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High Pines Reserve | Centerville, Texas | \$4,176,000



Executive Summary

High Pines Reserve is a premier 464± acre property located eight miles east of Centerville, offering direct frontage on State Highway 7. This expansive tract features rolling high hills, mature pine timber, and a dramatic and deep wooded creek valley that cuts through the back third of the land. A large potential lake site and several exceptional pond sites add to the recreational and aesthetic appeal, making it ideal for a private country estate, hunting retreat, or residential development. With its natural beauty and strategic location, this property offers rare investment and lifestyle potential in the heart of East Texas.





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Just The Facts

- High Pines Reserve consists of 464± acres.
- The property has nearly 3,200 feet of frontage on State Highway 7
- Located approximately 120 miles south of Dallas and 130 miles north of Houston
- Located just eight miles east of Interstate 45 and Centerville
- Features rolling high hills throughout
- Covered with scattered mature pine timber
- Includes a dramatic, deep wooded creek valley
- It has a potential 10-15-acre lake site for added value





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Broker Comments

This tract will likely sell to a buyer who understands the first rule of real estate investing, whether immediately developed or enjoyed recreationally for a while. High Pines Reserve presents a prime opportunity to acquire a highly versatile 464± acre tract in the heart of East Texas. Tracts of this size and quality are increasingly rare in such a strategic location.



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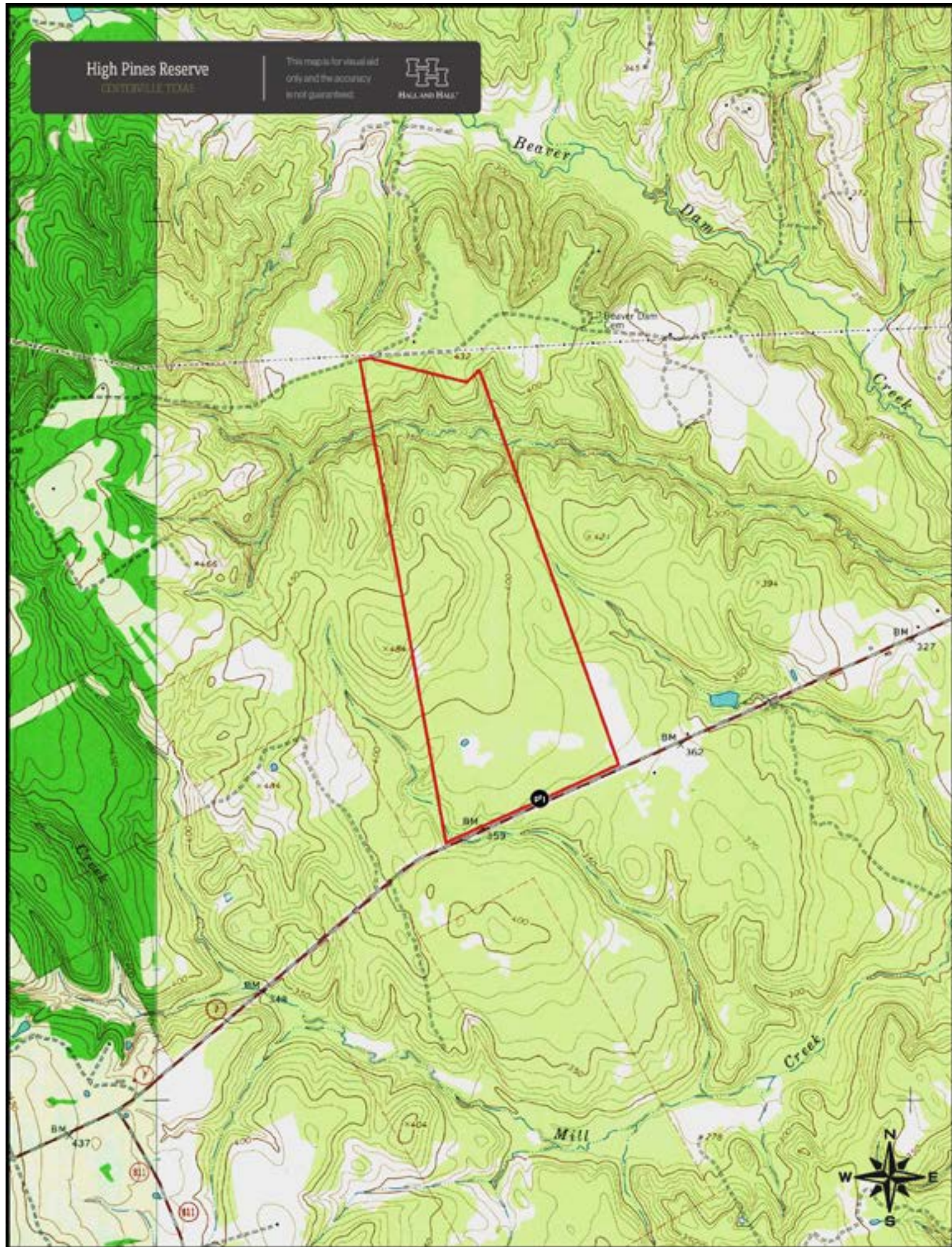
High Pines Reserve
CENTERVILLE, TEXAS

This map is for visual aid
only and the accuracy
is not guaranteed.



High Pines Reserve
CENTREVILLE TOWNSHIP

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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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date