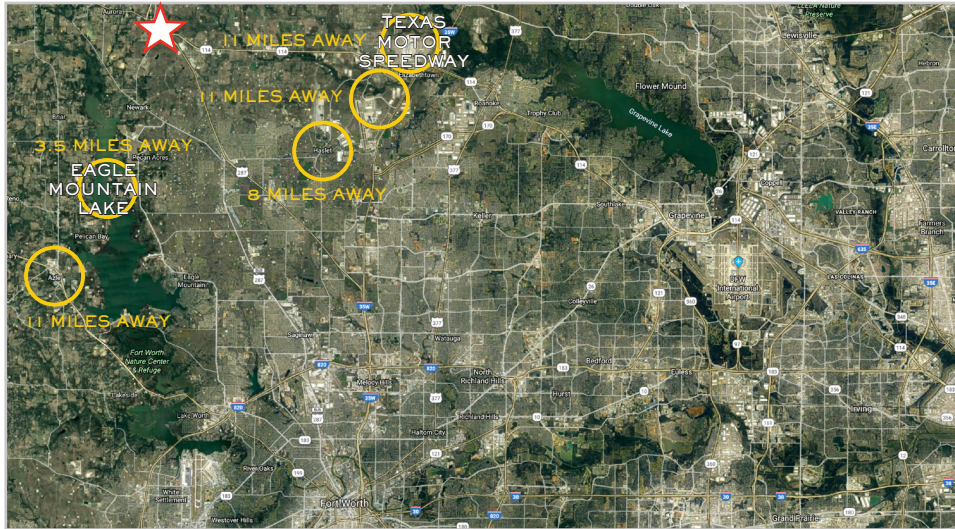


# 10.7 AC LAND FOR SALE

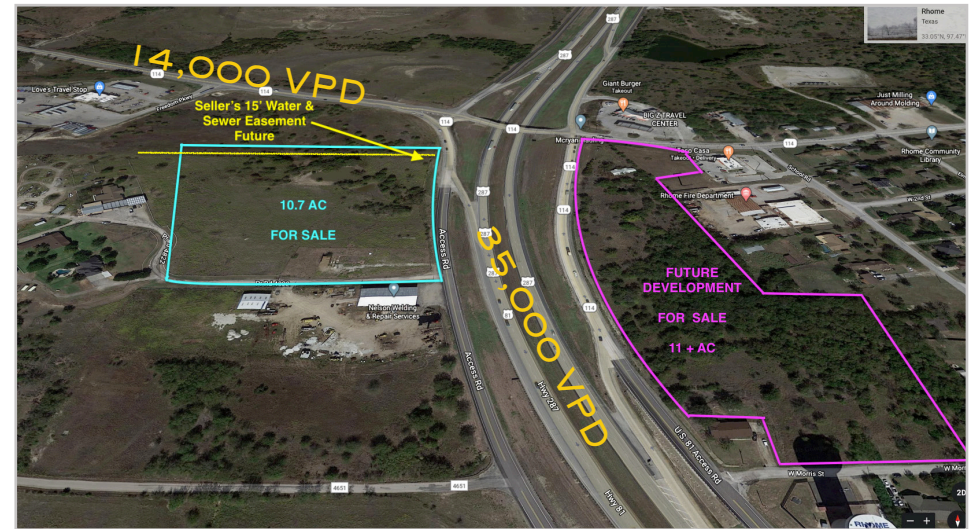
HWY 287 AND HWY 114 EAST - RHOME, TEXAS 76078



## PROPERTY OVERVIEW

- » Hwy 114 E Frontage Near Love's Travel Stop
- » E.T.J. of Rhome, TX
- » 11 Miles from Texas Motor Speedway
- » 3,500 AC Master Planned Community < 2 Miles from Site (2021-2025); an Additional 10,000 homes (projected 2021-2024). Projected \$200K - \$600K Price Point
- » Main Exit to Bridgeport (to lake, camping and other attractions)
- » Easy Ingress/Egress to Hwy 114 and Hwy 287

**WHEN IN RHOME  
HWY 114 & HWY 287 MERGE**



## DAILY TRAFFIC

Highway 114W 35,300 VPD

## NEARBY COMMERCE

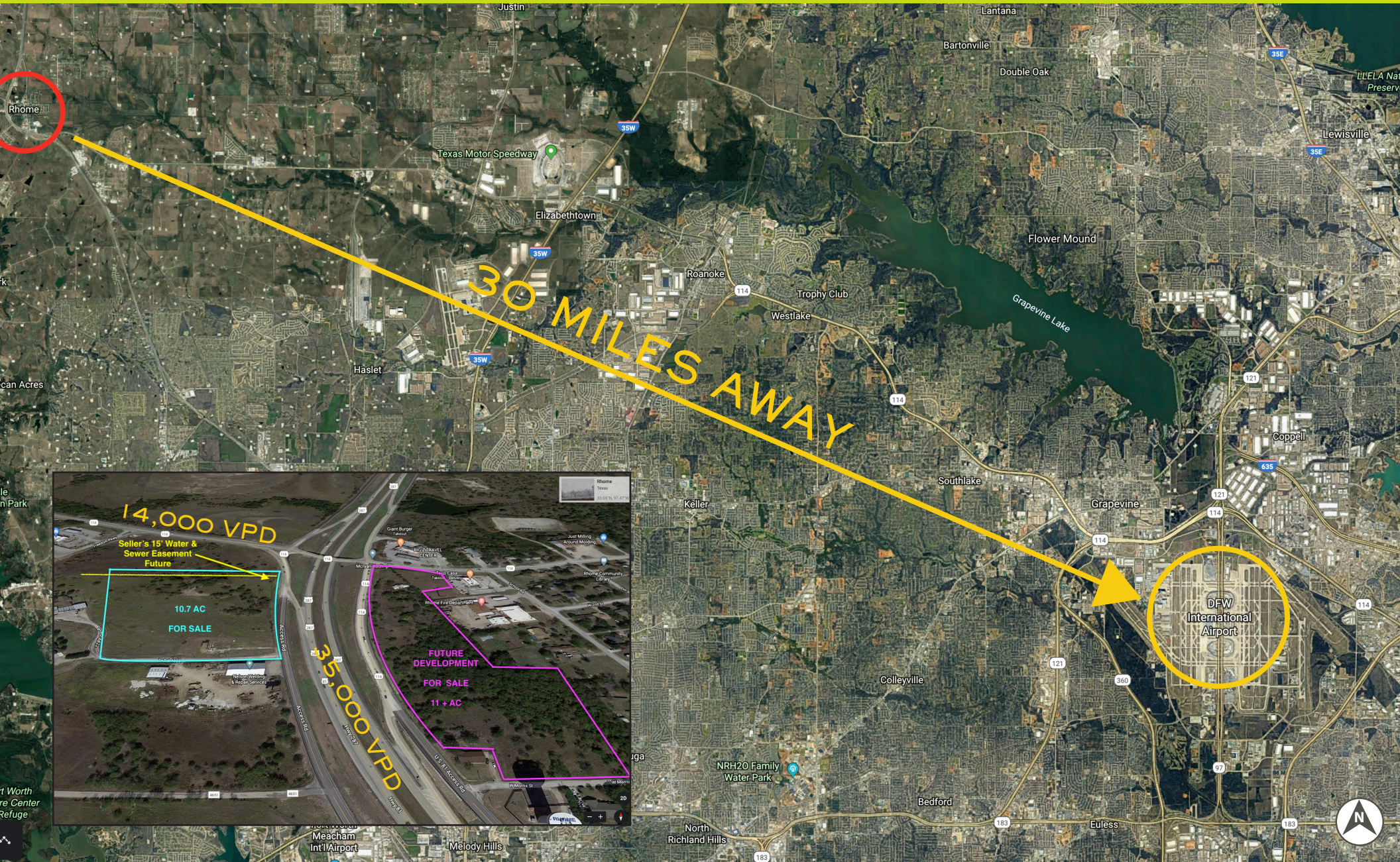


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## DEMOGRAPHICS

AVERAGE HOME VALUE	2 MILE	5 MILE	10 MILE
\$125,000 - \$150,000	70, 8.8%	296, 7.8%	1,250, 6.5%
\$150,000 - \$200,000	150, 19.1%	531, 14.0%	2,727, 14.2%
\$200,000 - \$250,000	132, 16.7%	572, 15.1%	2,972, 15.4%
\$250,000 - \$300,000	87, 11.1%	348, 9.2%	1,679, 8.7%
\$300,000 - \$400,000	94, 12.0%	459, 12.1%	2,524, 13.1%
\$400,000 - \$500,000	54, 6.8%	250, 6.6%	1,728, 9.0%
\$500,000 - \$750,000	51, 6.5%	267, 7.0%	1,847, 9.6%
	81% > \$125,000	72% > \$125,000	77% > \$125,000
HOME VALUE, HISTORICAL			
2019 Q1	\$246,693	\$253,754	\$287,746



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## DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q19

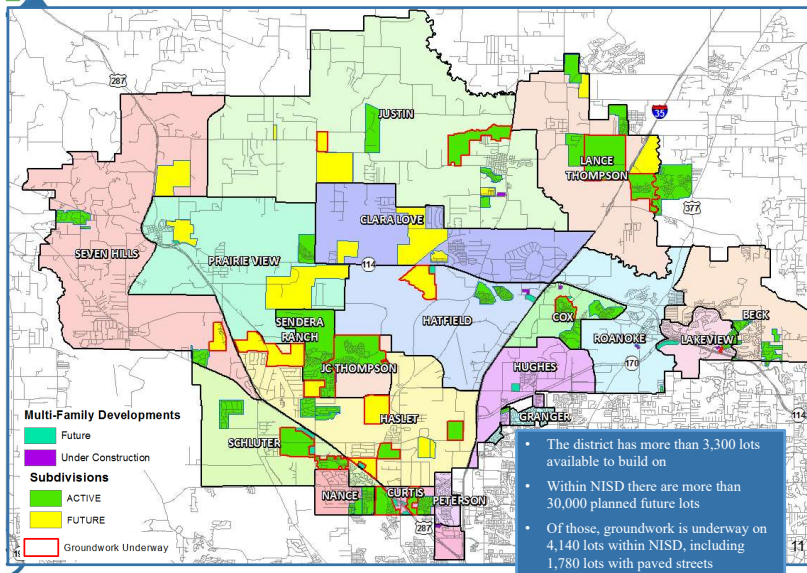
Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,417	2,666	4,055	21,880
2	Denton ISD	2,210	2,141	4,780	19,553
3	Frisco ISD	2,203	2,063	4,073	5,053
4	<b>Northwest ISD*</b>	<b>1,863</b>	<b>1,829</b>	<b>3,301</b>	<b>30,053</b>
5	Dallas ISD	1,673	1,563	2,068	5,975
6	Eagle Mt.-Saginaw ISD	1,600	1,509	1,847	20,502
7	Little Elm ISD	1,238	1,358	1,140	2,469
8	Lewisville ISD	1,235	1,202	1,941	3,285
9	Forney ISD	1,163	1,093	2,063	14,630
10	Crowley ISD	925	907	1,386	15,701
11	Rockwall ISD	739	873	2,026	9,550
12	Mansfield ISD	922	862	1,094	7,542
13	Wylie ISD	655	807	920	3,868
14	McKinney ISD	748	753	2,089	8,121
15	Princeton ISD	665	719	446	8,280
16	Royse City ISD	770	706	1,155	10,171
17	Allen ISD	651	655	1,222	809
18	Melissa ISD	627	649	742	5,831
19	Midlothian ISD	543	630	1,375	19,268
20	Waxahachie ISD	576	594	898	20,600

\*Adjusted based on additional research by Templeton Demographics staff

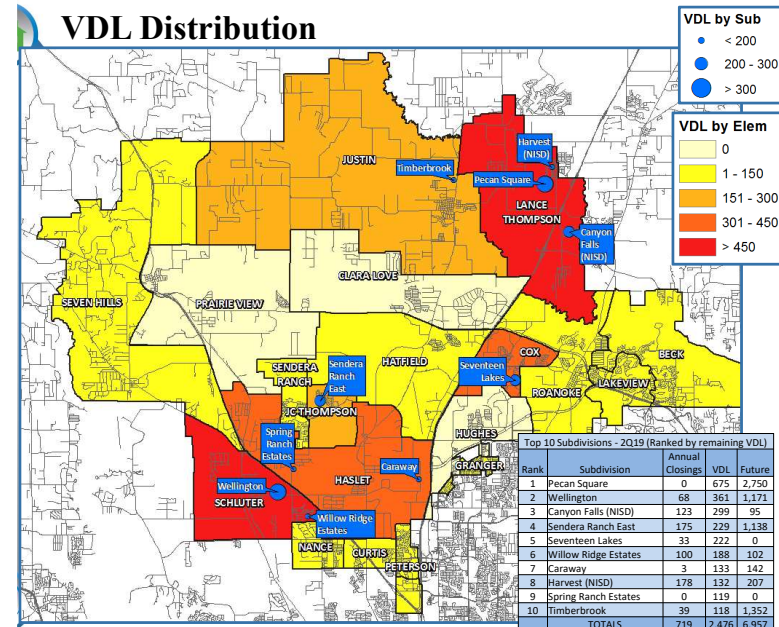
Northwest ISD Projected to be the largest ISD in the State of Texas in 10-15 Yrs

\*Data provided by Templeton Demographics a 3rd party data vendor for NISD

## District Housing Overview



## VDL Distribution





# 10.7 AC LAND FOR SALE

HWY 287 AND HWY 114 EAST - RHOME, TEXAS 76078

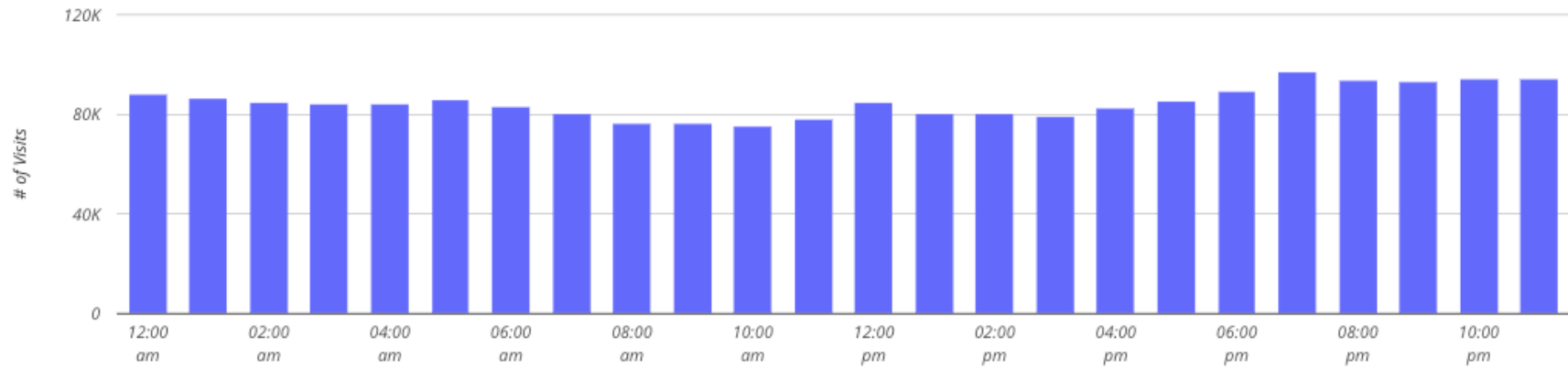
**Metrics**  **Annual Visitors**

	<i>Est. # of Customers</i>	<i>Est. # of Visits</i>	<i>Avg. Visits / Customer</i>	<i>Panel Visits</i>
<b>Love's Travel Stop / E Highway 114</b>	<b>287.9K</b>	<b>615.5K</b>	<b>2.14</b>	<b>20.5K</b>

Jun 1, 2019 - May 31, 2020  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Hourly Visits

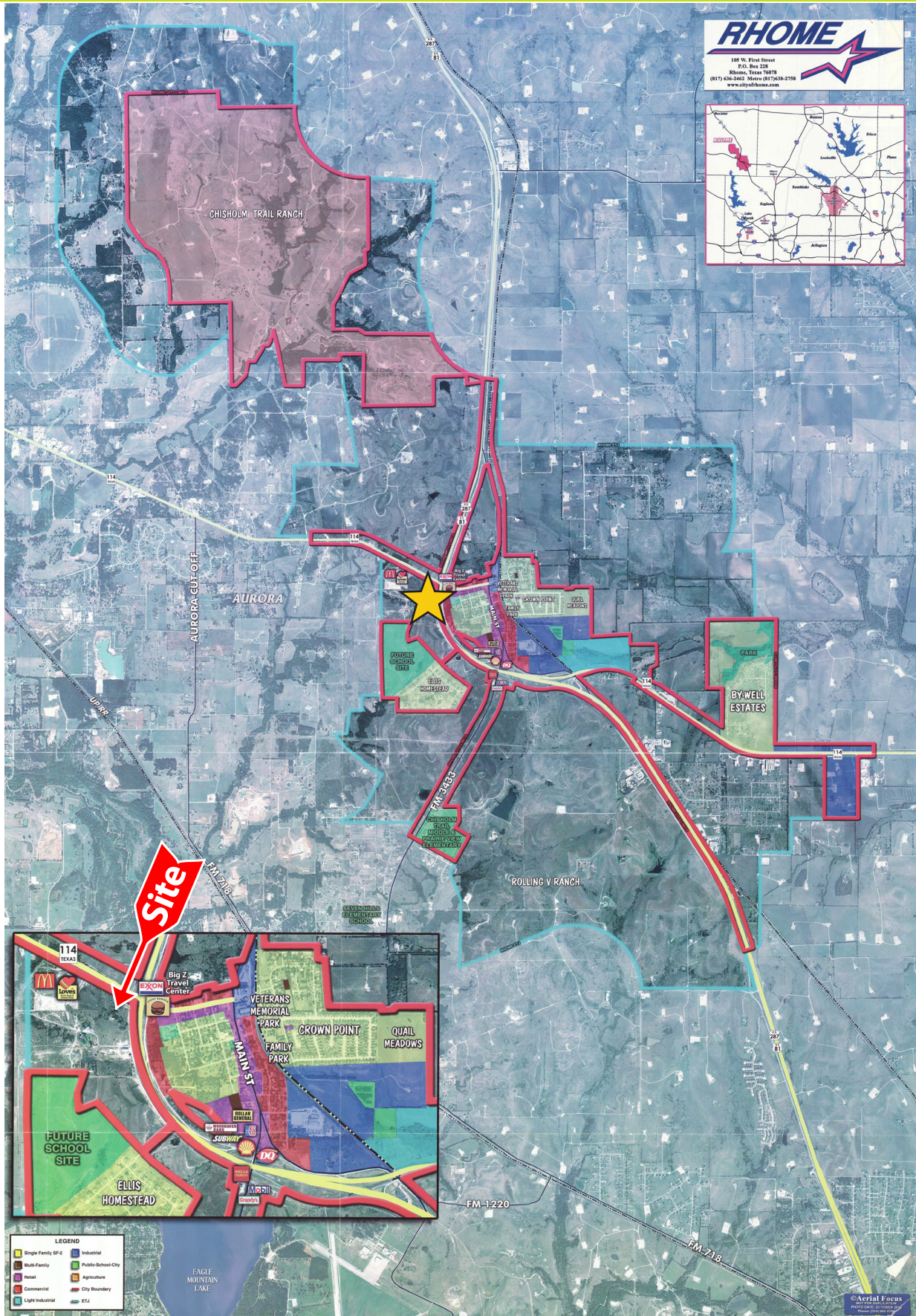


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[cityadministrator@cityofrhome.com](mailto:cityadministrator@cityofrhome.com)

Shannon Montgomery, TRMC, City Secretary  
City Hall: 817-636-2462  
[citysecretary@cityofrhome.com](mailto:citysecretary@cityofrhome.com)

Julie Rutherford, Administrative Assistant & Utility Billing  
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[municipalcourt@cityofrhome.com](mailto:municipalcourt@cityofrhome.com)

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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>The Woodmont Company</b>	<b>302455</b>	<b>contact@woodmont.com</b>	<b>817 732 4000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Stephen Coslik</b>	<b>237614</b>	<b>scoslik@woodmont.com</b>	<b>817 732 4000</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Derek Anthony</b>	<b>677154</b>	<b>danthony@woodmont.com</b>	<b>817 377 7150</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_