

Commercial Development Opportunity

2.899 Acres

633 W Audie Murphy Pkwy (Hwy 380), Farmersville, TX 75442

**Located at the Hard Corner of W Audie Murphy Pkwy and S
Hamilton St**

Concept | COMMERCIAL REALTY

Jimmy Pham 469.583.0104

Exciting opportunity to Develop or hold Land in an area that is in the path of development. One of the few remaining parcels that is Zoned Commercial. Best of all the property is located near the planned Collin County Outer Loop! Bring your Clients! CALL FOR PRICING!

PROPERTY FEATURES

- ✓ **2.899 Acres or 126,280 sqft**
- ✓ **Traffic Counts: 13,302 CPD**
- ✓ **Less than half a mile from the major interchange of 78 and 380**
- ✓ **Near the Collin County Outer Loop, this will be a driving force in creating higher traffic counts.**



PROPERTY HIGHLIGHTS

Land: 2.89 Acres

In the Path of Growth

Collin County Outer Loop

Area Overview

The Parcel of Land is located at the SEC of W Audie Murphy Pkwy & S Hamilton St, on the going-home route. This site is at the heart of redevelopment for the Farmersville market, with the City of Farmersville leading the way with citywide efforts initiated by the state, and private developers within the city.

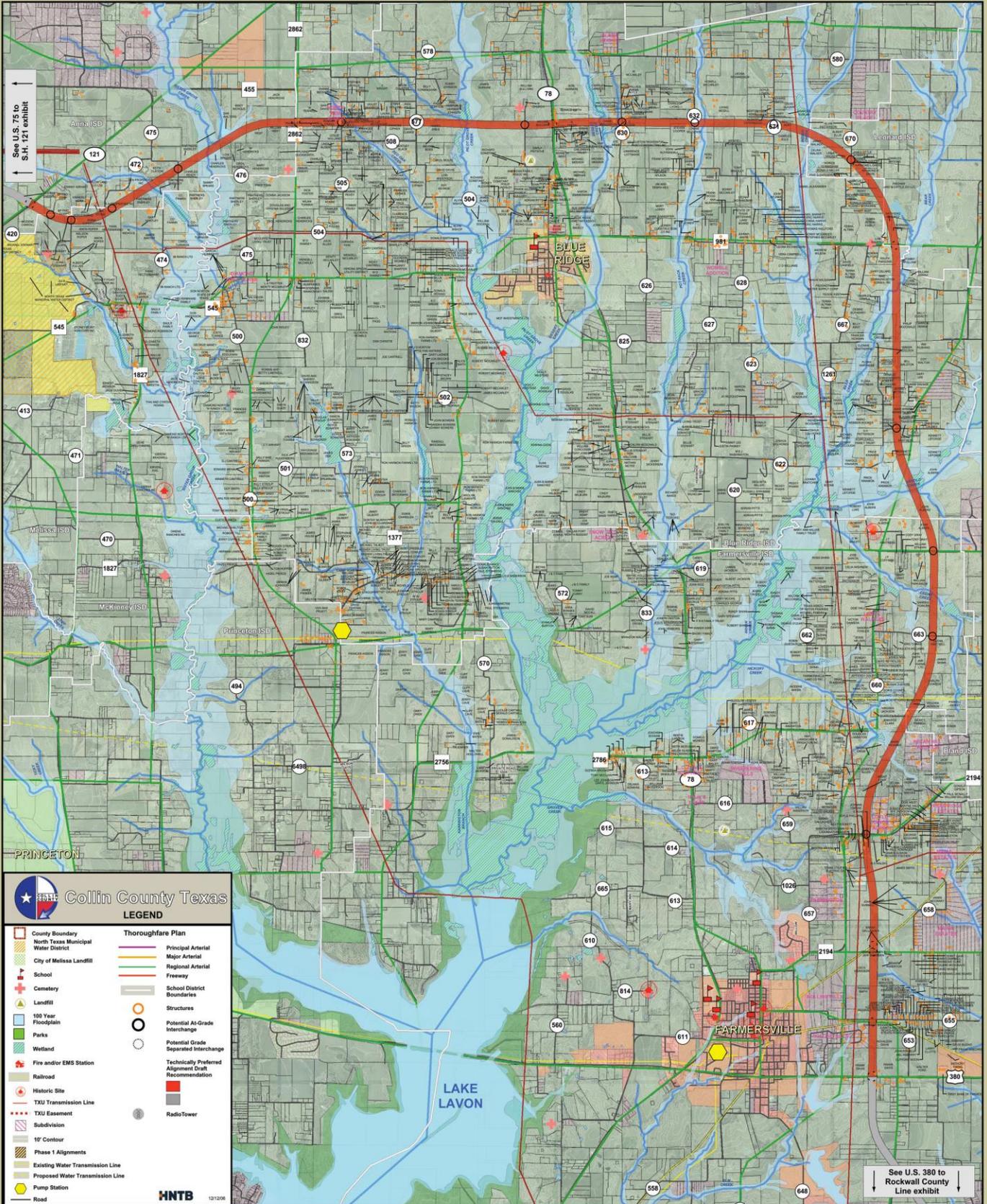
Collin County ranks as one of the top growth areas in the state and the nation. Since the 2000 census, the county's population grew more than 52 percent by 2009, including massive private and commercial development. In that light, Collin County officials continue to evaluate and prepare for the next major outer-loop thoroughfare.

In December 2002, **Collin County initiated the Outer Loop** Alignment Study to develop various alignments within and along a 3,000-foot-wide corridor. The study identified a locally preferred alignment in order to determine right-of-way needs for the road to be built when the time comes.

Most recently, Commissioners approved contracts with local engineering firms to refine the technically preferred alignment and finalize the engineering design of several segments of more than 50 miles of Collin County's portion of the regional outer loop.



Collin County Outer Loop Study From S.H. 121 to U.S. 380 Technically Preferred Alignment Draft Recommendation



See U.S. 75 to
S.H. 121 exhibit

See U.S. 380 to
Rockwall County
Line exhibit

Collin County Texas
LEGEND

County Boundary	Thoroughfare Plan
North Texas Municipal Water District	Principal Arterial
City of Melissa Landfill	Major Arterial
School	Regional Arterial
Cemetery	Freeway
Landfill	School District Boundaries
100 Year Floodplain	Structures
Parks	Potential At-Grade Interchange
Wetland	Potential Grade Separated Interchange
Fire and/or EMS Station	Technically Preferred Alignment Draft Recommendation
Railroad	Radio Tower
Historic Site	
TXU Transmission Line	
TXU Easement	
Subdivision	
10' Contour	
Phase 1 Alignments	
Existing Water Transmission Line	
Proposed Water Transmission Line	
Pump Station	
Road	

HNTB
12/12/16

NOTE: THESE ARE PRELIMINARY DESIGN CONCEPTS SUBJECT TO CHANGE BASED ON FURTHER DEVELOPMENTS.





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:
 - 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 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.

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<u>Jimmy Pham</u>	<u>554931</u>	<u>jimmy@ccrealtytx.com</u>	<u>(972)372-9769</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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