

+/-29.1 ACRES FOR SALE | Northwest of Midlothian, TX

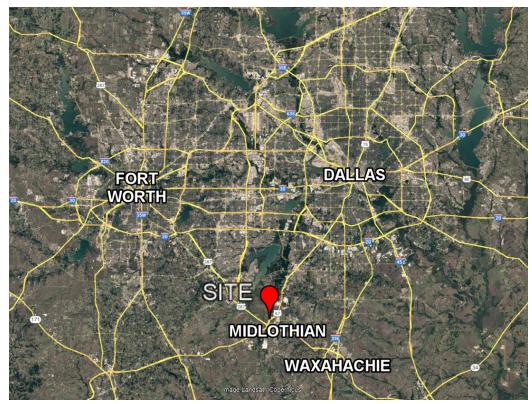
GRANT BRODEUR, CCIM • 817.680.7171 • grant@thornberryland.com **BOBBY KEARNS** 214.897.7333 • bobby@thornberryland.com

THORNBERRY

LAND COMPANY

9457 Thornberry Lane | Dallas, Texas 75220

CALL FOR IN





PROPERTY DESCRIPTION

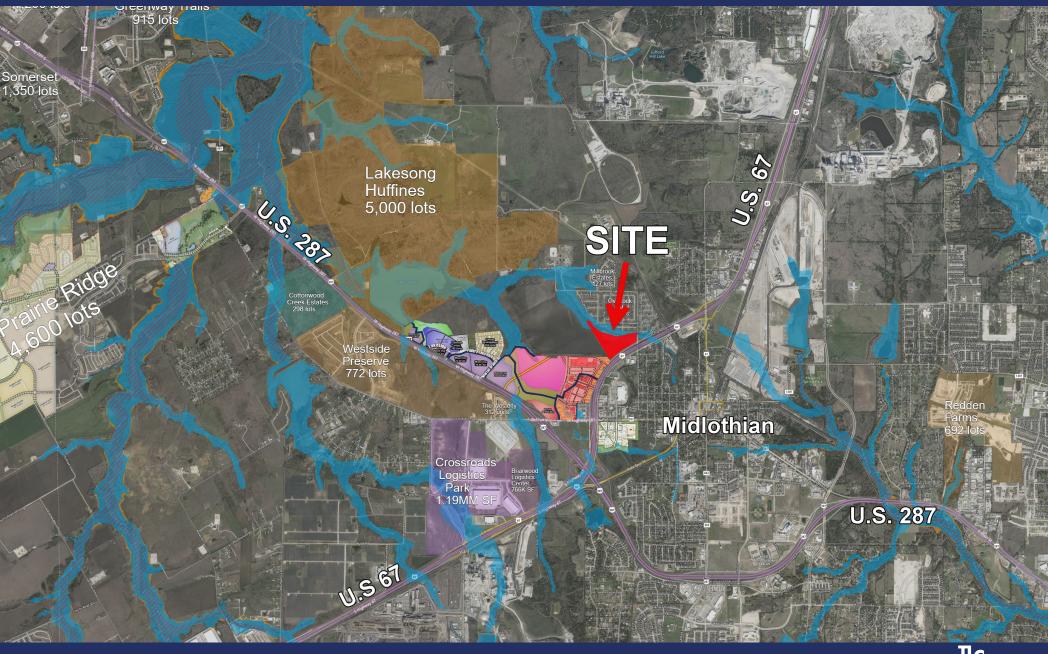
- Commercial tract situated on a highway hard-corner in-between Highways 67 & 287
- Great visbility and access on & off the highway
- Serviced by existing water & sewer utilities
- Ideal tract for a retail development and the site is currently zoned CR-Community Retail
- Surrounded by rooftops and future Master-Planned Communities such as "Westside Preserve" and Huffines' "Lakesong"
- Close proximity to major retailers such as Wal-Mart, Lowe's, Kohl's and Chick-fil-a

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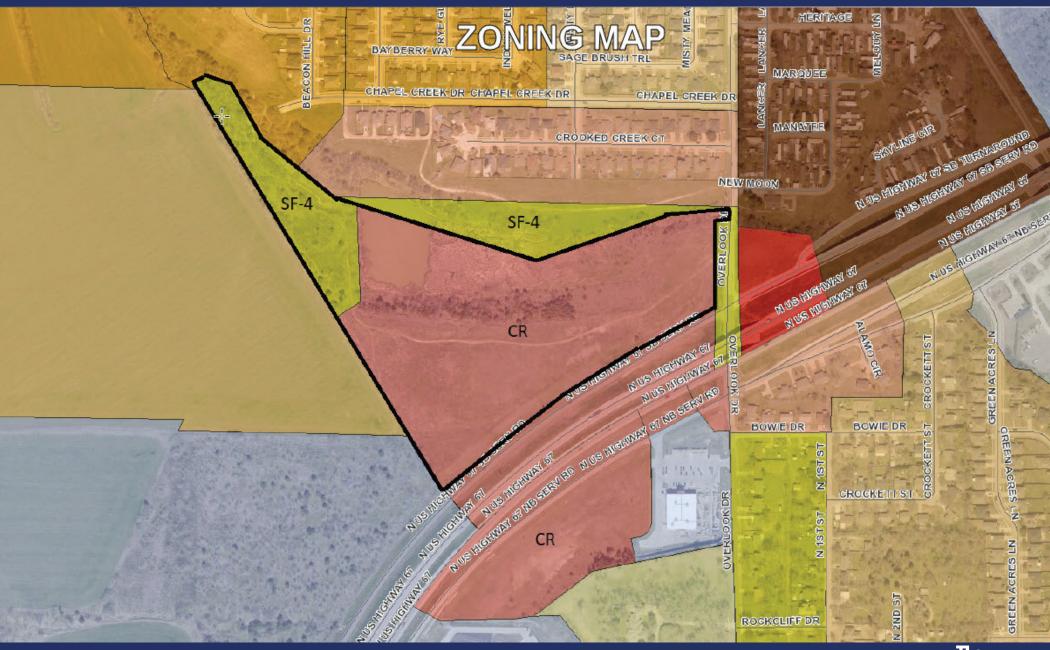


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ZONING MAP



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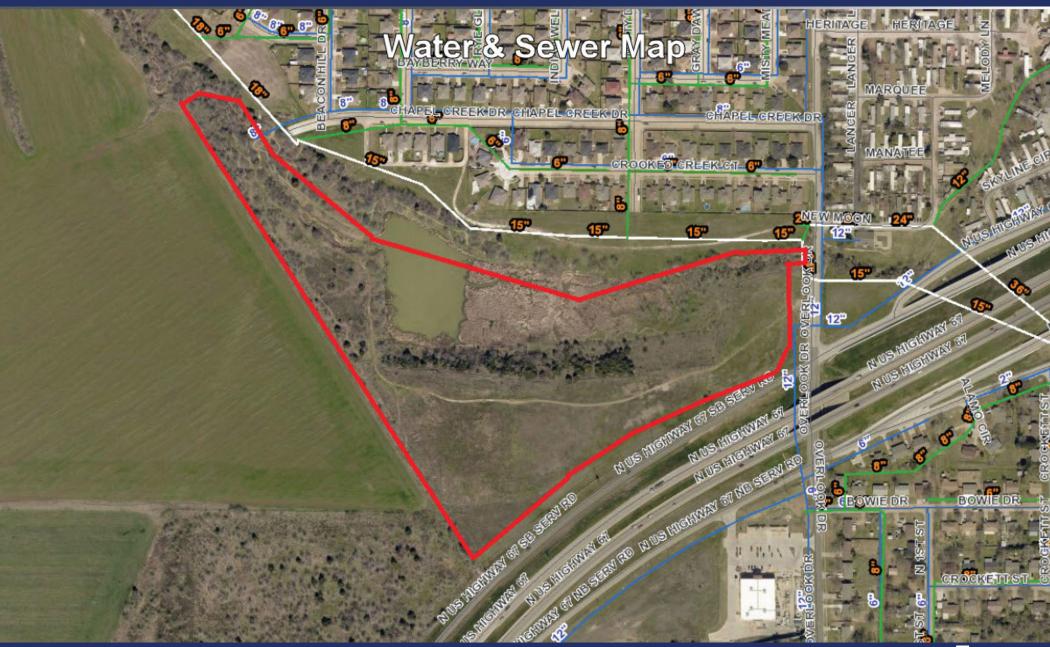
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CALL FOR INFO & P



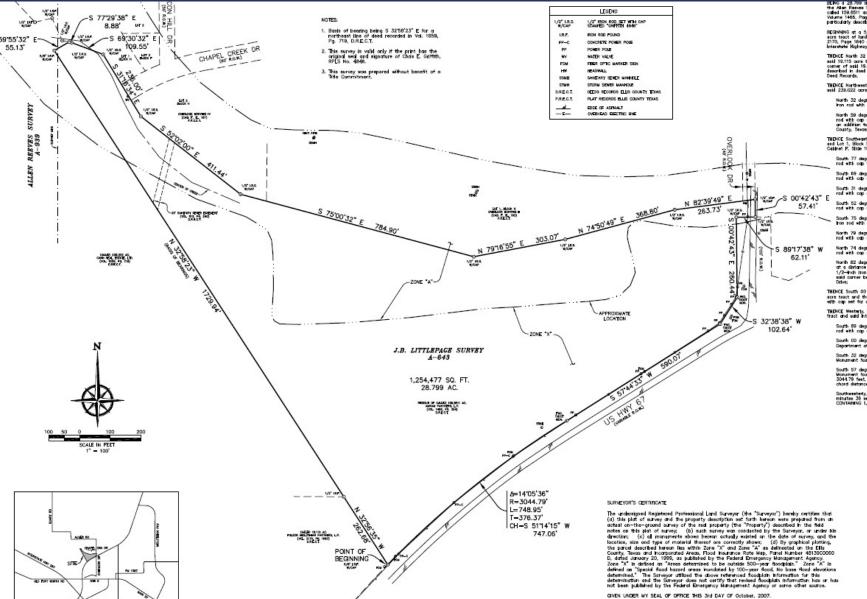


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SURVEY



NO 4 28-799 one troot of India statistical in the 48. Lifetopage Survey, Abstract No. 643 of 8 Man Reseas Survey, Abstract No. 939, Citis County, Tests, and being the residue of a feel 199,8511 one tract of land described in deed to Amore Partners, L.P., as recorded in turns 1468, Page 304, Dead Records, Dis County, Tests, soid 28,799 ocre tract being more feelingful described by makes and hunds as follows:

BCGNNNG at a 5/h—bot from red with cap found for the acutheast comer of a called 19.11 over tract of land described in deed to Fusion Middletine Partners, LP., or seconded in Value 2170, Page 1640 of add Deed Records, and corper being in the northwest right-of-way line Interested Richard 67. a visible with called—if—and

DNCE North 32 degrees 58 minutes 35 seconds West, with the northeast boundary line of id 19.115 care tract, a distance of 282.88 feet to a 1/2-inch iron rold for the northeast mer of sald 19.115 care tract on a southeast corner of a called 239.022 care tract of lan sortied in deed to Care Real Edwins, Ltd., as recorded in Volume 1839, Page 719 of sald

HENCE Northwesterly and Northeasterly, with the common lines of this 28,799 acre tract and aid 238,022 acre tract, the following courses and distances:

North 32 degrees 58 minutes 23 seconds West, d distance of 1729.94 feet to 5/8-inch iron red with cop found for come:

North 59 degrees 55 minutes 32 seconds East, a distance of 55.13 feet to 1/2-inch is red with cap set for corner in a southwesterly line of Lot 1, Block N, Overlook Entered to addition to the Chica of Editor 18 of the Control of Chica St. 5 Side 182 Seconds.

EMCE Southeasterly and Northeasterly, with the southerly lines of sold Overlock Estates IV d Lot 1, Block 5, Dearlock Extents III, an addition to the City of Midothian, as recorded in bither F. Slide 192, the following courses and distances:

h 77 degrees 29 minutes 38 seconds East, a distance of 8.65 feet to 1/2—inch iron with some found for corner.

h cap set for coller; 31 degrees 16 minutes 34 excepte Faut, a distance of 236.00 feet to 1/2—high from

with cap set for comer;

ith cap set for comer;

od with cop set for corner;

a degrees to minutes 55 seconds cast, a denance of 303.07 sec to 1/2-inch ros a dep set for corner;

4 degrees 50 minutes 49 seconds East, a distance of 368.80 feet to 1/2-inch inc. cap set for corner:

th 62 degrees 39 minutes 49 seconds East, passing the southeast corner of said Let 5 distance of 223.45 thet and continuing for a total distance of 263.75 test to —both loss not with our found for the southeast corner of said Overlack Entires III.

i-hold from rod with cap found for the excitheast corner of self Overtook Entates II, d corner being in an east line of sold 159,8511 core tract and the center of Overtook et.

tract and the center of said Overlook Drive, a distance of 57.41 feet to 1/2—inch iron rocap set for corner in a north line of said interstate Highway 67;

ct and said interstate Highway 67, the following courses and distances:

th 89 degrees 17 minutes 38 seconds West, a distance of 62.11 feet to 1/2—inch iron with cap set for corner;

partment of Transportation (TXDOT) Honument found for corner;

uth 32 degrees 38 minutes 38 seconds West, a distance of 102.64 feet to a TXDC surrent found for corner.

th 57 degrees 44 minutes 33 seconds West, a distance of 590.07 feet to a TROOT yearst found for the beginning of a non-tangent curve to the left having a radius

nument found for the beginning of a non-tangent curve to the left having a radius of 14 ref. petch of chart beginning of a non-tangent curve to the left having a radius of 14 ref. petch of chart beginning of South 51 degrees 14 minutes 15 seconds West and a rd distance of 747.05 feet;

icuthweaterly, with sold curve to the left, through a central angle of 14 degrees 05 rinutes 36 seconds, an are distance of 748.95 feet to the POINT OF BEGINNING AND CONTAMEND 1,254,477 equate feet or 28.789 acres of land.

LAND SURVEYOR

CRIFFITH SURVEYING CO., LLC
2801 CAPITAL STREET
WYLE, TX. 75098
(972) 941-8408

28.799 ACRES

STITUATED IN THE

BOUNDARY SURVEY

J.B. LITTLEPAGE SURVEY, ABST. NO. 643 & ALLEN REEVES SURVEY, ABST. NO. 939 CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS

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VICINITY MAP



CHRIS E GRIFFTTH REGISTERED PROFESSIONAL LAND SURVEYOR

New details on massive development in Grand Prairie, Midlothian from Huffines emerge



Huffines Communities has released new details about the Lakesong community previously reported by the *Dallas Business Journal*.

The development will span over 2,000 acres and total about 3,000 single-family homes by the time the dust clears. Eventually, about 10,000 people will call the community home.

Those 2,000 acres include both Grand Prairie and Midlothian and represent an enormous swath of undeveloped land near the urban cores of DFW.

Construction will kick off in 2024, according to a news release.

Located near the southern tip of Joe Pool Lake, fronting Hwy 287 & near Hwy 67, Lakesong will encompass various residential and mixed-use elements.

The project will also include 330 acres of open spaces and parks, a connected 20-mile trail system, 3,000 single-family lots and about 2,000 multifamily units



Information About Brokerage Services

11-2-2015

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: a 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.

hornberry Land Company, LL	C 9014904		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Grant Brodeur Designated Broker of Firm	0514486 License No.	grantbrodeur1981@gmail.com Email	817-680-7171 Phone
Bobby Kearns	0712210	bkearns273@gmail.com	214-897-7333
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Landl	ord Initials Date	
Regulated by the Texas Real Estate Co	mmission	Information available	at www.trec.texas.gov
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