

# CADDO MILLS, TX +/-4.49 ACRES AT NWQ OF F.M. 36 & S.H. 66



**+/-4.49 ACRES FOR SALE** | Hunt County

**GRANT BRODEUR, CCIM** • 817.680.7171 • [grant@thornberryland.com](mailto:grant@thornberryland.com)

**BOBBY KEARNS** 214.897.7333 • [bobby@thornberryland.com](mailto:bobby@thornberryland.com)

**TLC THORNBERRY**  
LAND COMPANY

9457 Thornberry Lane | Dallas, Texas 75220

**CALL FOR INFO & PRICE**

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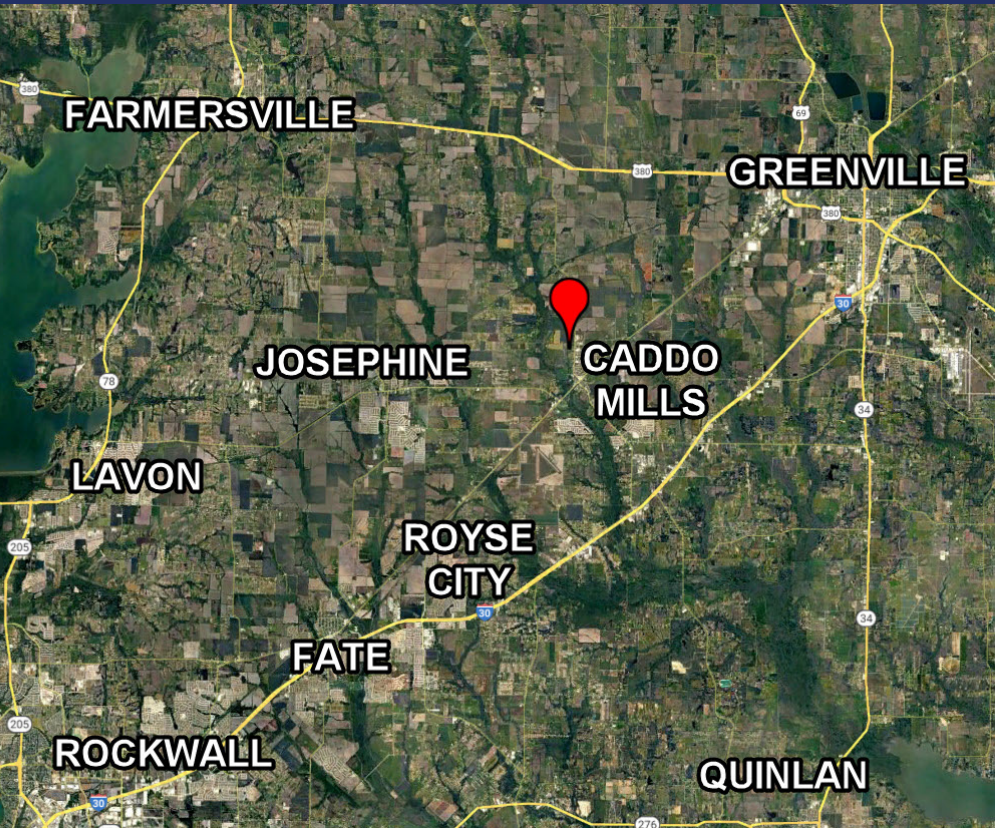
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## PROPERTY DESCRIPTION

- Located inside the city limits towards the northside of town
- Great road frontage along F.M. 36 which provides connectivity between I-30, S.H. 66 & U.S. 380
- 6" water line to the site and an 8" sewer line is located across the street
- Current zoning is Single-family, but there is a possibility to rezone
- Floodplain towards the back of the property

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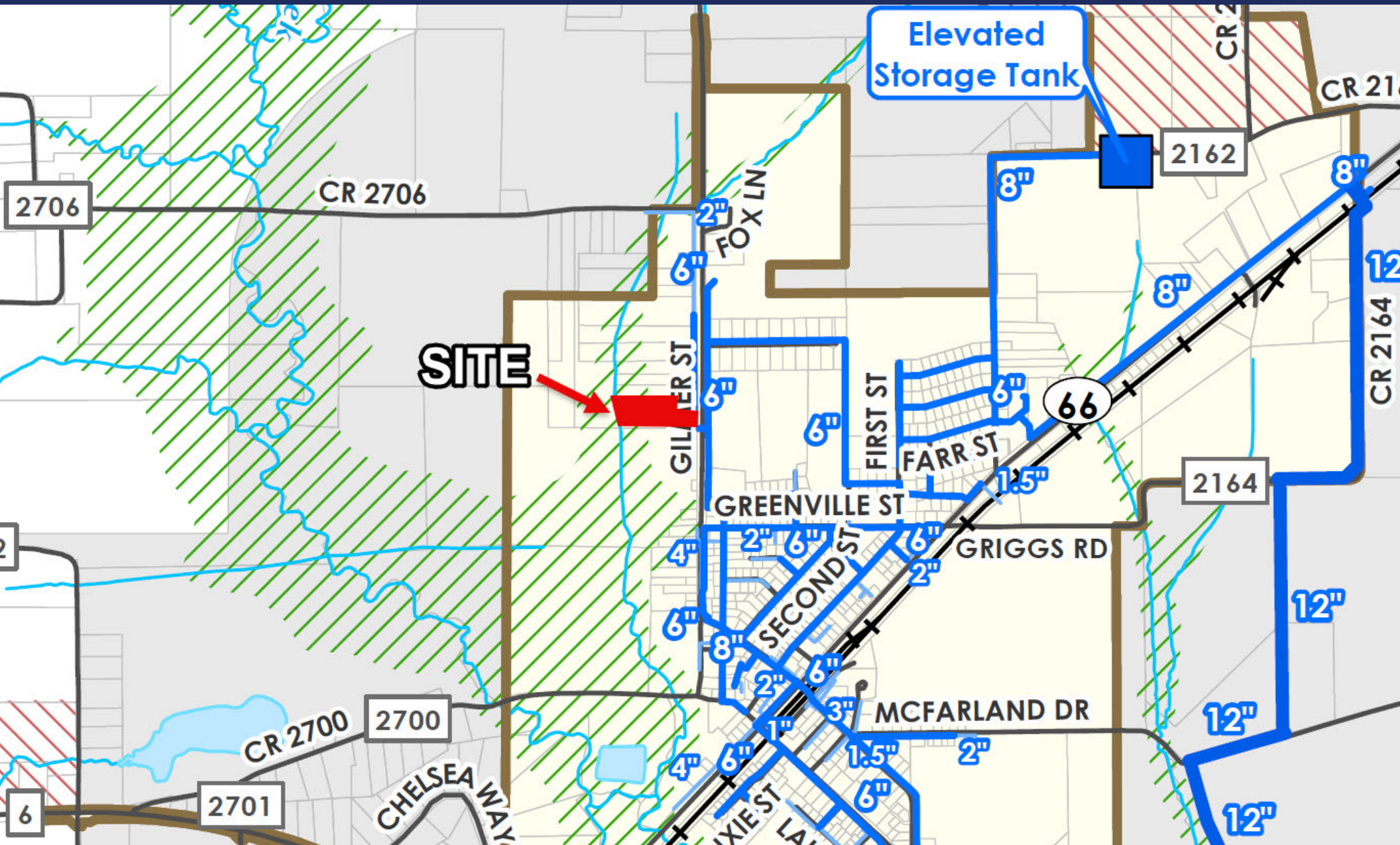
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**WATER LINE MAP**



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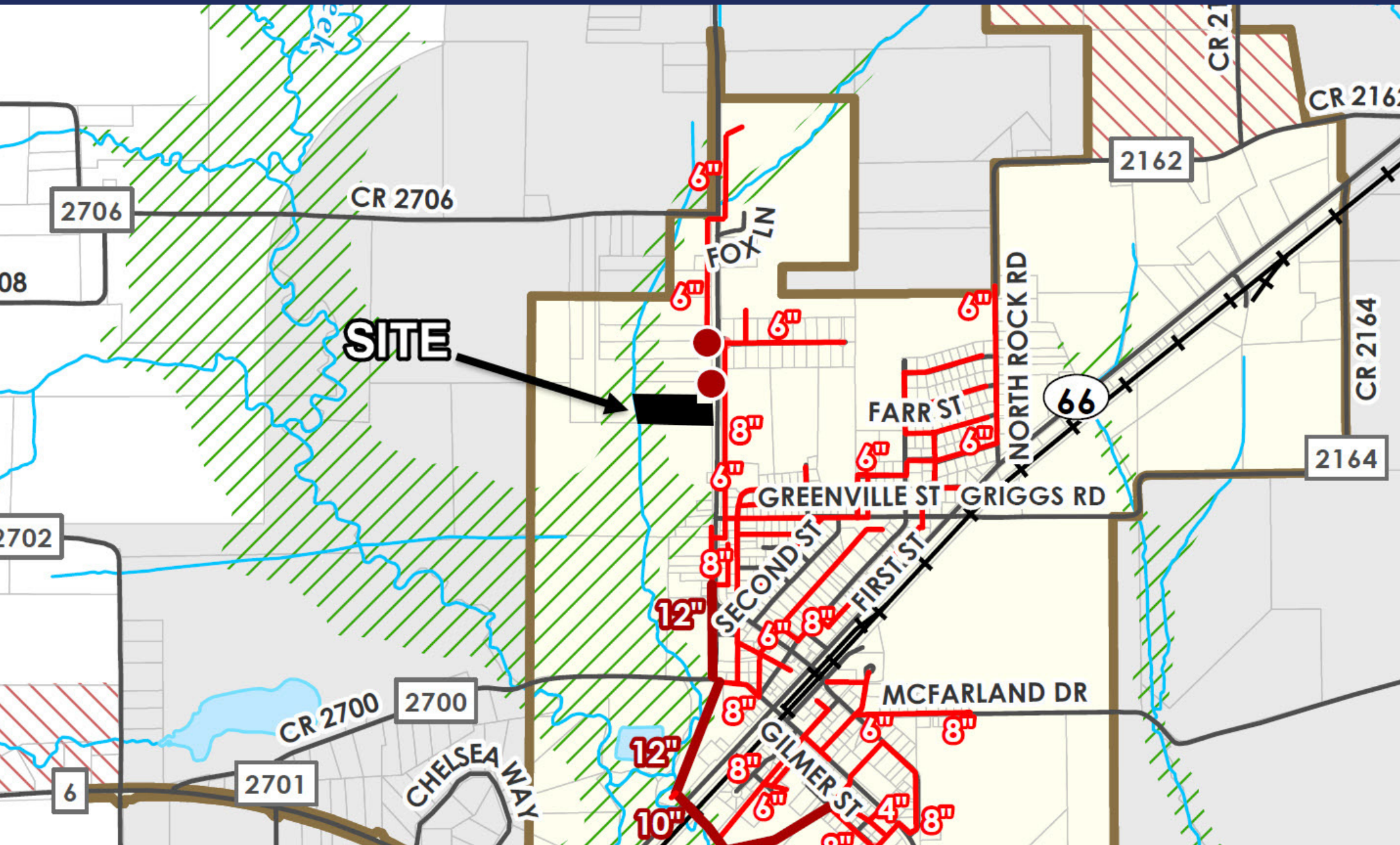
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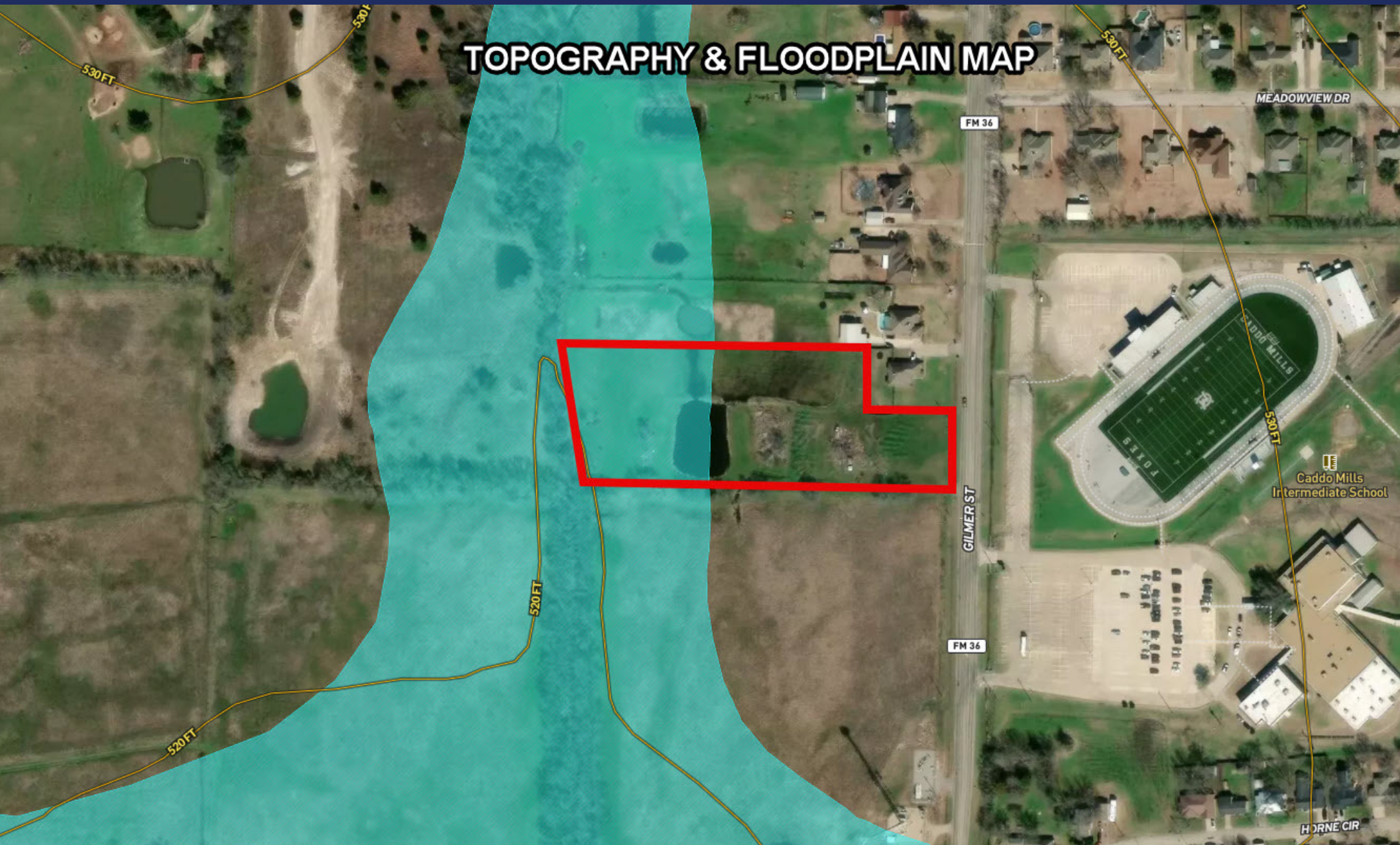
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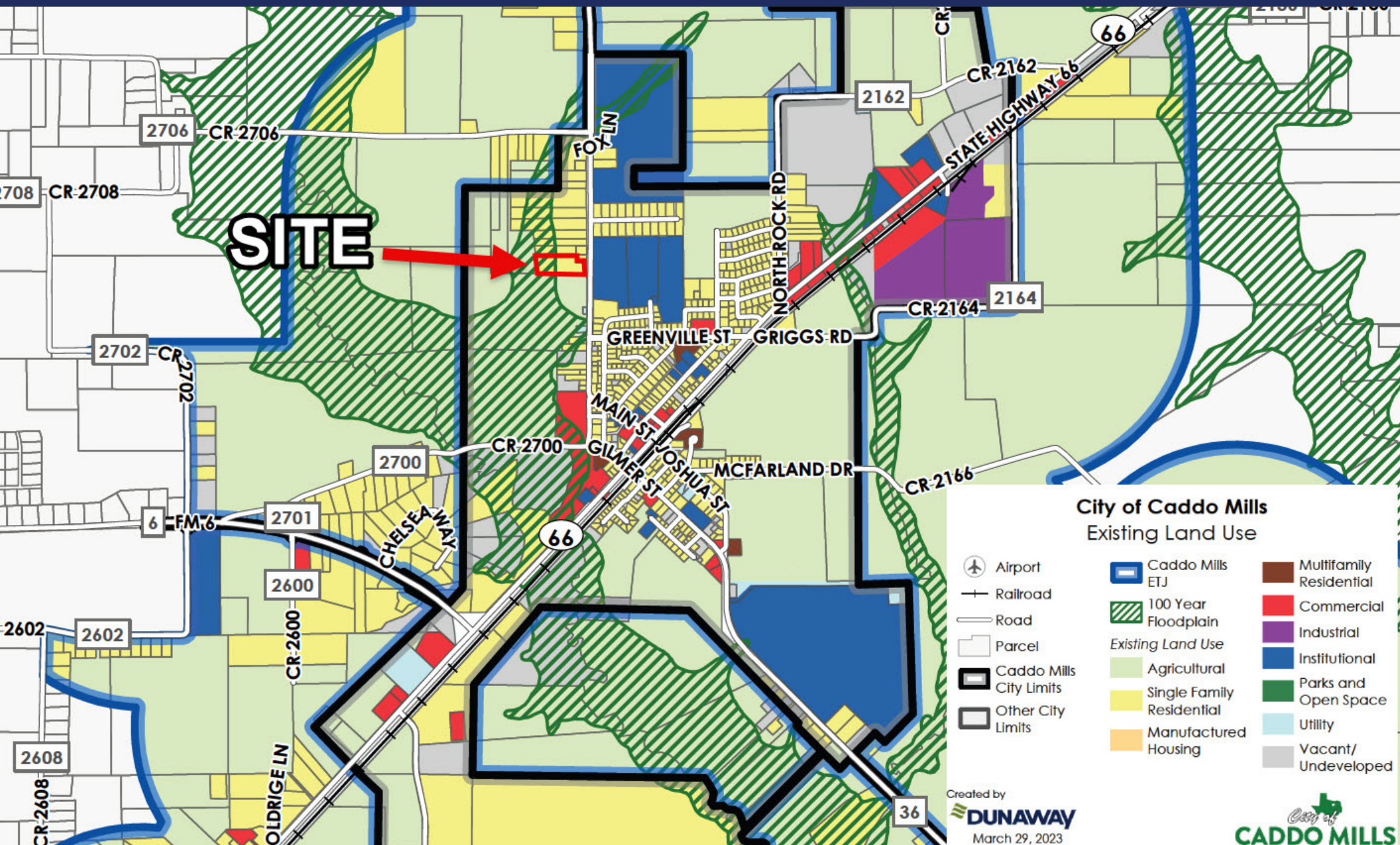
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**ZONING MAP**



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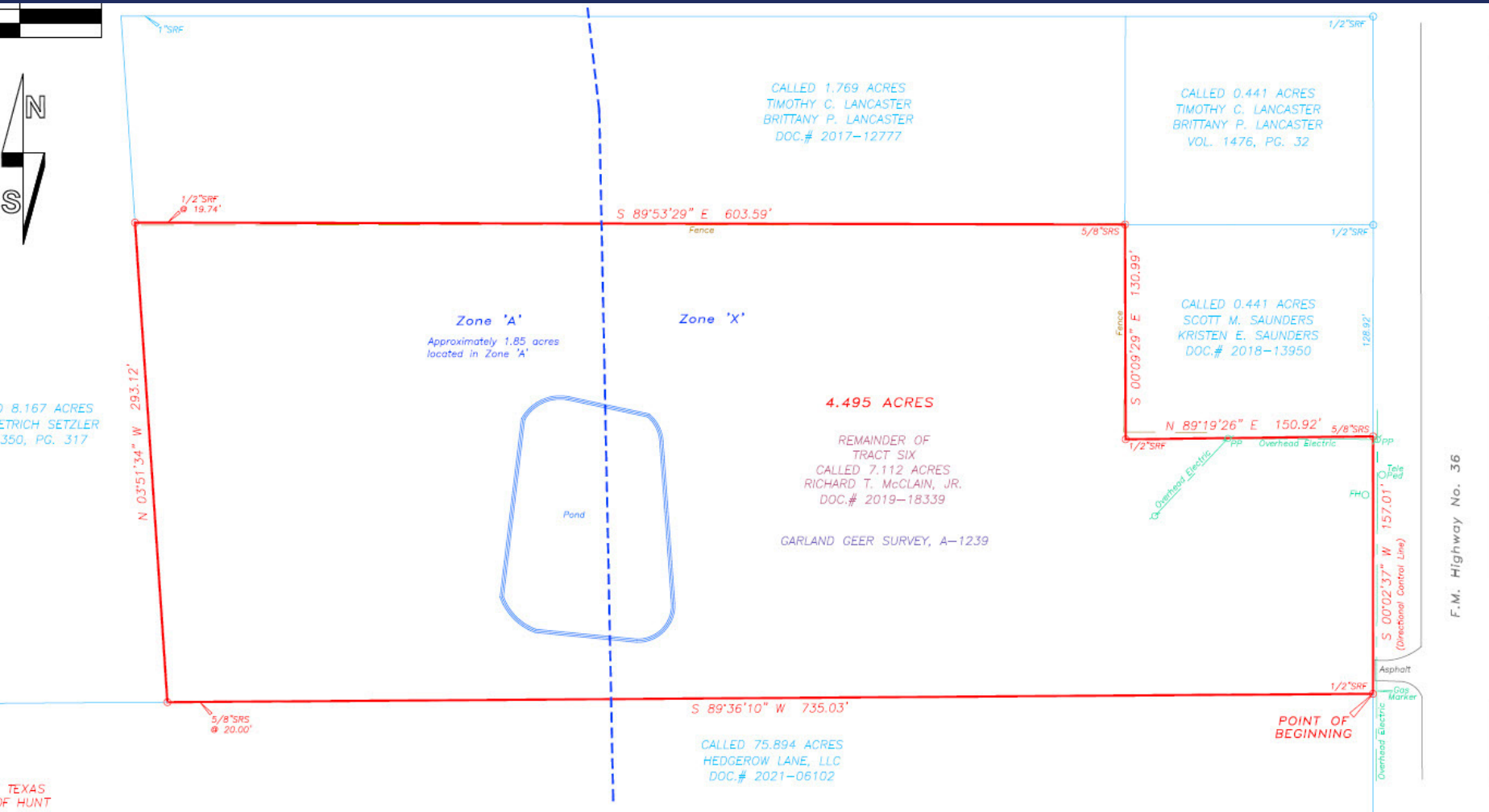
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# CADDO MILLS, TX +/-4.49 ACRES AT NWQ OF F.M. 36 & S.H. 66

**SURVEY**



that tract of land in Hunt County, Texas, out of the Garland Geer Survey, A-1239, and being part of that called 7.112 acres of land as Tract Six in deed to Richard T. McClain, Jr. as recorded under Document No. 2019-18339 of the Official Public Records of Hunt County, Texas, and being further described as follows:

at a 1/2 inch steel rod found on the West line of F.M. Highway No. 36, at the Southeast corner of said 7.112 acres, and at the most Northeast corner of that called 78.894 acres of land described in deed to Hedgerow Lane, LLC as recorded under Document No. 2021-06102 of the Official Public Records of Hunt County, Texas;

South 89 degrees 36 minutes 10 seconds West, 735.03 feet to a point in creek at the Southwest corner of said 7.112 acres, and at the East corner of that called 8.167 acres of land described in deed to Von Dietrich Setzler as recorded in Volume 350, Page 317 of the Official Public Records of Hunt County, Texas;

North 03 degrees 51 minutes 34 seconds West, 293.12 feet to a point at the Southwest corner of that called 1.769 acres of land in deed to Timothy C. Lancaster and Brittany P. Lancaster as recorded under Document No. 2017-12777 of the Official Public Records of Hunt County, Texas, from which a 1/2 inch steel rod found bears South 89 degrees 53 minutes 29 seconds East, 19.74 feet for

**FLOOD ZONE DEFINITIONS: ---**  
F.I.R.M. 48231C0375G, dated January 6, 2012

**Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."**

**Zone 'A' - "Special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations determined."**

SRS = STEEL ROD SET  
SRF = STEEL ROD FOUND

Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.

Note: Verify exact location of underground utilities prior to construction.

Note: All Easements and other interests are shown as they appear on the "Boundary Survey."

BOUNDARY SURVEY

**Boundary Solutions Inc.**  
Professional Land Surveyors

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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.

Thornberry Land Company, LLC 9014904

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

Grant Brodeur

Designated Broker of Firm

Bobby Kearns

Licensed Supervisor of Sales Agent/  
Associate

Sales Agent/Associate's Name

License No.

0514486

License No.

0712210

License No.

License No.

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Phone

817-680-7171

Phone

214-897-7333

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

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