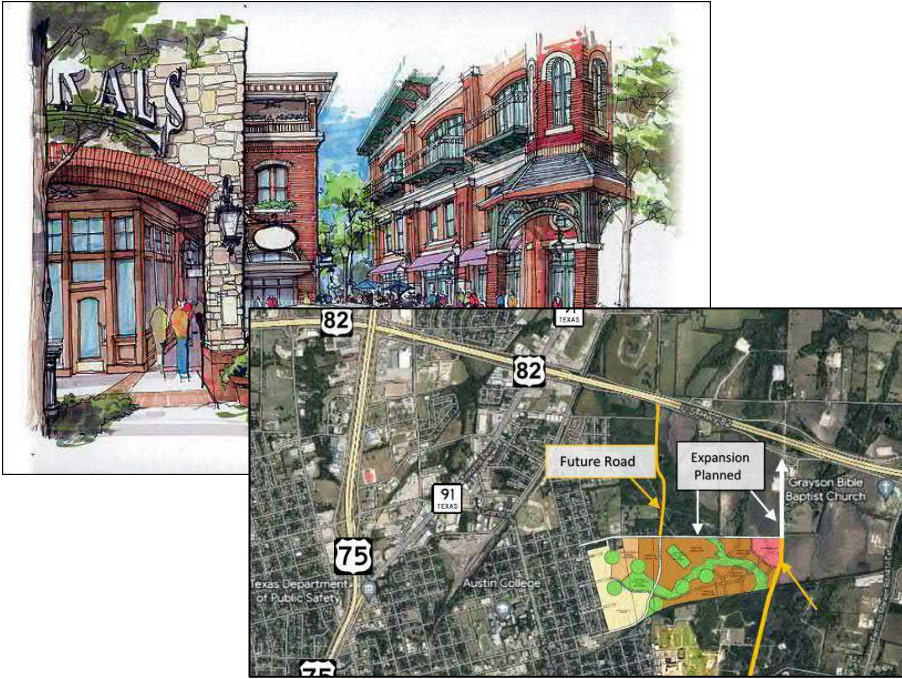
Wildcat Ranch is master-planned for 3,100 single family homes from the \$200s including builders KB Homes, Beazer Homes and D.R. Horton Homes. The property also has a newly constructed state-of-the-art elementary school that will serve the community beginning in the 2019-20 school year.

Subject Property



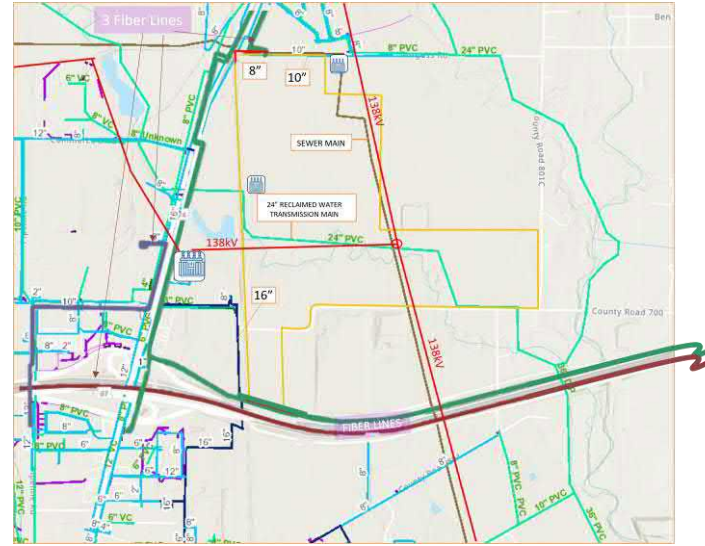
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Other Land For Sale In Dallas Texas and Fort Worth TX



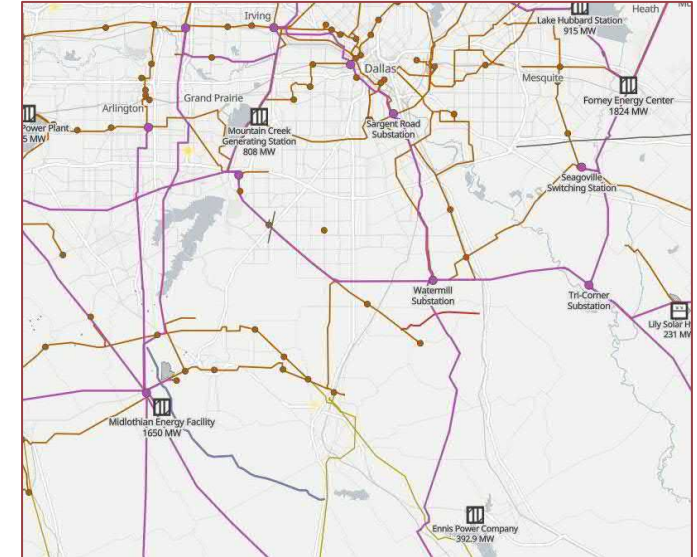
Planned Development: 216 Acres Mixed-Use

- 350 Single Family
- Multifamily up to 85 DUA
- Commercial
- Mixed-Use



Industrial Land: 283 Acres

- Redundant Electrical Power
- Transmission Lines Interconnection
- 10" Water & Sewer
- 24" Reclaimed Water Main
- Redundant Fiber
- Large Workforce
- Close to Airport



Over 1,000 Acres of Land w/ 345kV

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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.

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.

Rozann Marquis	0688184	rozannmarquis@gmail.com	972-805-7587
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Rozann Marquis	0688184	rozannmarquis@gmail.com	972-805-7587
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date