

LAND for SALE

Future Loop 9 - Land Available

SWQ of Hwy 175 & FM 1389
Seagoville, Texas 75159



PROPERTY INFORMATION

- Located southwest of Dallas at Hwy 175 & FM 1389 on the east side of Seagoville, Texas.
- In the path of the future Loop 9 that will connect commuters from US 67 to I-20. For more information: TXDOT Dallas Projects: <http://www.keepitmovingdallas.org>; Loop 9 Project: <http://www.loop9.org>; 190 Project: <http://www.theeastbranch.org>

DEMOGRAPHICS

Variable	3 mile	5 miles	10 miles
2016 Population	9,093	28,748	183,099
5 Yr Proj. Growth	11.5%	12.1%	12.6%
Average HH Income	\$65,967	\$66,422	\$70,530

AVAILABLE

+/- 321 acres

PRICE

\$34,900 per acre

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FOR MORE INFORMATION:

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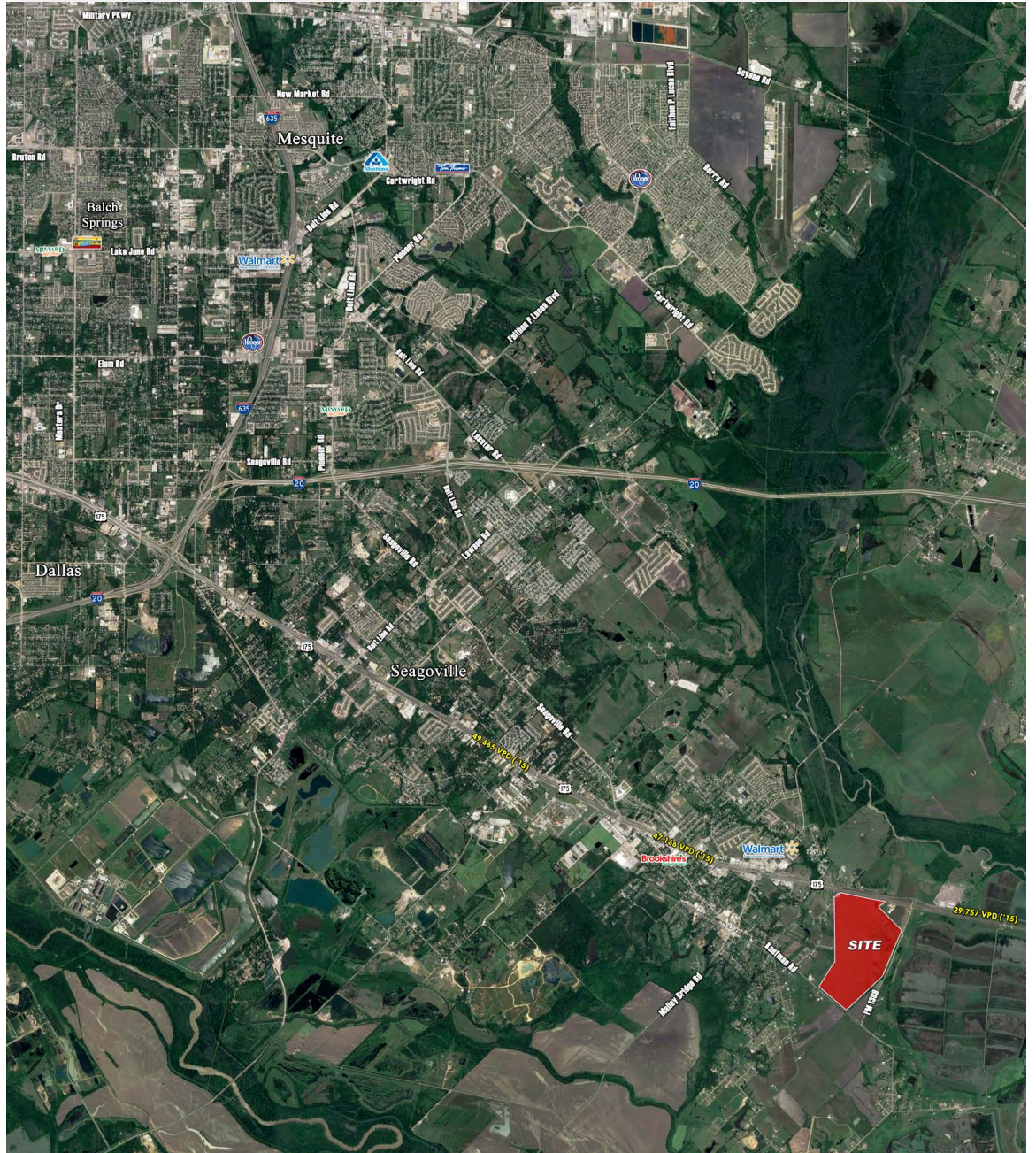
RIDGE POINTE

commercial real estate

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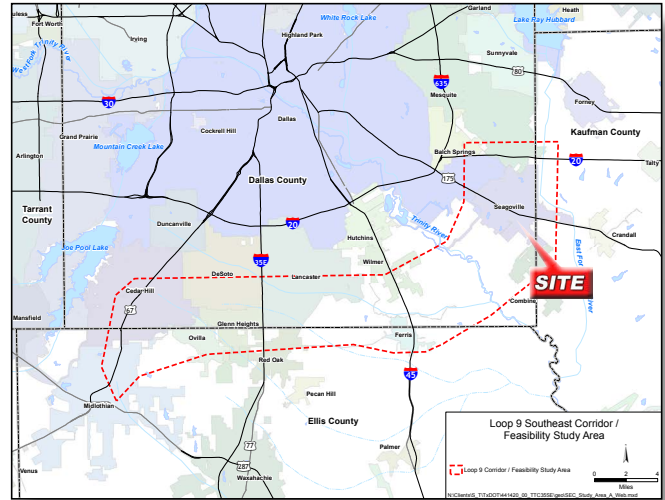
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Loop 9 has been identified in transportation planning efforts for a number of years, but changes in demographics; traffic growth and forecasts; and the potential to connect to other major facilities have driven the need to re-evaluate the overall concept of the facility. Between 2006 and 2011, TxDOT developed schematic plans and evaluated potential natural, cultural, and socio-economic impacts for the Loop 9 Southeast project. The proposed project was evaluated as a 6-lane new location controlled access tollway with intermittent access roads between US 287 and I-20 within a 450- to 600-foot corridor depending on interchange location.



To address these transportation concerns, a new direction was identified for the Loop 9 Southeast project. TxDOT and NCTCOG, in cooperation with local government officials, worked together to prepare a Corridor/Feasibility Study for the Loop 9 Southeast study area from US 67 to I-20. Public Meetings were held in May and September 2013. The Corridor/Feasibility Study was completed and approved by TxDOT in March of 2014.

The Study recommends utilizing the currently available funding to begin engineering and environmental studies for the section of Loop 9 from I-35E to I-45 (Corridor B) first. This section is approximately 9.5 miles in length and is anticipated to cost \$710 million. Subsequent sections would be advanced based on local needs and available funding.

TxDOT began development of the schematic and Environmental Assessment (EA) for the section of Loop 9 from I-35E to I-45 in April of 2014. Updates on this study and future public involvement activities will be provided as they become available.

Source: <http://www.loop9.org/>

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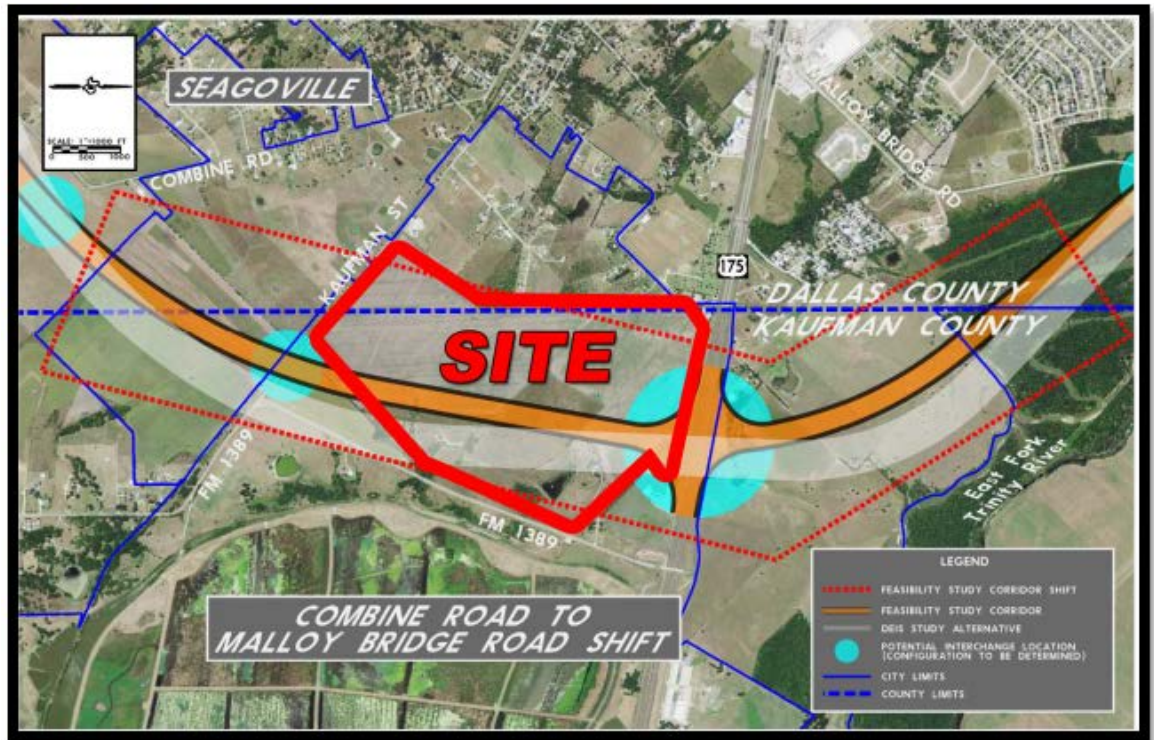
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TXDOT's Preferred Route Through Seagoville



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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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date