

# HIGHWAY 75 & LOY LAKE

SEC of Highway 75 @ Loy Lake Rd

# FOR SALE

LOY  
LAKE  
PARK



47,494 VPD ('17)



3,578 VPD ('17)

(972) 754-0720



WHAT'S NEARBY



## SITE

# Land For Sale

SEC South US Hwy 75 & Loy Lake Rd, Denison, Texas 75020

BILL WASTOSKIE

(972) 754-0720 (office)

Bill@CenterPointCP.com

(972) 387-0152 (fax)

5330 Alpha Rd Ste 200  
Dallas, TX 75240

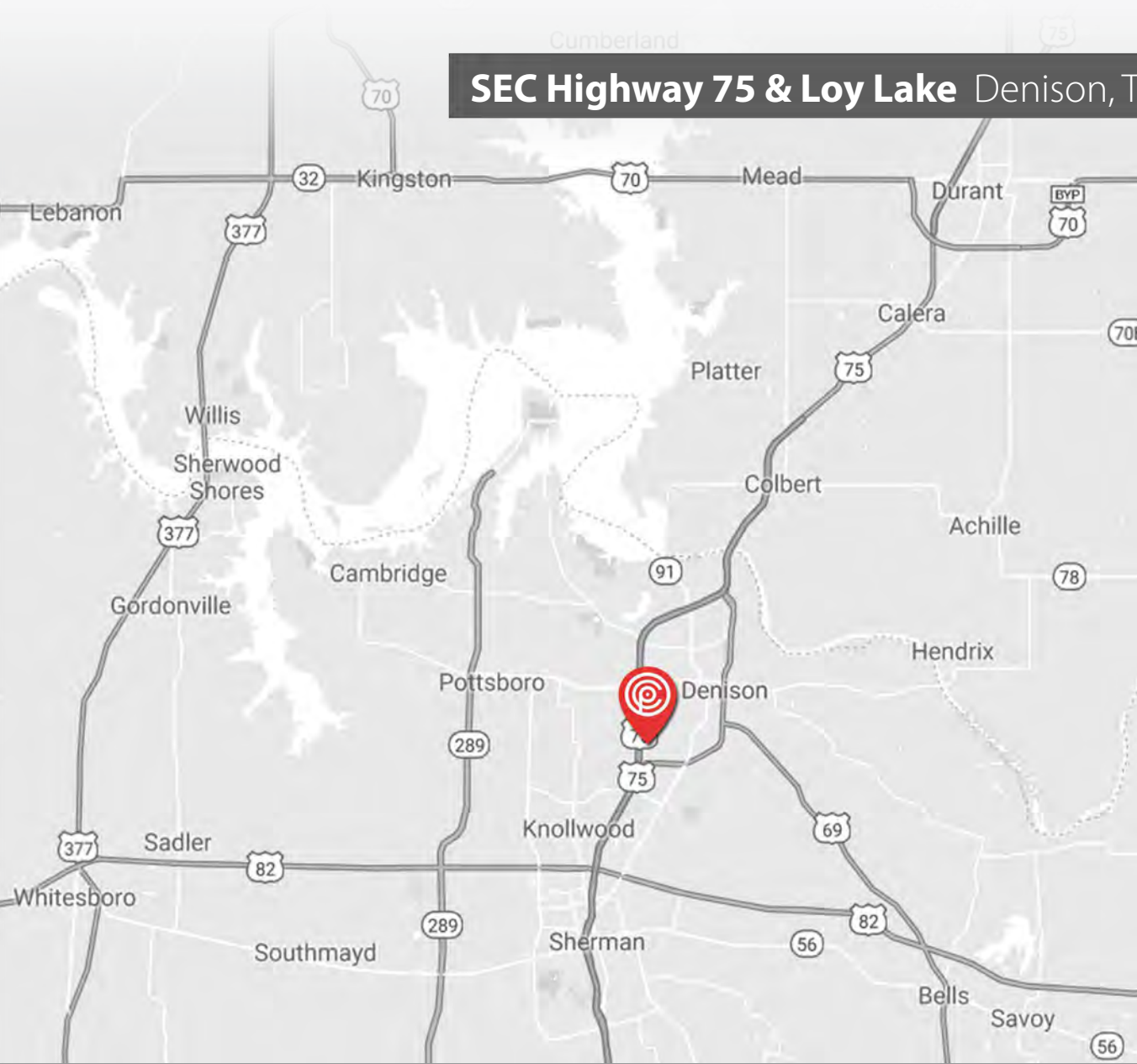
The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



**CenterPoint**  
COMMERCIAL PROPERTIES

[www.CenterPointCP.com](http://www.CenterPointCP.com)

# SEC Highway 75 & Loy Lake Denison, Texas



### AVAILABILITY

Approximately 9+ Acres

### PRICING

Call for More Information

### TRAFFIC COUNTS

US Hwy 75: 47,494 VPD (TXDOT 2017)  
Loy Lake Rd: 3,578 VPD (TXDOT 2017)

### PROPERTY DETAILS

- Located at the southeast corner of US Hwy 75/ Katy Memorial Expy S at a signalized intersection
- Excellent visibility & easy access from US 75 & Loy Lake Rd
- Pioneer Estates (14 Lots), Hyde Park Apartments (128 Units) Wesley Village Retirement Community adjacent to site
- Nearby Gateway Village with 180 Class A Apartments, 17 half-acre lots starting at \$600K, 200 lots from \$250,000-\$500,000, and Texoma Health Foundation Park-Projecting 450K annual visitors
- Nearly 5,000 employees at intersection of FM 691 & US 75

### DEMOGRAPHIC SNAPSHOT

	1-mile	3-mile	5-mile	10-mile
2018 Population	2,194	19,747	35,378	86,738
Daytime Population	1,527	18,763	45,697	91,018
Average HH Income	\$73,728	\$65,403	\$60,393	\$64,246

**(972) 754-0720**



# SEC Highway 75 & Loy Lake Denison, Texas



(972) 754-0720



# SEC Highway 75 & Loy Lake Denison, Texas



(972) 754-0720





## 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.

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