

Bowers & Associates

COMMERCIAL & INDUSTRIAL REAL ESTATE

2630 E. LAMAR BLVD. SUITE 107
ARLINGTON, TEXAS 76011
jb@rebowers.com

1620 E. COUNTY ROAD 109 VENUS, TX

LOCATION:	Southwest Quadrant of Hwy. 67 & V.V. Jones Road - 1/2 mile from intersection. 3 miles east and west to downtown Midlothian & Venus, approximately 200 ft from Venus Parkway
ACCESS:	Within 24 month, excellent access to Hwy. 67 via Venus Parkway, a new road funded by \$4.2M city improvement bonds.
SIZE:	20 Acres - approximately 738' x 1,200' depth
ZONING:	Venus ETJ - Heavy Industrial uses permitted
POSSIBLE USES:	Asphalt/Concrete plant, scrap yard, auto wrecking, mechanics, metal reclamation, heavy industrial, etc.
UTILITIES:	2" water line presently. Sewer will be septic or aerobic, plans call for improvement
PRICE:	Call Broker
SHOWINGS:	By appointment only. Call Broker

EXCLUSIVE LISTING

JOE BOWERS

214-505-4386

OFFICE: 817-633-5517 • CELL: 214-505-4386

The information contained herein was obtained from sources believed reliable; however Bowers & Associates makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property for sale, rent or exchange is submitted subject to errors, omissions, change of price of conditions or withdrawal without notice.



1620 E. CR 109

55 ACRES - SOLD

* 20 ACRES

2000 ft

Bowers & Associates
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2630 E. Lamar Blvd #107 817-633-5517 Office
Arlington, TX 76011 214-505-4386 Mobile

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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:
 - 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.

Bowers & Associates			817-633-5517
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joe Bowers	175687	jb@rebowers.com	214-505-4386
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