

FOR SALE
0.566 ACRES
COMMERCIAL LAND
Waxahachie, Texas

LOCATION: The subject property is located immediately to the south of the Super 8 motel at Exit 401 B off of I-35E.

SIZE: 0.566 Acres; 24,654.96 S.F.

ZONED: Planned Development - Commercial - 17

UTILITIES: All utilities are available.

FRONTAGE: 94.08 ft.

DEPTH: 257.14 ft. – 272.74 ft.

TRAFFIC COUNT: I-35E - 43,000 vehicles per day

PRICE: \$250,000.00

COMMENTS: This property will be located at the southeast corner of the new intersection TXDOT is planning to construct as shown on one of the following pages.

FOR MORE INFORMATION
Call
Lance Rust
JOE RUST COMPANY
469-337-4627

0.566ac I-35E-fs-2020.docx

Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.

I-35E - Commercial Lot



Waxahachie
Civic Center

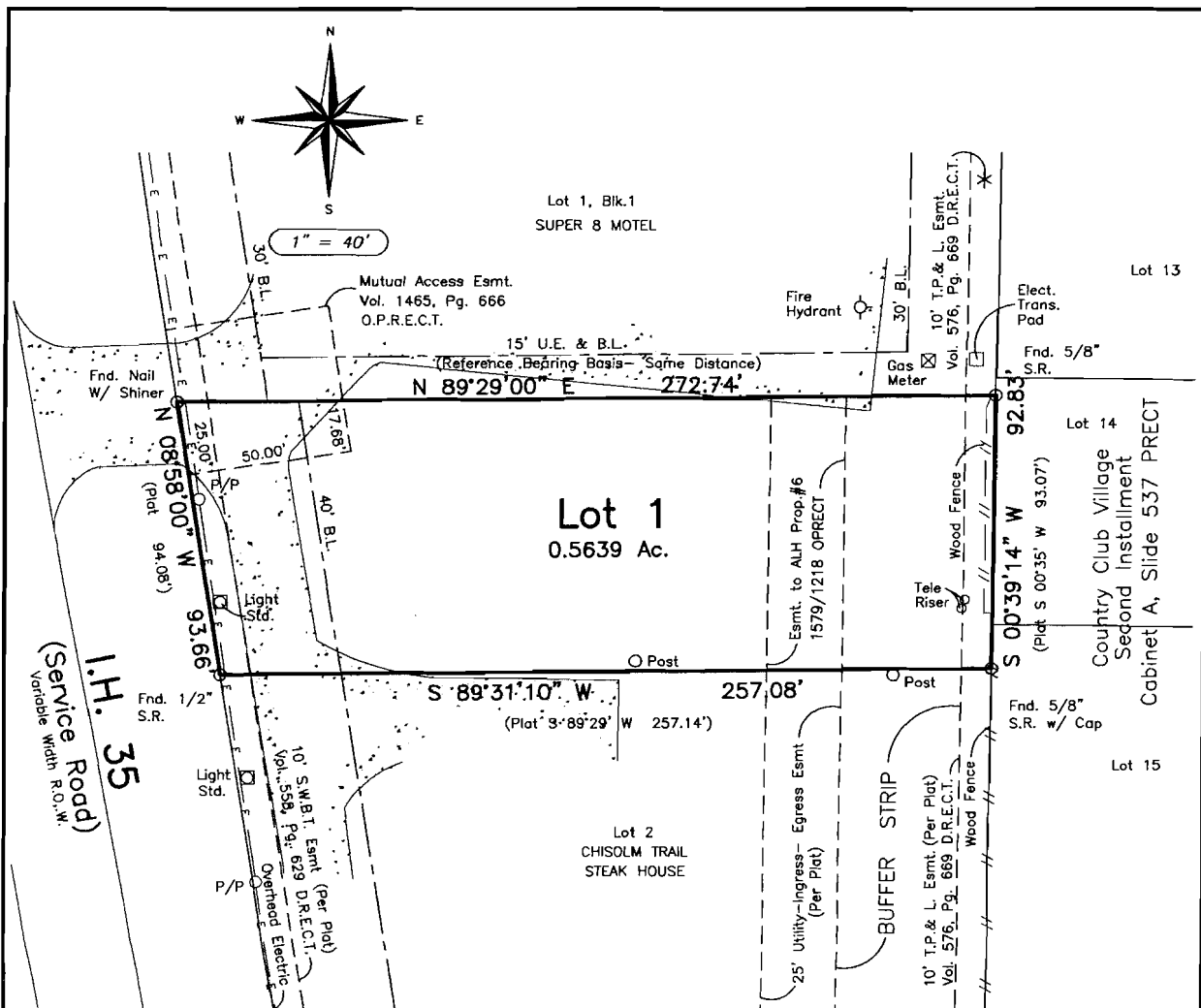


 SITE



Waxahachie
Country Club

U.S. Hwy. 287 Business



All that certain lot, tract or parcel of land being known as LOT 1, of COUNTRY CLUB VILLAGE UNIT 5 an Addition in Ellis County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 260, Plat Records, Ellis County, Texas.

(also known as _____)

The plat hereon reflects a survey made on the ground and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way. This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions. I further declare that no portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas, Map # 48139C0090 D, Zone X. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 3 Survey. This survey was prepared for title purposes in conjunction with Trinity Abstract & Title Co. Commitment for Title Insurance, G.F. No. 68748, dated March, 2004. The easements, right of ways, or other exceptions noted hereon are according to the Schedule B provided. The surveyor has not abstracted the property. Based on the easements and/or deeds provided by the title company, the following do not appear to affect the subject property:

LEGEND	
O	Property Corner Symbol
→	Drainage Flow
X	Spot Elevations
B.L.	Building Line
C/L	Centerline
D.U.E.	Drainage & Utility Easmt.
Fnd.	Found
P.O.B.	Point of Beginning
P/P	Utility Pole
R.O.W.	Right of Way
S.P.	Steel Pipe
S.R.	Steel Rod
U.E.	Utility Easement

MMOS Enterprises 806/699 DRECT
 ALH Properties No. 6- 1579/1213 OPRECT
 Easement Assignment 903/554 OPRECT

Walter Keven Davis

Walter Keven Davis
 Registered Professional Land Surveyor #4466



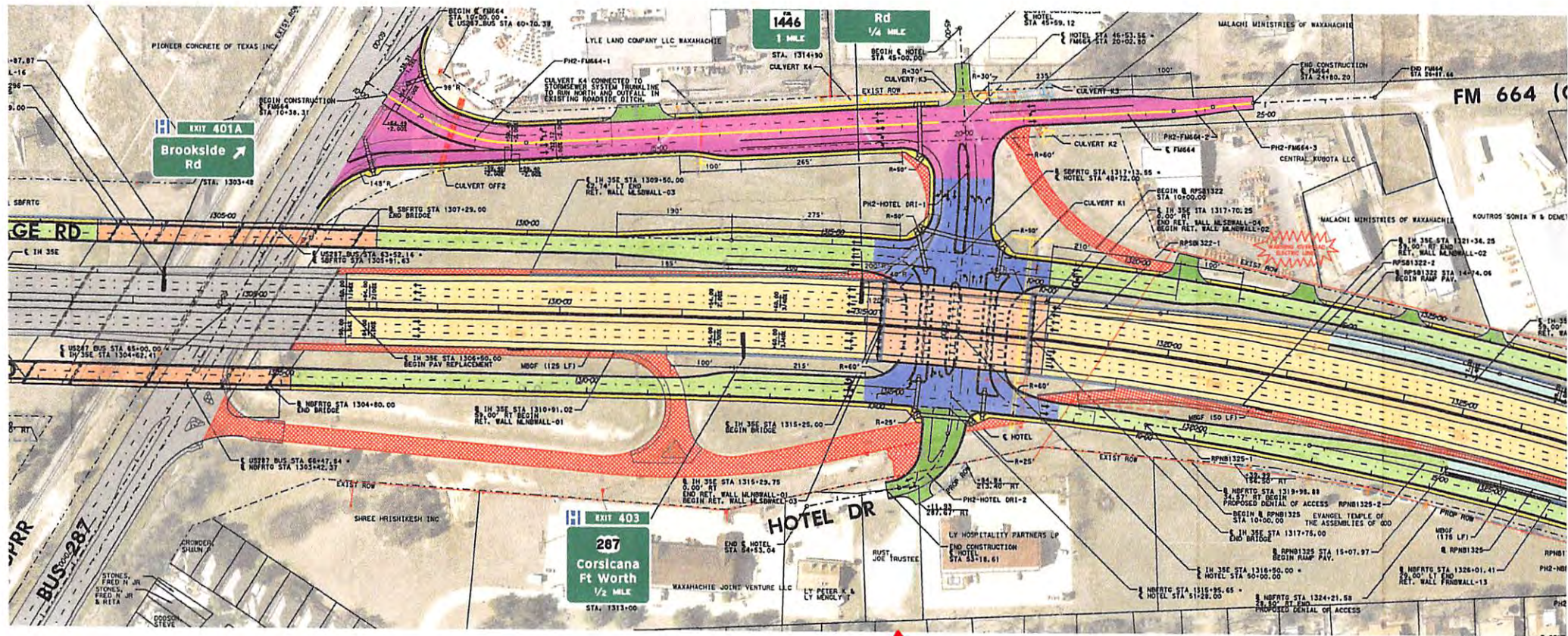
ENGINEERS
D&M
 SURVEYORS

DAVIS & McDILL, INC.

P.O. BOX 428, Waxahachie, Texas 75168
 Phone: Metro 972-938-1185 Fax: 972-937-0307

Description Survey Plat Client: Trinity Abstract & Title Co. G.F.# 68748
 Drawn by: R.Turner Scale: 1" = 40' Date: April 13, 2004 Job# 204-0248

Future Intersection As Shown At TXDOT Public Meeting May 2019



SUBJECT



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<u>Joe Rust Company</u>	<u>0204705</u>	<u>joerust@joerust.com</u>	<u>(972)333-4143</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0