

NEQ US 287 & US 380

±80 ACRES FOR SALE

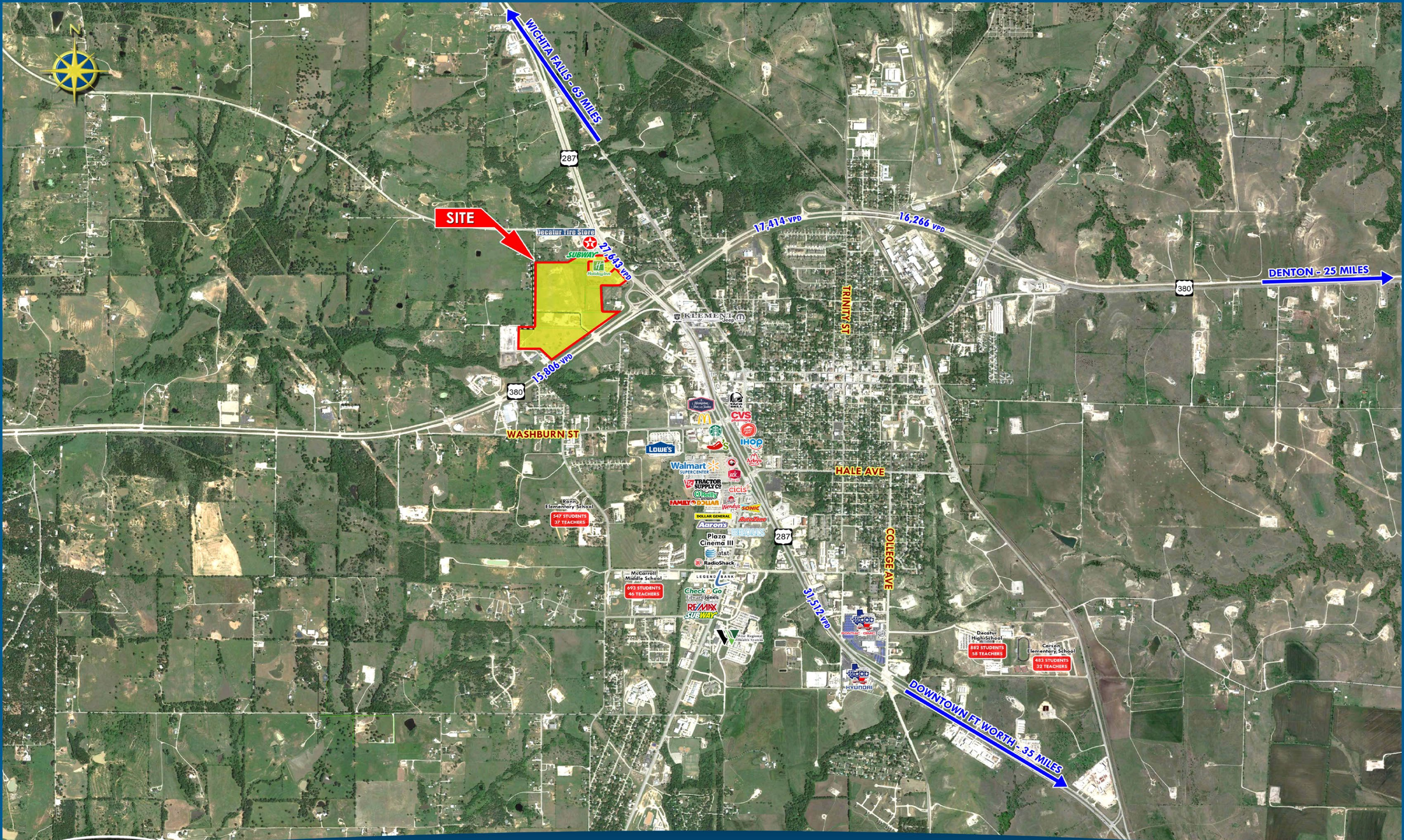
DECATUR, TEXAS

KEN REIMER

DAVID REIMER



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



SITE

WICHITA FALLS - 65 MILES

DENTON - 25 MILES

DOWNTOWN FT WORTH - 35 MILES

15,806 VPD

17,414 VPD

16,266 VPD

WASHBURN ST

HALE AVE

COLLEGE AVE

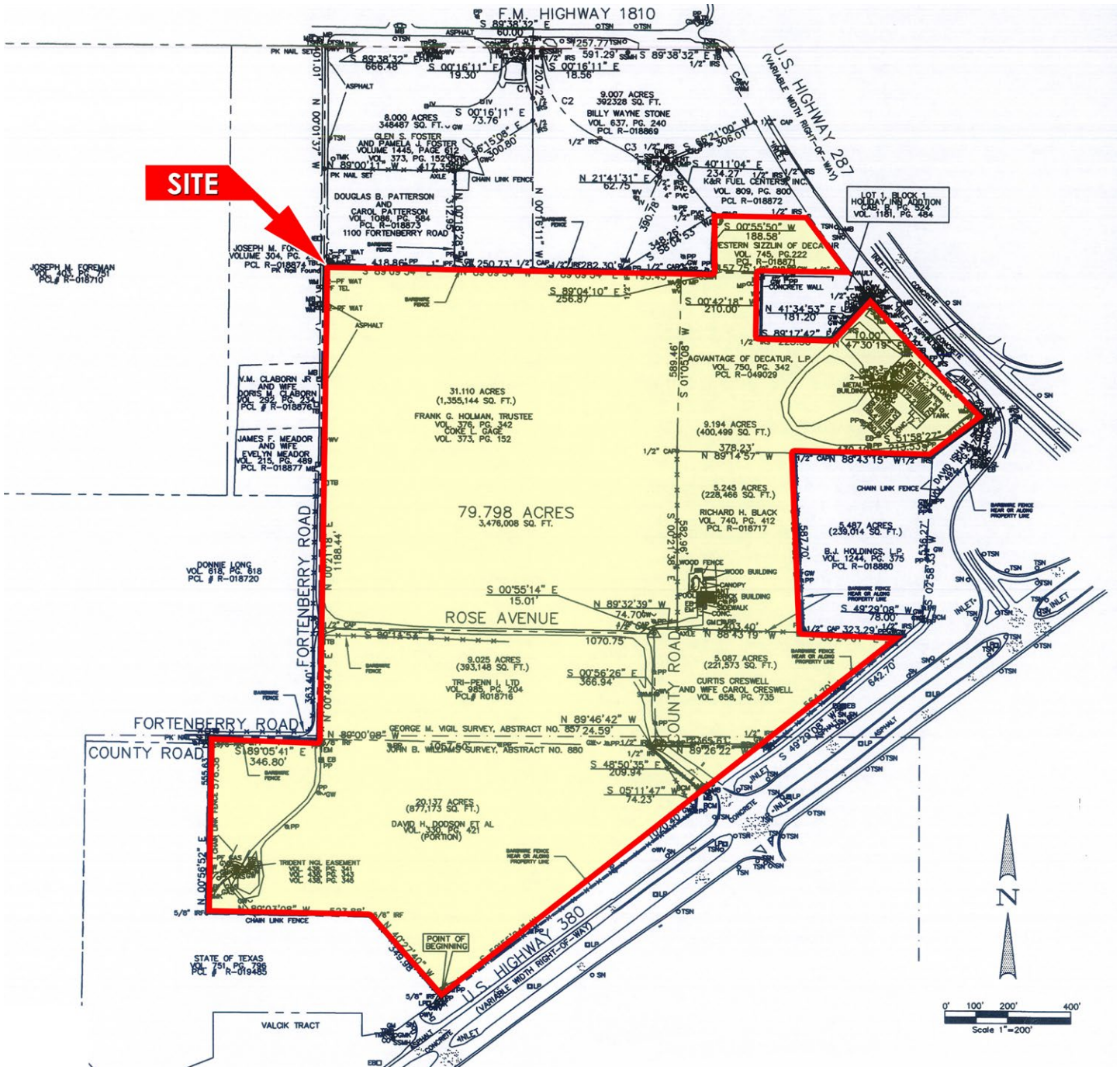
Rann Elementary School
547 STUDENTS
37 TEACHERS

McCarroll Middle School
693 STUDENTS
46 TEACHERS

Decatur High School
882 STUDENTS
58 TEACHERS

Carson Elementary School
483 STUDENTS
32 TEACHERS

NEQ US 287 & US 380



SITE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	2,957	7,578	10,163
2017 EST AVG HH INCOME	\$78,857	\$80,289	\$84,098

TRAFFIC COUNTS	
US HWY 287	27,643 VPD (TXDOT 2016)
US HWY 380	15,806 VPD (TXDOT 2016)

HIGHLIGHTS
<ul style="list-style-type: none"> ZONING C-2: Thoroughfare Business MF: Multifamily UTILITIES Water on site - 12" line Sewer to site periphery - 8" line



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial
Real Estate, LLC 476641 info@venturedfw.com 214-378-1212

Broker’s Licensed Name or Primary Assumed Business Name License No. Email Phone

Michael E. Geisler 350982 mgeisler@venturedfw.com 214-378-1212

Designated Broker’s Name License No. Email Phone

XX

Agent’s Supervisor’s Name License No. Email Phone
David Reimer 653846 dreimer@venturedfw.com 214-378-1212

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

Buyer/Tenant/Seller/Landlord Initials Date