

Development Opportunity

SEC FM 1417 & FM 120, Denison, Texas

FOR SALE

(972) 754-0720



WHAT'S NEARBY



Development Opportunity | 14.53 AC

SEC of FM 1417 & FM 120, Denison, Texas

BILL WASTOSKIE

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Dallas, TX 75240

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CenterPoint
COMMERCIAL PROPERTIES

www.CenterPointCP.com

Development Opportunity | 14.53 AC Denison, Texas



AVAILABILITY

+/- 14.53 Acres

PRICING

Call for More Information

TRAFFIC COUNTS

FM 120: 4,542 VPD (TXDOT 2017)

FM 1417: 2,937 VPD (TXDOT 2017)

PROPERTY DETAILS

- Located on thoroughfare between Pottsboro and Denison, TX connecting to major retailers to the east in Denison.
- Few miles north of the North Texas Regional Airport.
- Going to work side of HWY 120 in route to Hwy 75 including Denison and Sherman.
- Northern end of Heritage Parkway (FM 1417) currently experiencing growth due to new Sherman High School, growth of North Texas Regional Airport, residential and retail development

DEMOGRAPHIC SNAPSHOT

| | 3-mile | 5-mile | 7-mile | 10-mile |
|--------------------|----------|----------|----------|----------|
| 2019 Population | 4,594 | 16,596 | 42,597 | 83,645 |
| Daytime Population | 3,807 | 18,202 | 50,336 | 87,734 |
| Average HH Income | \$95,063 | \$80,972 | \$71,314 | \$68,649 |

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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.

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.

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|--|-------------|------------------------|--------------|
| CenterPoint Commercial Properties, LLC | 0481728 | info@centerpointcp.com | 972-991-9590 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Mark Cohen | 0447509 | mark@centerpointcp.com | 972-991-9590 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Bill Wastoskie | 0470936 | bill@centerpointcp.com | 972-991-9590 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date