



7911 WOLF HOLLOW RD.
MILLSAP, TX 76066

FOR SALE

CONTACT BROKERS:



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Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

FOR SALE

PROPERTY OVERVIEW

- Excellent Commercial Site
- Over a quarter mile of incredible I-20 visibility.
- +/- 1,500 feet of Wolf Hollow Rd. frontage.
- Approximately one mile west of Brock Junction (I-20 and FM 1189)
- Utilities: Parker County SUD Water, Co-op electricity, septic
- Zoning: None

FEATURES INCLUDE:

- Clean Phase One Inspection
- Agricultural Tax Exempt
- Recent Survey
- Barbed-wire fencing surrounding entire property
- Access to Grindstone Creek
- Two ponds/tanks
- Ranch-style home

PROPERTY DETAILS

Lot Size (Acres):

146.788 TOTAL

Sale Price

\$6,250,000

Zoning

NONE

Sale Type

OWNER USER

Land Type

RESIDENTIAL/MULTI-FAMILY
COMMERCIAL
INDUSTRIAL
AGRICULTURAL



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PROPERTY PHOTOS

Brock Junction



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PROPERTY PHOTOS



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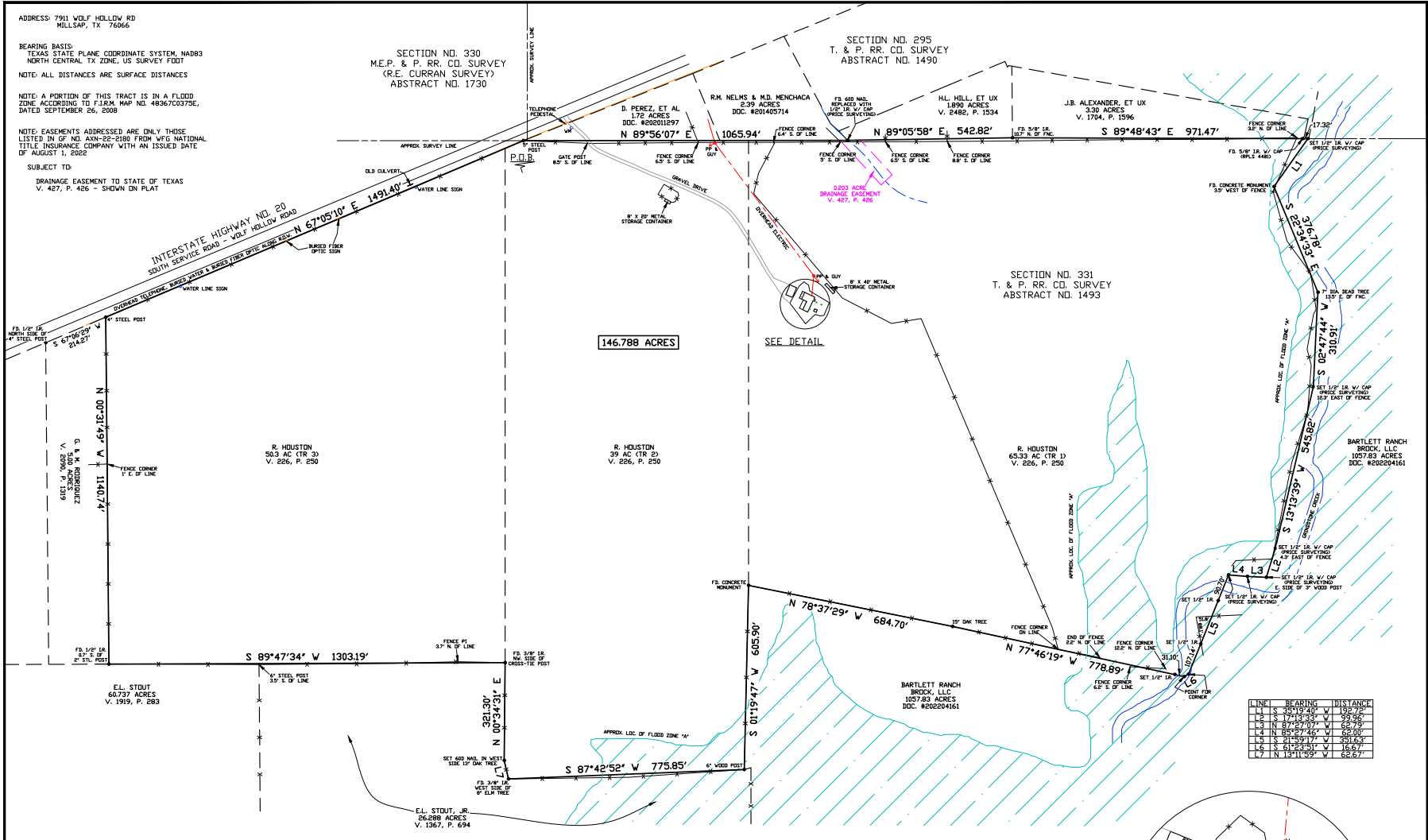


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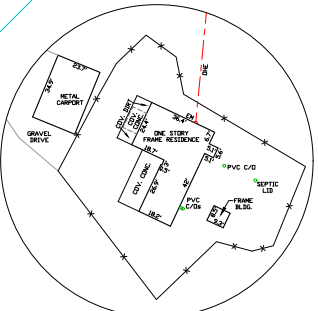
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PLAT OF SURVEY

FOR SALE



LINK	BEARING	DISTANCE
L1	S 21°47'41" W	192.72
L2	S 17°13'33" W	99.96
L3	N 80°57'41" W	65.05
L4	S 21°47'41" W	351.63
L5	S 11°59'17" W	161.71
L6	N 13°11'55" W	82.67

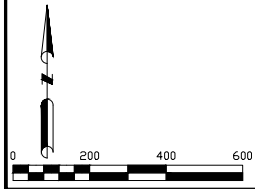


PLAT OF SURVEY AND IMPROVEMENTS

OF A 146.788 ACRES TRACT OF LAND OUT OF SECTION NO. 331, T. & P. RR. CD. SURVEY, ABSTRACT NO. 1493, PARKER COUNTY, TEXAS

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION ON AUGUST 25, 2022. THE DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE TRUE AND CORRECT AS SHOWN ON THE PLAT. THERE ARE NO ENCROACHMENTS, CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT.

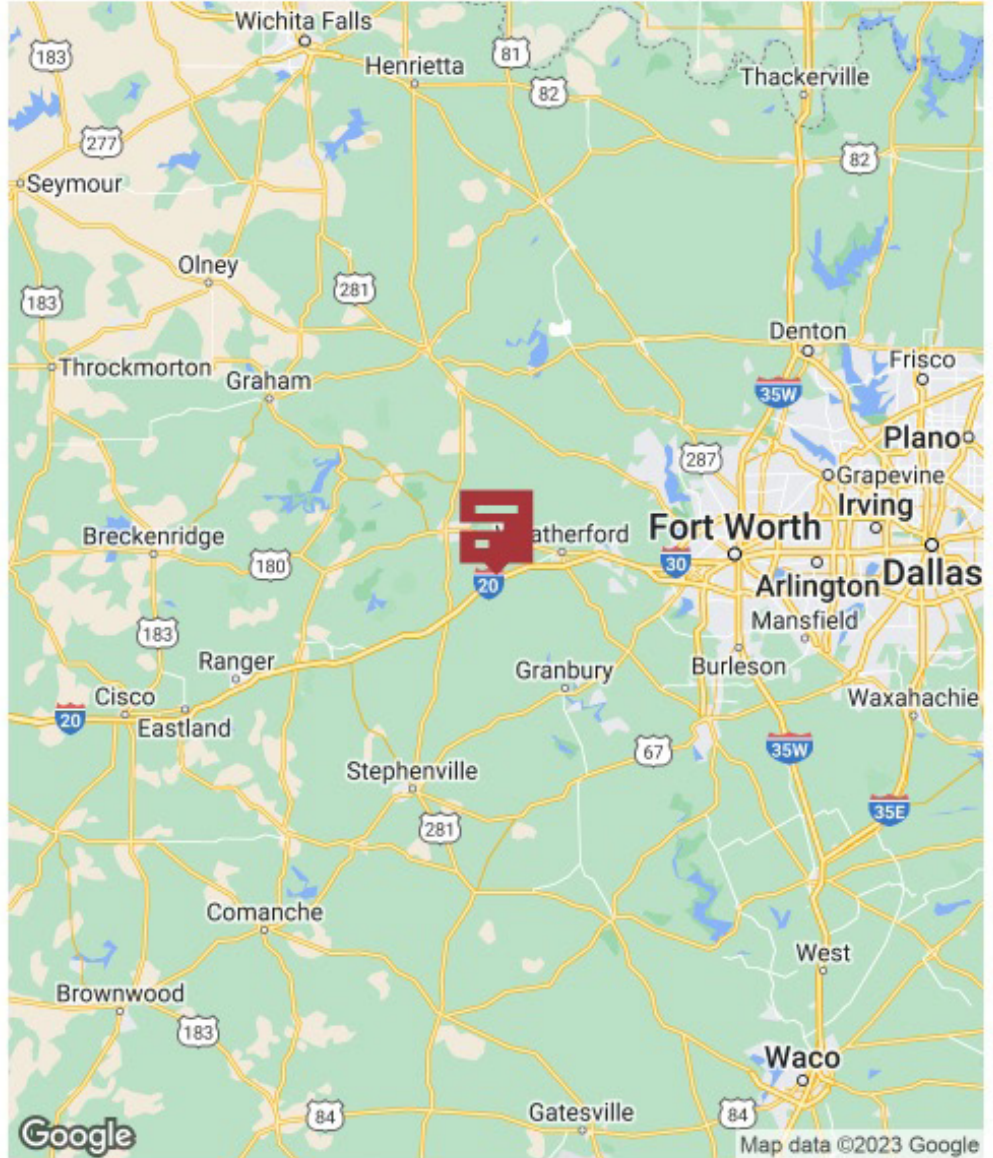
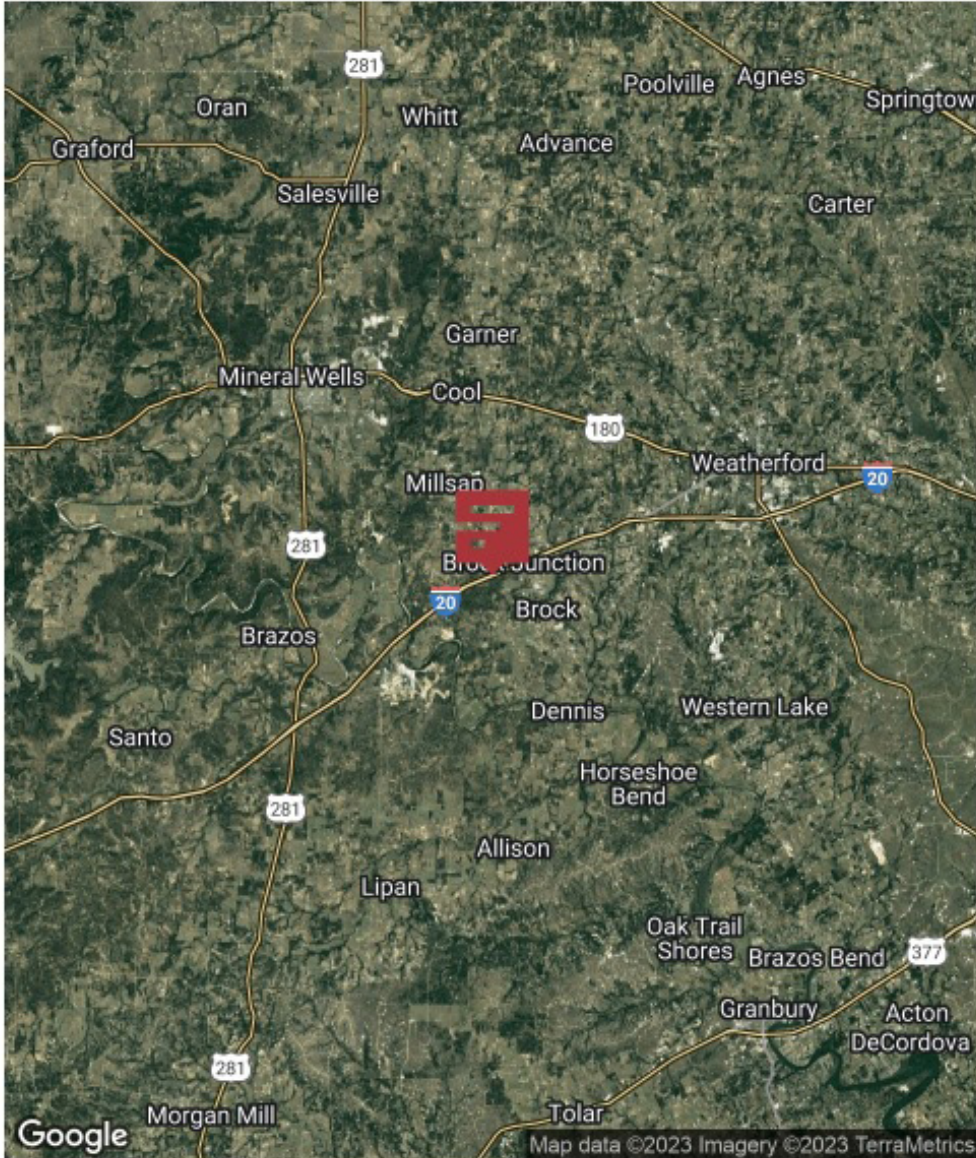
PHILIP E. COLVIN, JR., R.P.L.S. NO. 6259
 PRICE SURVEYING, LP, FIRM #10034200
 213 S DAK AVE, MINERAL WELLS, TX 76067
 940-325-4841 JN22998 FN2208106



7911 WOLF HOLLOW RD. MILLSAP, TX 76066

MAP

FOR SALE



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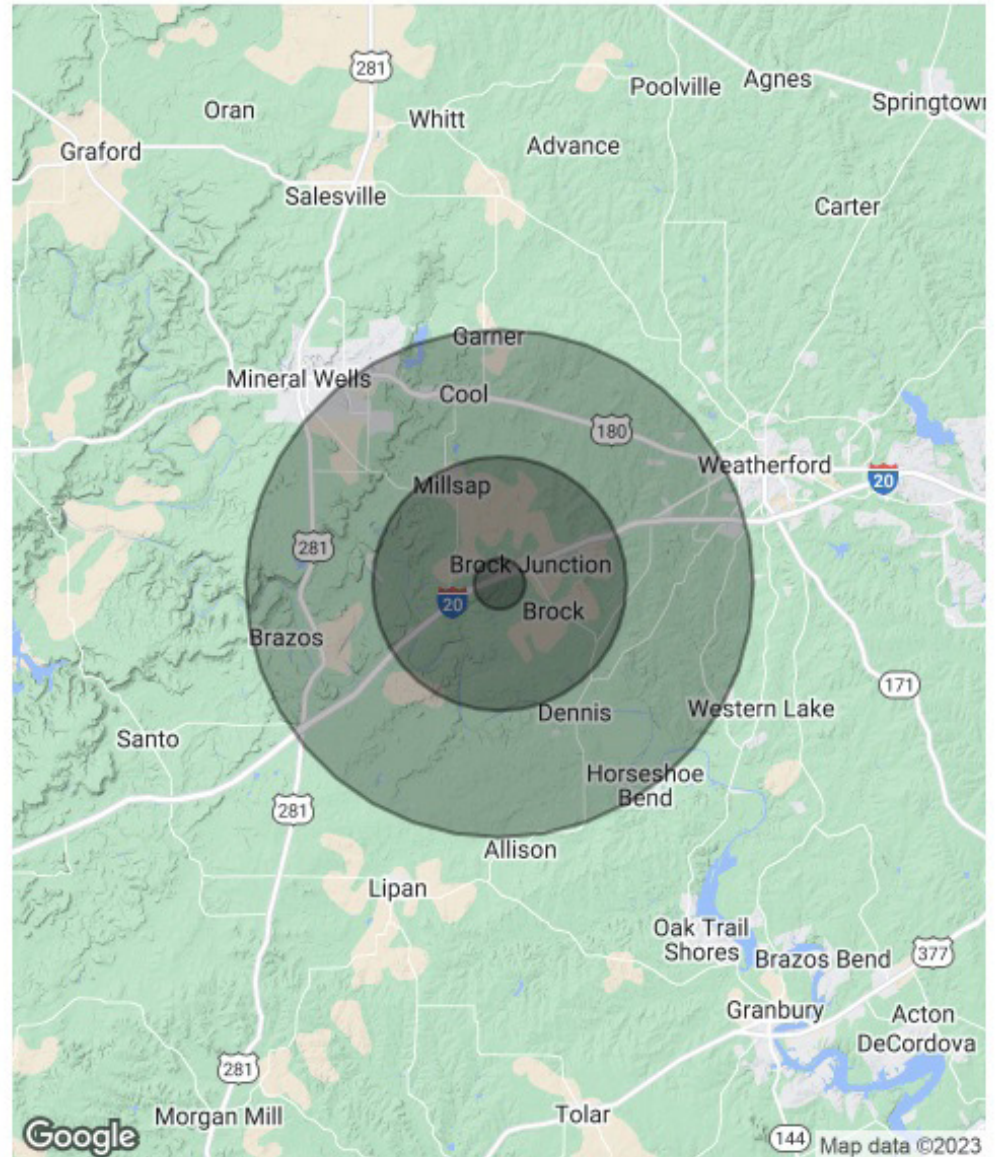
DEMOGRAPHICS

FOR SALE

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	263	4,189	22,867
Average Age	31.6	37.3	39.4
Average Age (Male)	32.1	37.6	39.7
Average Age (Female)	30.3	36.5	38.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	90	1,534	8,652
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$90,356	\$84,914	\$80,375
Average House Value	\$302,785	\$295,662	\$240,768

* Demographic data derived from 2020 ACS - US Census



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): HOLDERS:

- 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 other 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.

Formation Real Estate, LLC 9004385 (817) 368-6050

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Eric Diment

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Phone

ediment@formationtx.com

Email

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas
Real Estate Commission
Information available at
www.trec.texas.gov
IABS 1-0

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