

CRESSON CROSSROADS

Cresson, Texas



CLARK

REAL ESTATE GROUP

COMMERCIAL



INDUSTRIAL

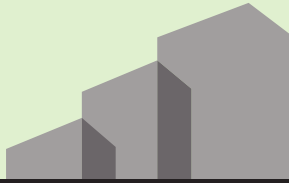


- ◆ Frontage on Hwy 377 and Hwy 171
- ◆ 14 miles from Granbury Municipal Airport
- ◆ 15 miles southwest of Fort Worth
- ◆ 14 miles from Loop 820



The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

Tim Clark | Mobile: 817.578.0609 | Email: tim@clarkreg.com



CRESSON CROSSROADS

Cresson, Texas

CLARK

COMMERCIAL



REAL ESTATE GROUP

PROPERTY INFORMATION

Location: The property is located on Hwy. 171 in Cresson, Texas
The property is approx. 1 mile NW of Cresson.

Size: Lots range in size from 2 to 15 acres.

Improvements: No improvements

Utilities: Three Phase electric, City Sewer and Water, Windstream
is the Phone and internet provider.

Minerals: No minerals convey

Zoning: Industrial Zoning.

Cresson

City Offices: 817.396.4729 Mayor Bob Cornett

Price: Prices range from \$.90 to \$3.75 per sq. ft.

Terms: Cash to seller at closing



The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

Tim Clark | Mobile: 817.578.0609 | Email: tim@clarkreg.com

CRESSON CROSSROADS

Cresson, Texas

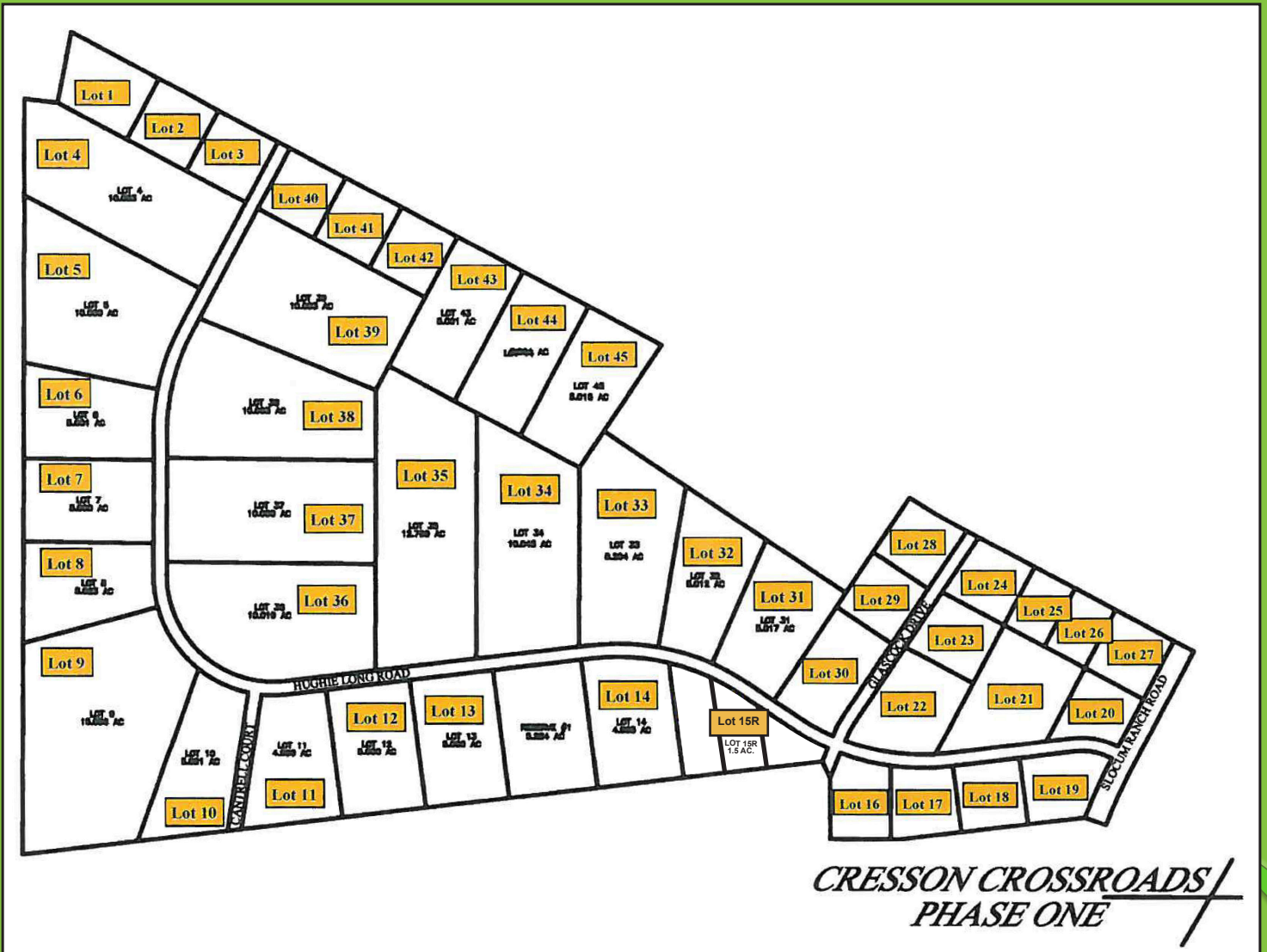
CLARK

COMMERCIAL



REAL ESTATE GROUP

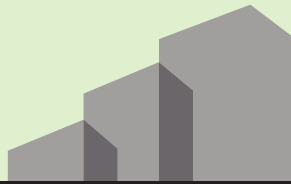
SURVEY



CRESSON CROSSROADS/
PHASE ONE

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

Tim Clark | Mobile: 817.578.0609 | Email: tim@clarkreg.com



CRESSON CROSSROADS

Cresson, Texas

CLARK

COMMERCIAL



REAL ESTATE GROUP

| Lot # | Acreage | Total |
|-------|---------|--------------|
| 1 | 2.81 | \$244,807.00 |
| 2 | 2.13 | SOLD |
| 3 | 2.13 | \$278,348.00 |
| 4 | 10 | SOLD |
| 5 | 10 | \$413,820.00 |
| 6 | 5 | \$272,250.00 |
| 7 | 5 | \$272,250.00 |
| 8 | 5.02 | \$273,339.00 |
| 9 | 15.06 | \$588,060.00 |
| 10 | 2.5 | SOLD |
| 11 | 5 | SOLD |
| 12 | 5 | SOLD |
| 13 | 5 | SOLD |
| 14 | 5 | SOLD |
| 15R | 1.5 | SOLD |
| 16 | 2.2 | SOLD |
| 17 | 2.16 | SOLD |
| 18 | 2.09 | SOLD |
| 19 | 2.33 | SOLD |
| 20 | 1.96 | SOLD |
| 21 | 4.87 | SOLD |
| 22 | 3.75 | SOLD |

| | | |
|-----|-------|--------------|
| 23 | 2.22 | SOLD |
| 24 | 2.01 | SOLD |
| 25 | 1.39 | SOLD |
| 26 | 1.39 | SOLD |
| 27 | 2 | SOLD |
| 28 | 2.04 | SOLD |
| 29 | 2 | SOLD |
| 30 | 3.42 | SOLD |
| 31 | 5.02 | SOLD |
| 32 | 5.01 | SOLD |
| 33 | 8.2 | \$357,192.00 |
| 34 | 10.05 | \$415,889.00 |
| 35 | 12.8 | SOLD |
| 36 | 10.02 | SOLD |
| 37 | 10 | SOLD |
| 38 | 10 | SOLD |
| 39 | 10 | SOLD |
| 40 | 2 | SOLD |
| 41R | 1 | SOLD |
| 42 | 2 | SOLD |
| 43 | 5 | SOLD |
| 44 | 5 | SOLD |
| 45 | 5.02 | SOLD |



Highlighted areas are Hwy Frontage



The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

Tim Clark | Mobile: 817.578.0609 | Email: tim@clarkreg.com

CRESSON CROSSROADS

Cresson, Texas

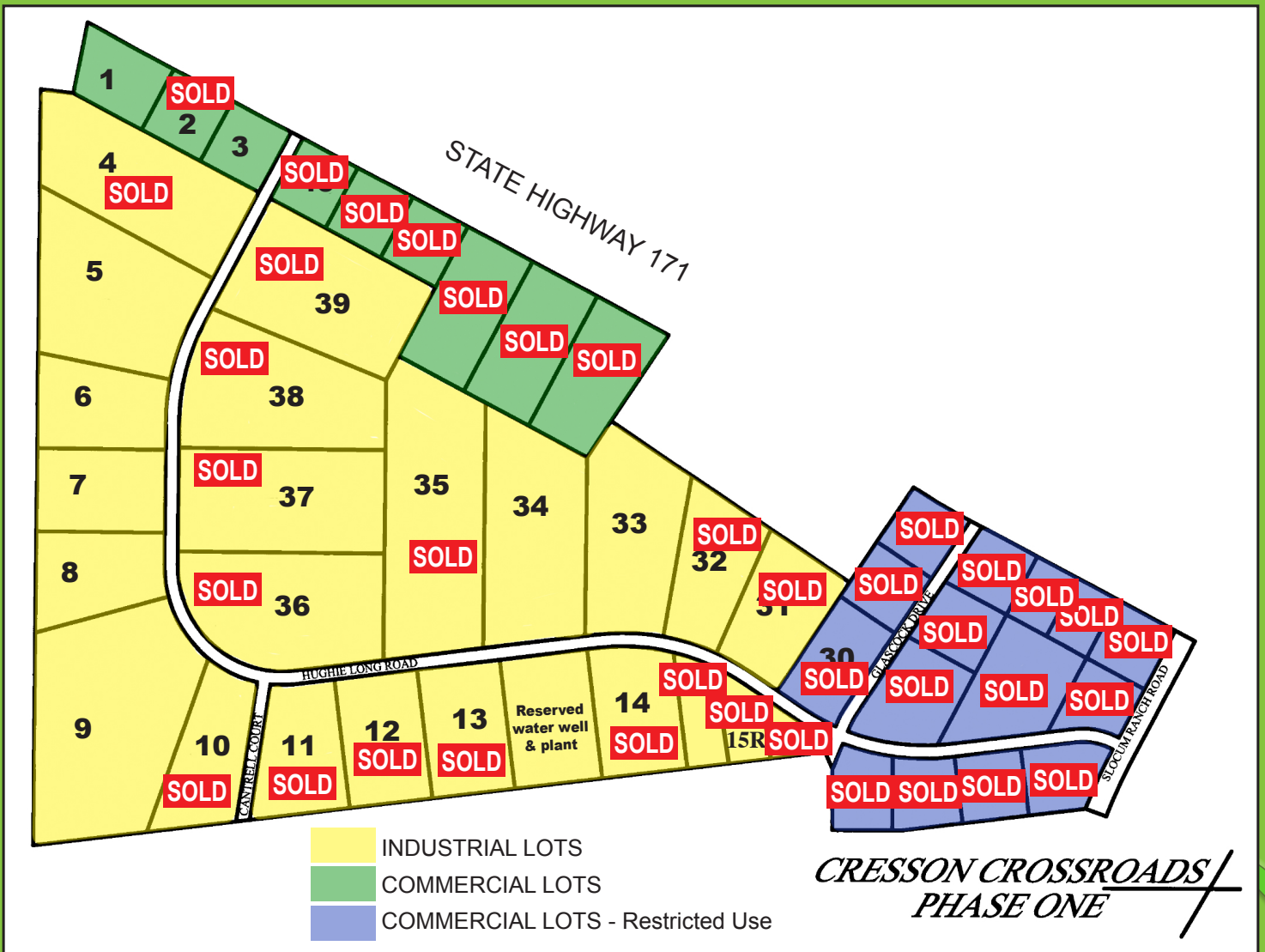
CLARK

COMMERCIAL



REAL ESTATE GROUP

BUSINESS PARK



The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

Tim Clark | Mobile: 817.578.0609 | Email: tim@clarkreg.com

CRESSON CROSSROADS

Cresson, Texas

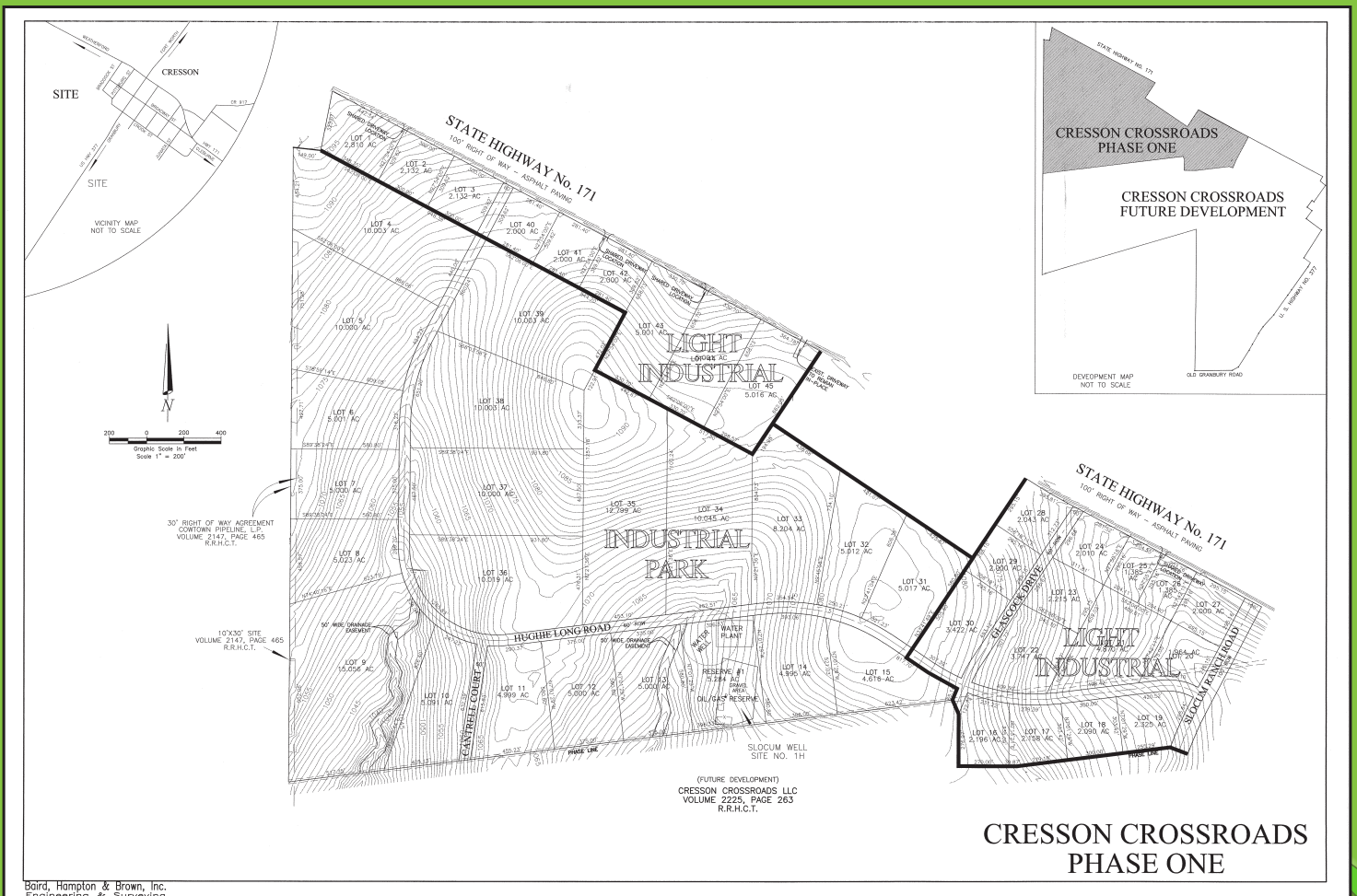
CLARK

COMMERCIAL



REAL ESTATE GROUP

ZONED CONTOURS



The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

Tim Clark | Mobile: 817.578.0609 | Email: tim@clarkreg.com

CRESSON CROSSROADS

Cresson, Texas

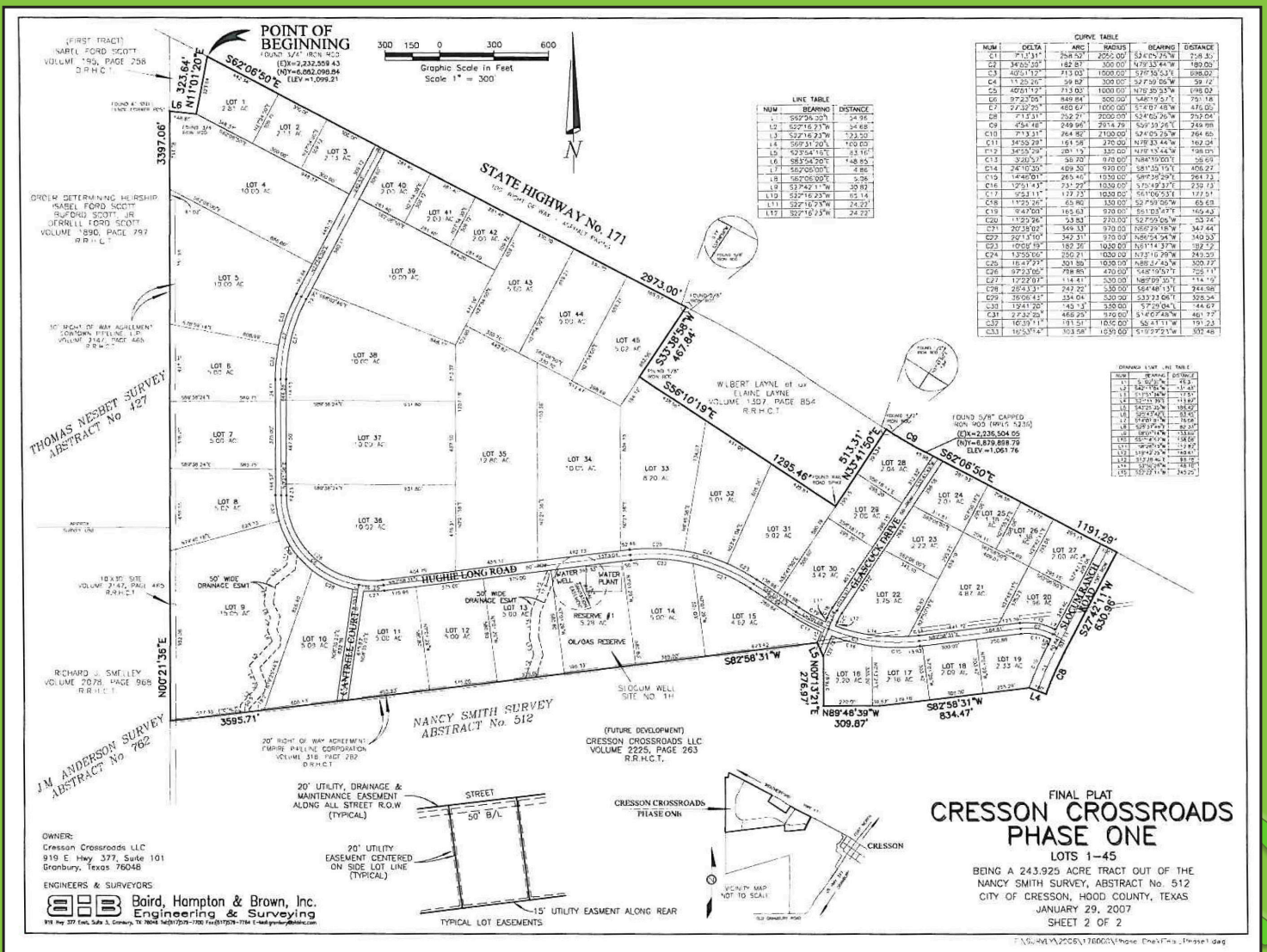
CLARK

COMMERCIAL



REAL ESTATE GROUP

LOT DIMENSIONS



The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

Tim Clark | Mobile: 817.578.0609 | Email: tim@clarkreg.com

CRESSON CROSSROADS

Cresson, Texas

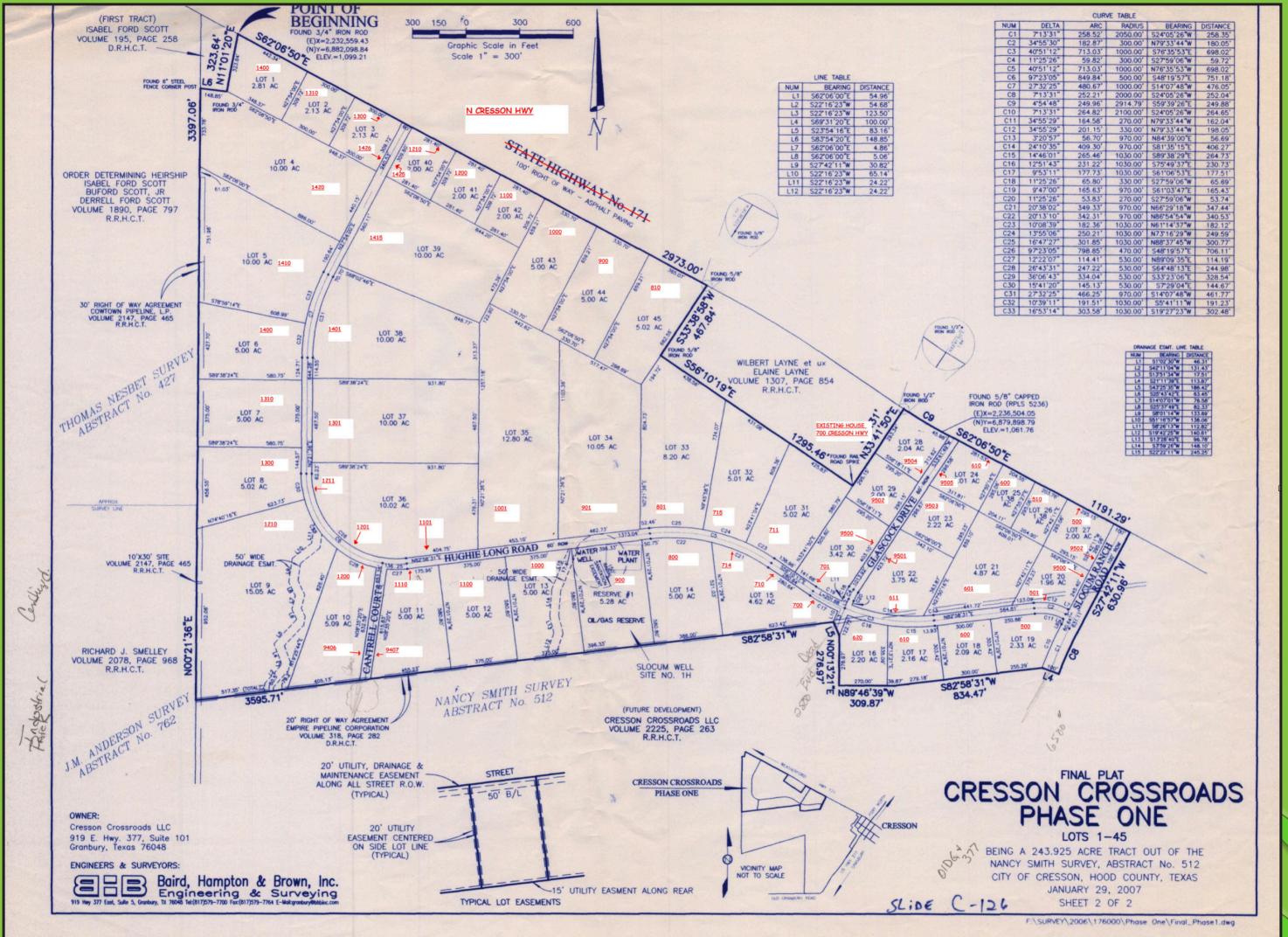
CLARK

COMMERCIAL



REAL ESTATE GROUP

ADDRESS MAP



The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

CRESSON CROSSROADS

Cresson, Texas

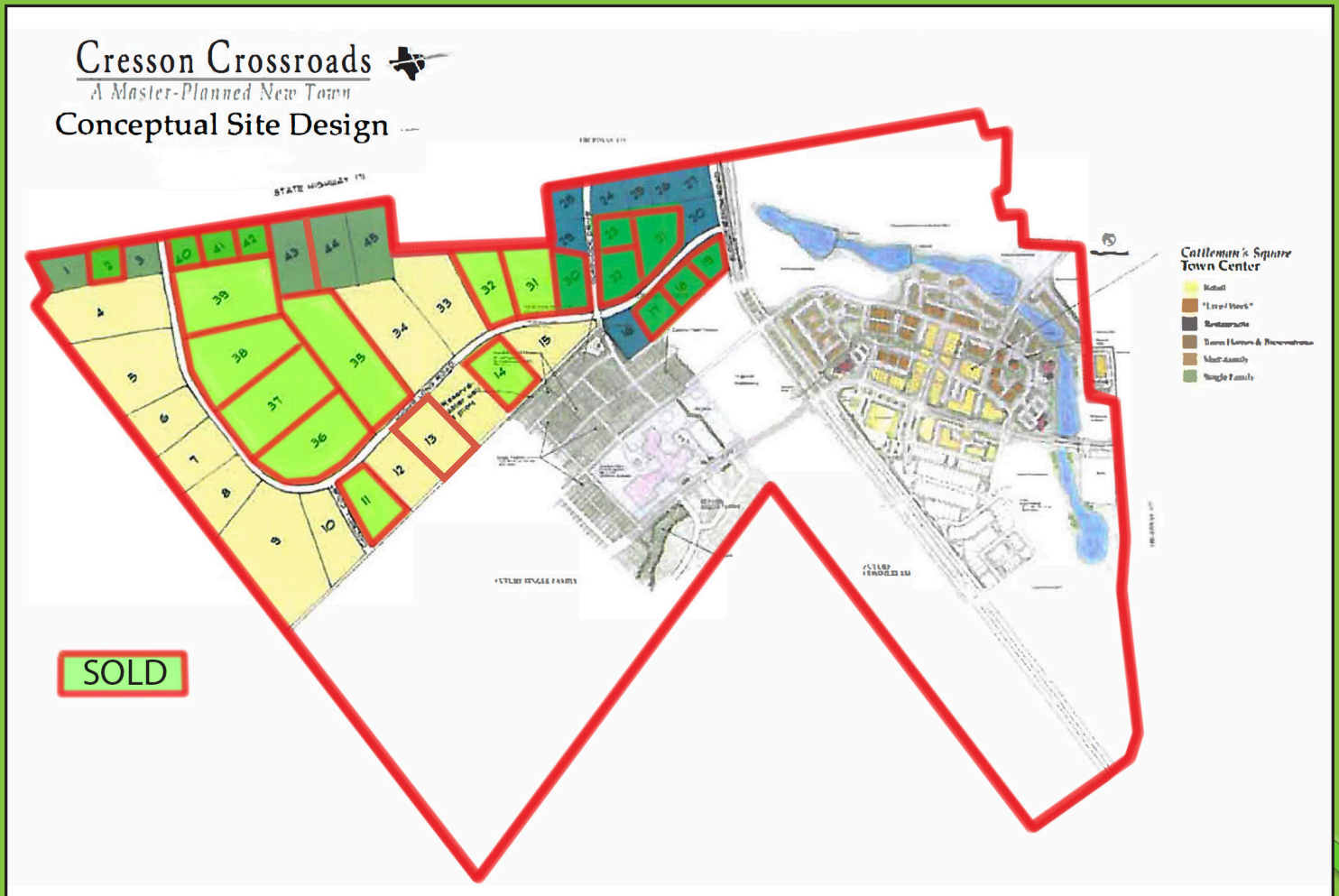
CLARK

COMMERCIAL



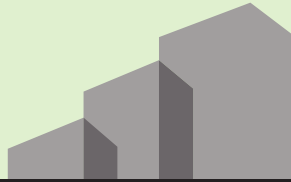
REAL ESTATE GROUP

CONCEPTUAL SITE DESIGN



The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

Tim Clark | Mobile: 817.578.0609 | Email: tim@clarkreg.com



CRESSON CROSSROADS

Cresson, Texas

CLARK

COMMERCIAL



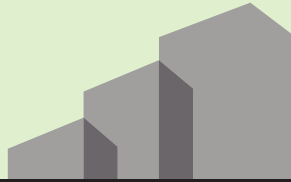
REAL ESTATE GROUP

LOCATION MAP



The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

Tim Clark | Mobile: 817.578.0609 | Email: tim@clarkreg.com



CRESSON CROSSROADS

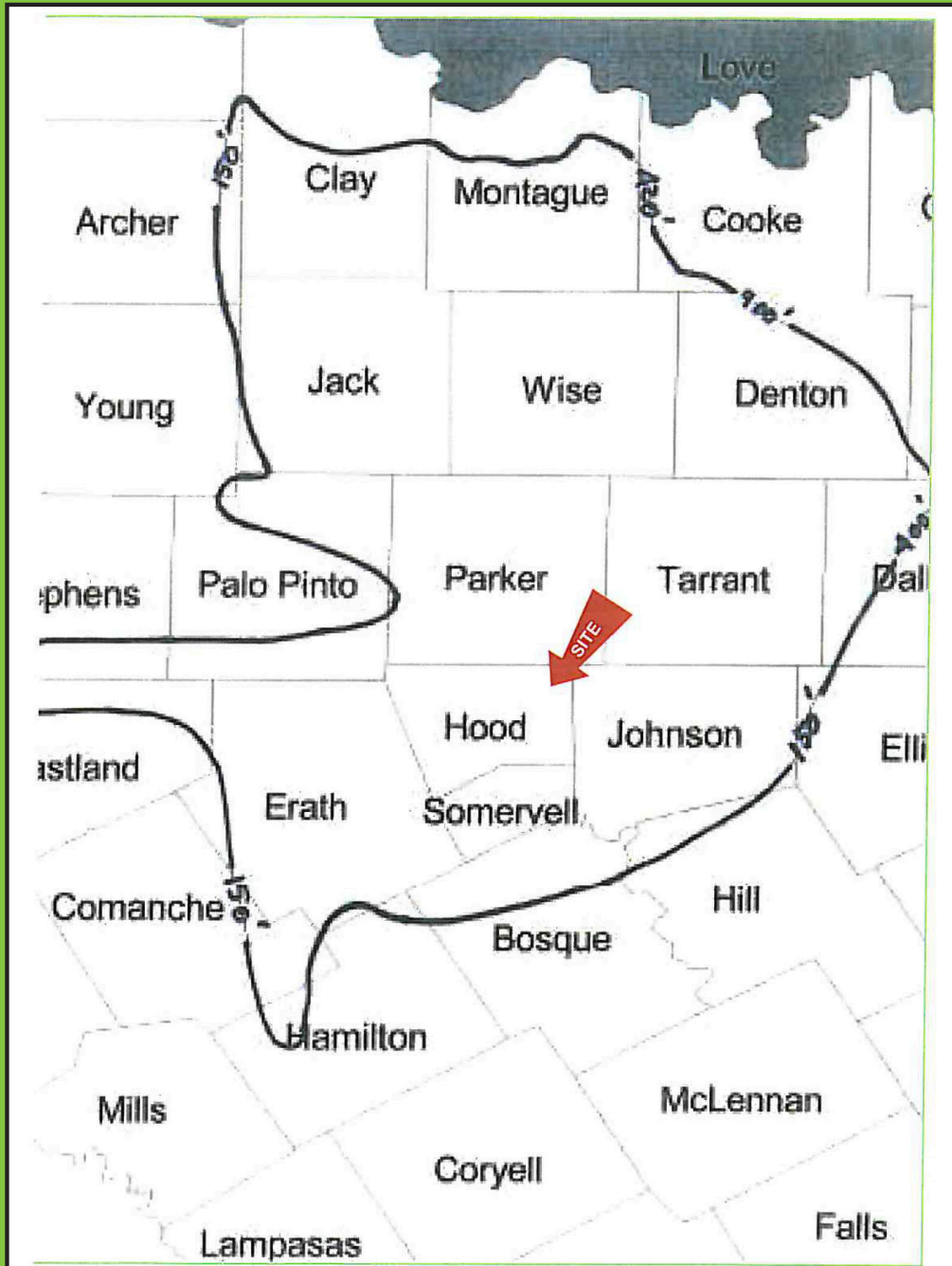
Cresson, Texas

CLARK

COMMERCIAL



REAL ESTATE GROUP



The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

Tim Clark | Mobile: 817.578.0609 | Email: tim@clarkreg.com

CRESSON CROSSROADS

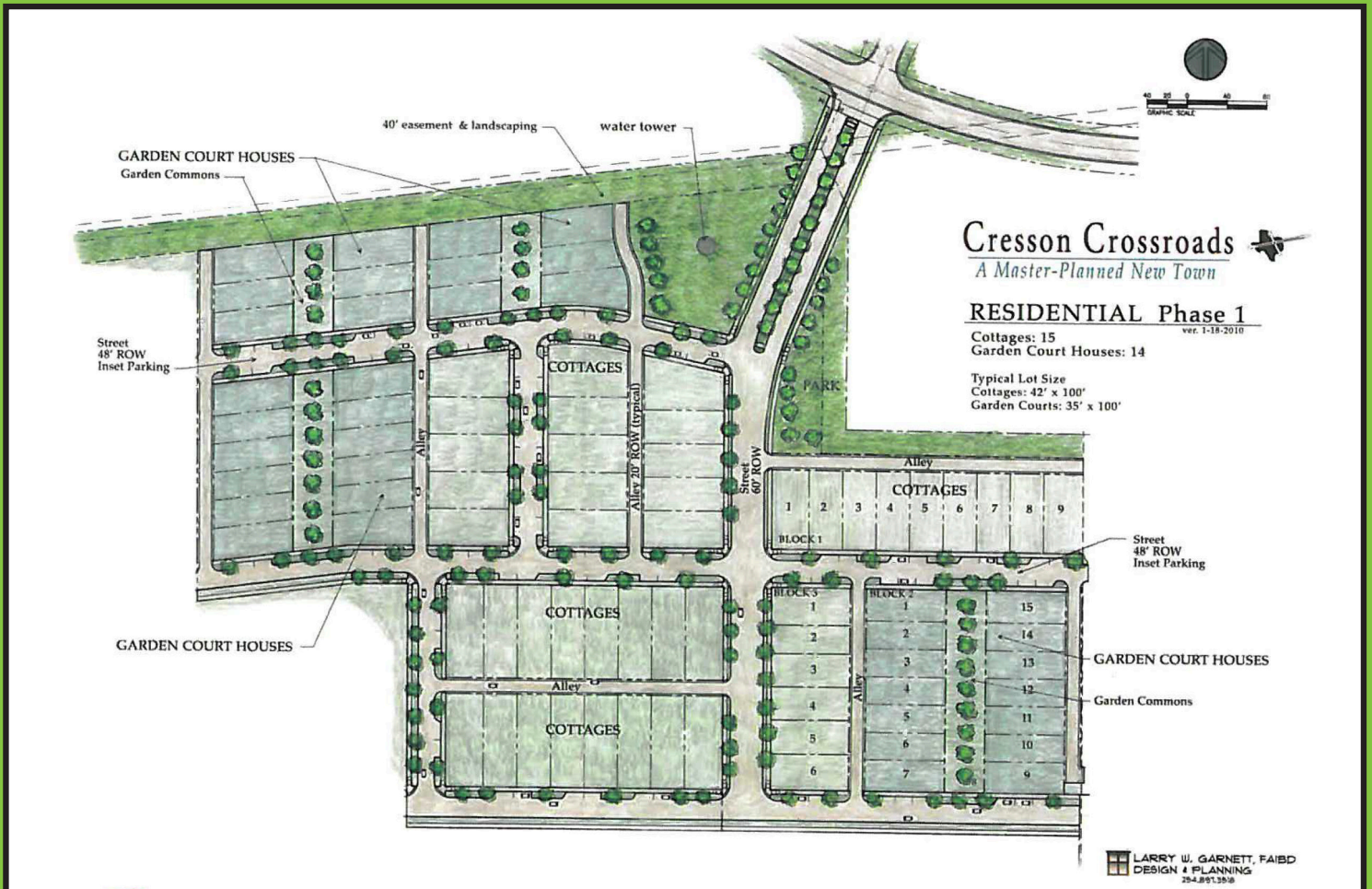
Cresson, Texas

CLARK

COMMERCIAL



REAL ESTATE GROUP



The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

Tim Clark | Mobile: 817.578.0609 | Email: tim@clarkreg.com

CRESSON CROSSROADS

Cresson, Texas

CLARK

REAL ESTATE GROUP

COMMERCIAL



RETAIL SHOPS



The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

Tim Clark | Mobile: 817.578.0609 | Email: tim@clarkreg.com

CRESSON CROSSROADS

Cresson, Texas

CLARK

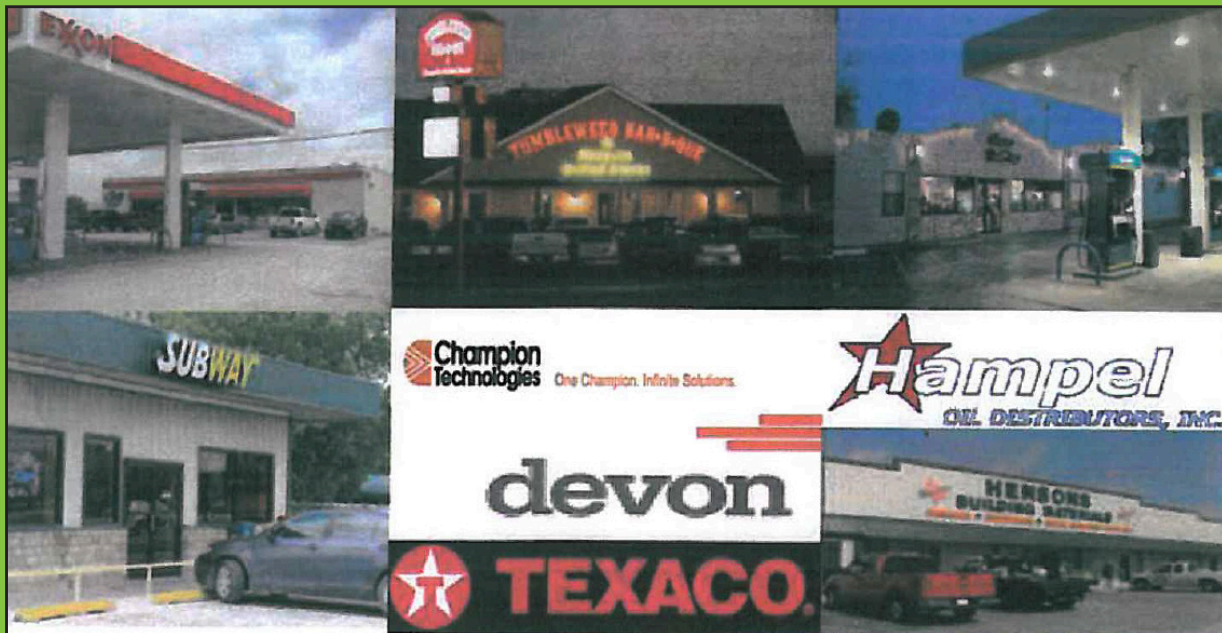
COMMERCIAL



REAL ESTATE GROUP

Come Join Other Businesses in Cresson

- Best Western
- Tumbleweed Bar-B-Que
- Motorsport Ranch
- Exxon Tiger Mart
- Texaco
- Cresson Food Mart
- Sonic Drive-In
- Subway
- Devon Energy
- Champion Technology
- Hampel Oil Distributors, Inc.
- Gulf Coast Chemical
- Golden Chick
- Henson's Lumber
- Wakesport Ranch
- TXI
- NAPA Auto Parts



The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

Tim Clark | Mobile: 817.578.0609 | Email: tim@clarkreg.com



Information About Brokerage Services

11-2-2015

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.

| | | | |
|--|----------------|-------------------------|-----------------------|
| <u>Clark Real Estate Group</u> | <u>0590750</u> | <u>tim@clarkreg.com</u> | <u>(817) 458-0402</u> |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |

| | | | |
|---------------------------|----------------|-------------------------|-----------------------|
| <u>Tim Clark</u> | <u>0516005</u> | <u>tim@clarkreg.com</u> | <u>(817) 578-0609</u> |
| Designated Broker of Firm | License No. | Email | Phone |

| | | | |
|--|----------------|-------------------------|-----------------------|
| <u>Tim Clark</u> | <u>0516005</u> | <u>tim@clarkreg.com</u> | <u>(817) 578-0609</u> |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |

| | | | |
|------------------------------|----------------|-------------------------|-----------------------|
| <u>Tim Clark</u> | <u>0516005</u> | <u>tim@clarkreg.com</u> | <u>(817) 578-0609</u> |
| 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

TAR 2501

Clark Real Estate Group, 8901 E. Hwy. 377 Cresson, TX 76035
Timothy Clark

Phone: 817-578-0609 Fax: 817-396-4544

IABS 1-0
IABS