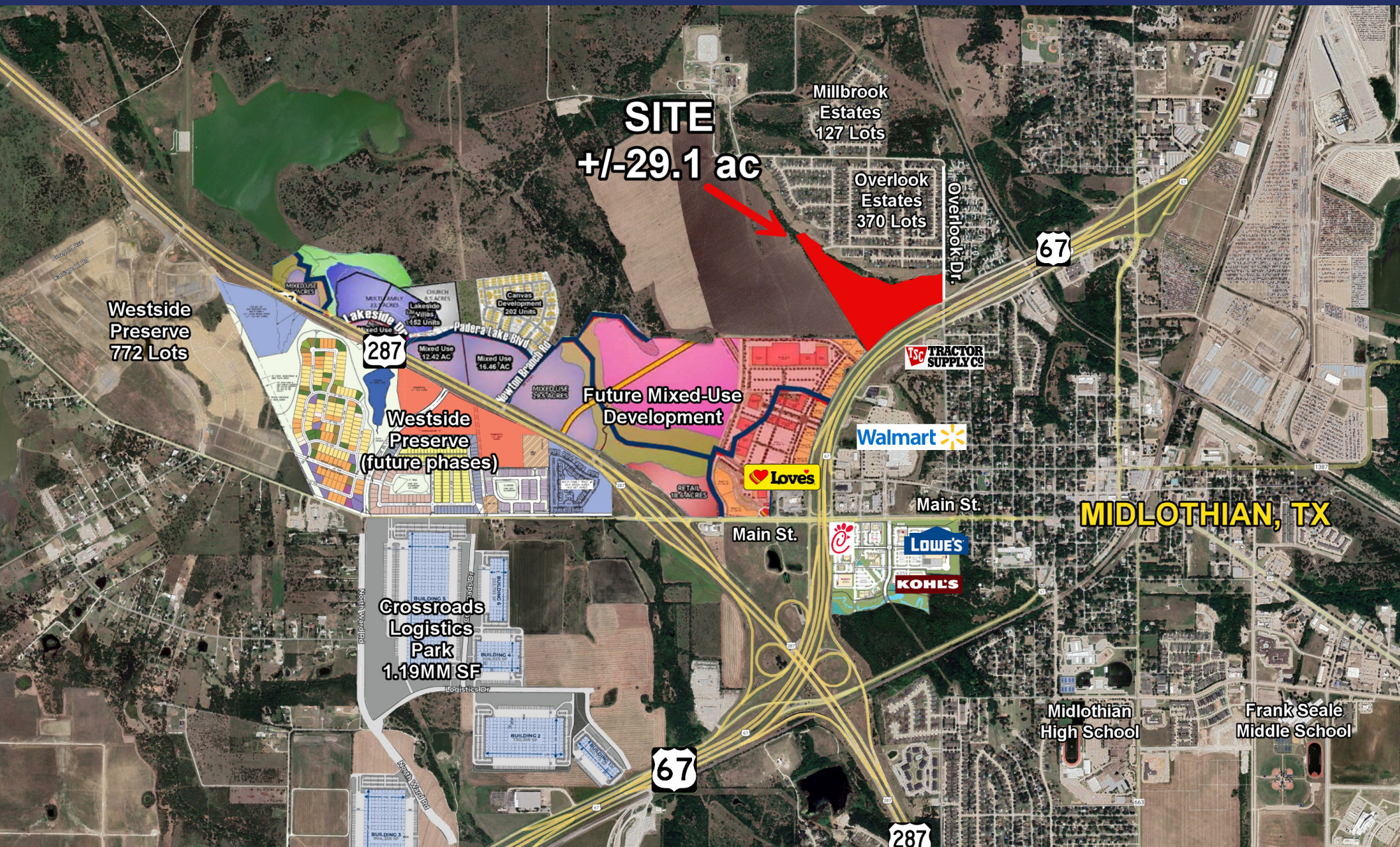


MIDLOTHIAN, TX +/-29.1 ACRES AT NWC of U.S. 67 & OVERLOOK DR.



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

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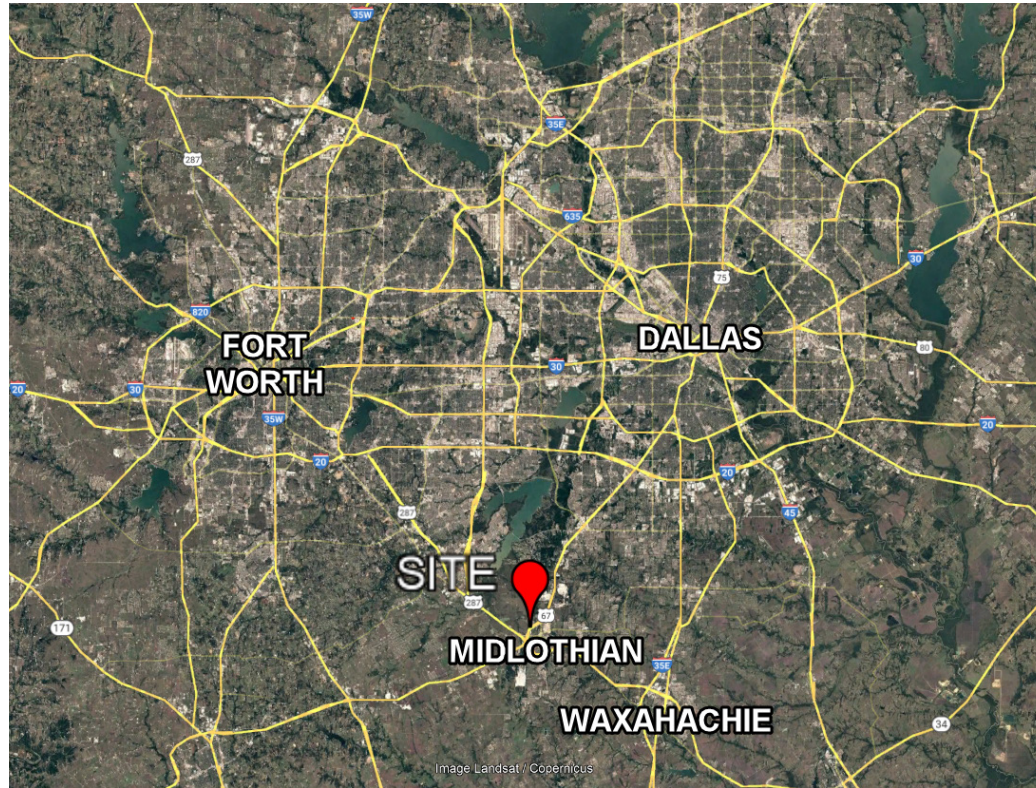
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LAND COMPANY

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PROPERTY DESCRIPTION

- Commercial tract situated on a highway hard-corner in-between Highways 67 & 287
- Great visibility 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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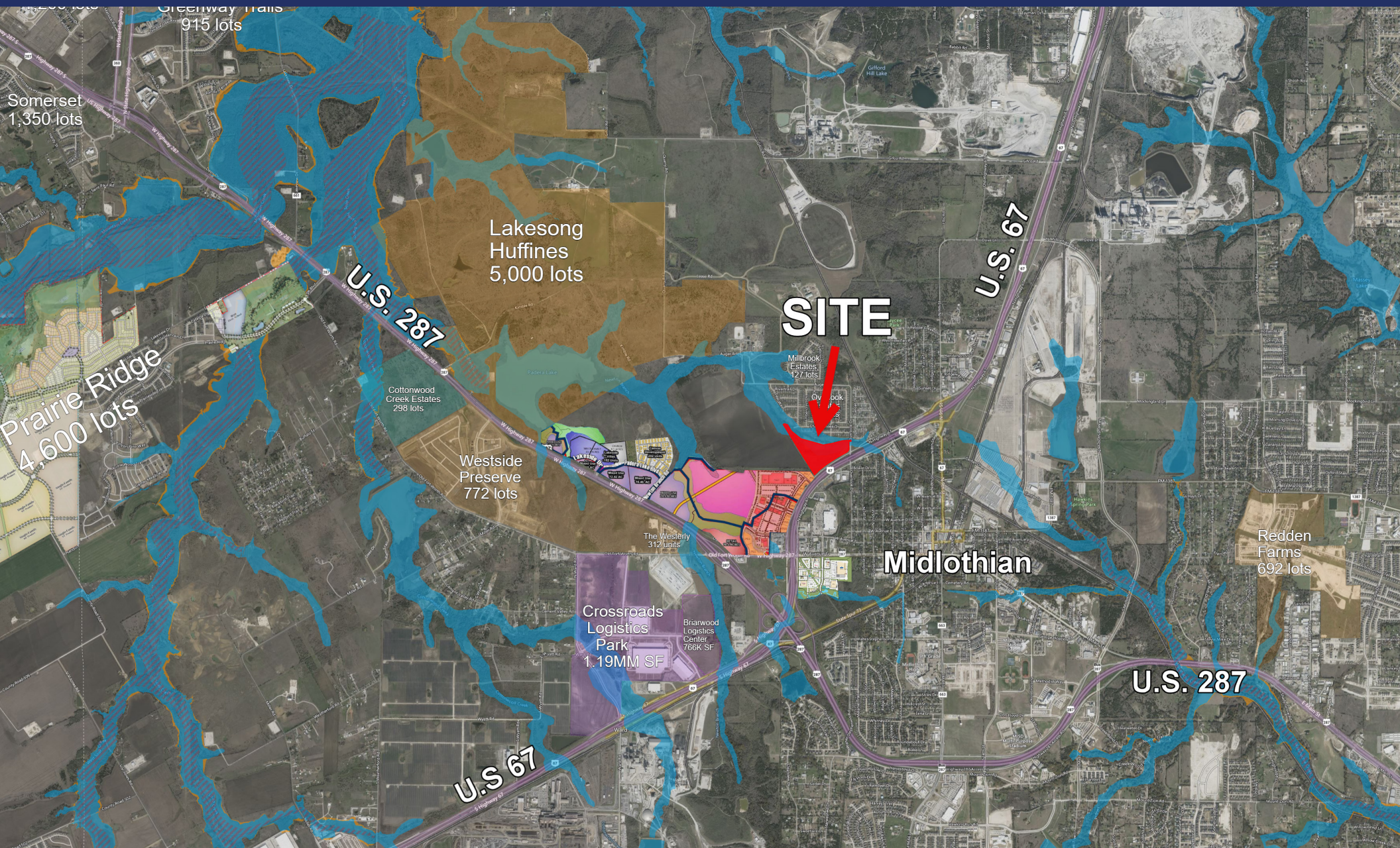
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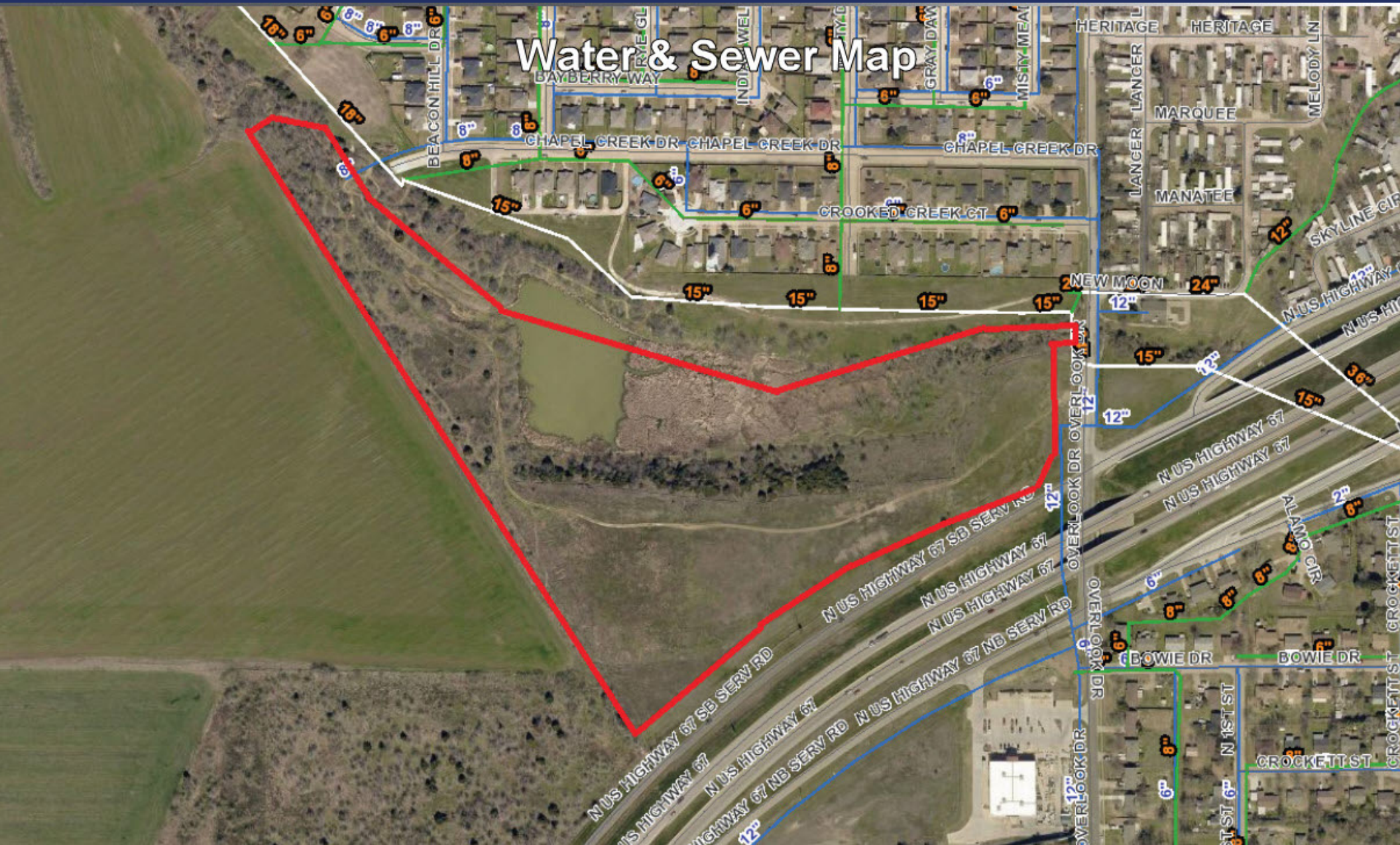
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UTILITY MAP



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SURVEY



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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

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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: ◦ 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.

Thornberry Land Company, LLC 9014904

Licensed Broker /Broker Firm Name or
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Email

Phone

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0712210

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214-897-7333

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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