

FOR SALE

COMMERCIAL PAD SITES - HICKORY CREEK, TX

DEVELOPMENT INFO:

- 10 Total Acres of Commercial Land
- +/- 1 AC Pad Sites Available Fronting FM 2181 (Teasley Ln)
- Hard Corner Pad Available (70,000sf)
- Will Divide
- Call For Pricing



LOCATION:

SE corner of FM 2181 (Teasley Ln) and Parkridge Dr in Hickory Creek, TX. One mile west of Interstate 35.

DEMOGRAPHICS (2021):	2 Mile	5 Mile
Population:	26,561	125,385
2026 Projected Population	29,749	140,134
Avg. Household Income:	\$114,332	\$129,843

For More Information Contact:

Patrick O'Toole at 214.220.0101 ext22 or potoole@grayandcorealtors.com
Or
Rob Sedwick at 214.220.0101 ext 21 or sedr1@aol.com.

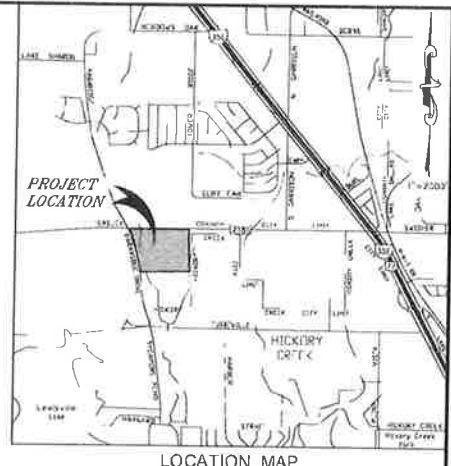
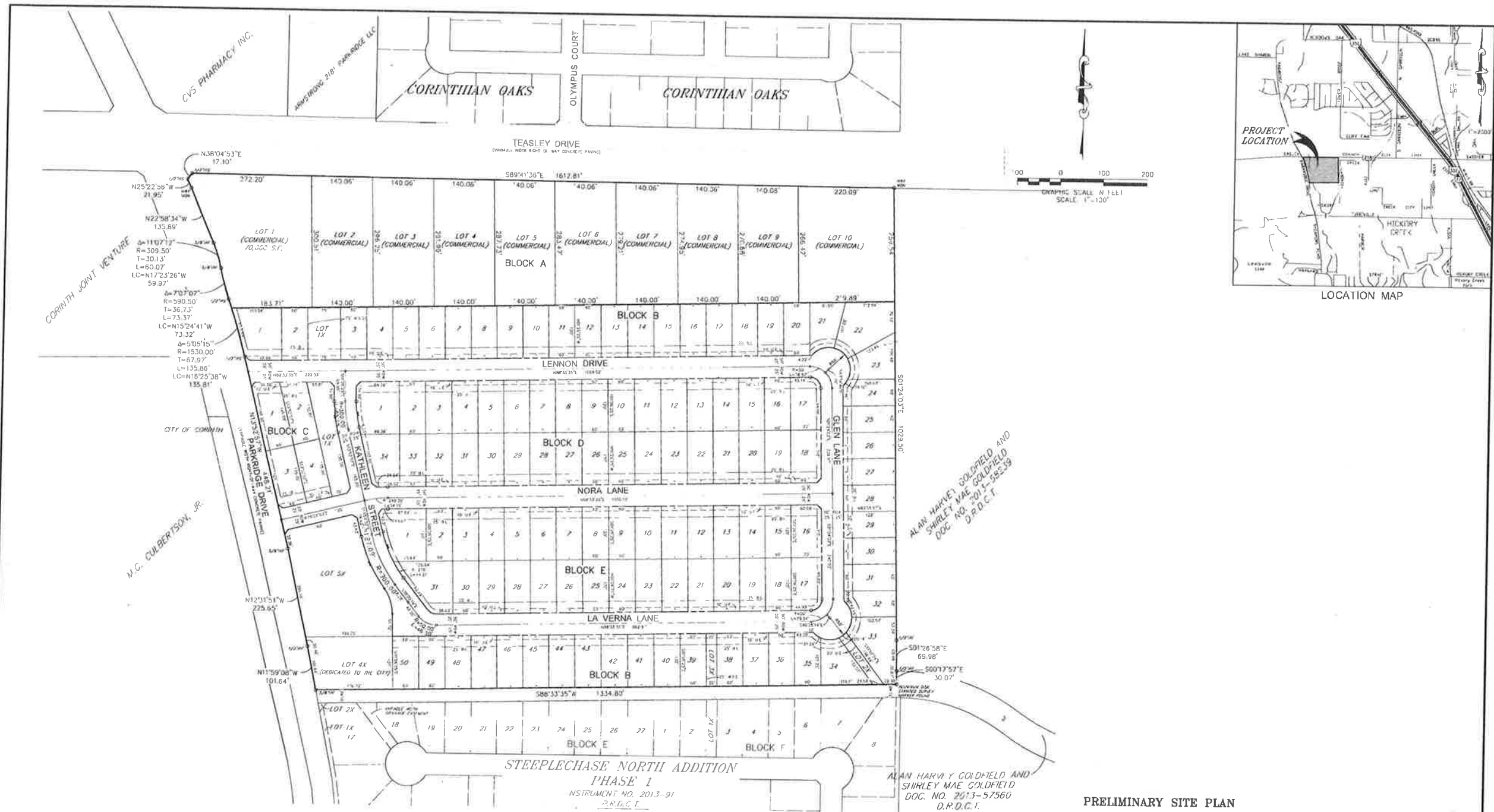
GRAY & CO REALTORS, INC.
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Dallas, TX 75209
Phone: 214.220.0101
www.grayandcorealtors.com

The information contained herein is from sources deemed reliable, however, Gray & Co Realtors, Inc. makes no representations or warranties as to the accuracy hereof.









PRELIMINARY SITE PLAN

LOTS 1 AND 2, BLOCK 1; LOTS 1-50, 1X, 2X, 3X, 4X, 5X, BLOCK 2;
 LOTS 1-4, 1X, BLOCK 3; LOTS 1-34, BLOCK 4; LOTS 1-31, BLOCK 5

Lennon Creek

AN ADDITION TO THE CITY OF HICKORY CREEK, DENTON COUNTY, TEXAS
 AND BEING SITUATED IN THE M.E.P.&P. R.R. CO. SURVEY, ABSTRACT NO. 915

SEPTEMBER 2021 119 RESIDENTIAL LOTS 38.666 ACRES
 10 COMMERCIAL LOT

OWNER:
 LENNON II FAMILY PARTNERSHIP
 C/O: CARTER & COMPANY
 4305 MACARTHUR AVENUE
 DALLAS, TEXAS 75209
 (214) 220-0101
 CONTACT: MICHAEL CARTER
 ROBERT SEDWICK

DEVELOPER:
 TRENDMAKER HOMES
 4835 LBJ FREEWAY
 SUITE 700
 DALLAS, TEXAS 75244
 (469) 680-9024
 CONTACT: BRUCE FRENCH

ENGINEER:
WET WELCH ENGINEERING, INC.
 1308 NORWOOD DRIVE, SUITE 200
 BEDFORD, TEXAS 76022
 (817) 589-2900
 (817) 589-0990 FAX
 CONTACT: TIM WELCH

SURVEYOR:
 TEXAS GEOSPATIAL
 4918 BEN DAY MURRIN ROAD
 FORT WORTH, TEXAS 76126
 (817) 441-6199
 CONTACT: STEPHEN MIZELL
 TBPLS FIRM NO. 10083300
 RPLS NO. 6165

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Broker and Salesperson are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at 1100 Box 12768, Austin, Texas 78711-2196 or 1-800-541-2790.

