

SWC - RIDGECREST RD. & C.R. 2100

Greenville, TX | Hunt County | Greenville i.s.d | Land for sale

GRANT BRODEUR, CCIM

Grant@db2re.com 214.526.3626 x 117 **BOBBY KEARNS**

BKearns@db2re.com 214.526.3626 x 118



PROPERTY INFORMATION



SIZE: ± 130.131 AC



TRAFFIC COUNTS:

U.S. 69: 20,999 VPD Shelby Ave.: 1,340 VPD





UTILITIES:

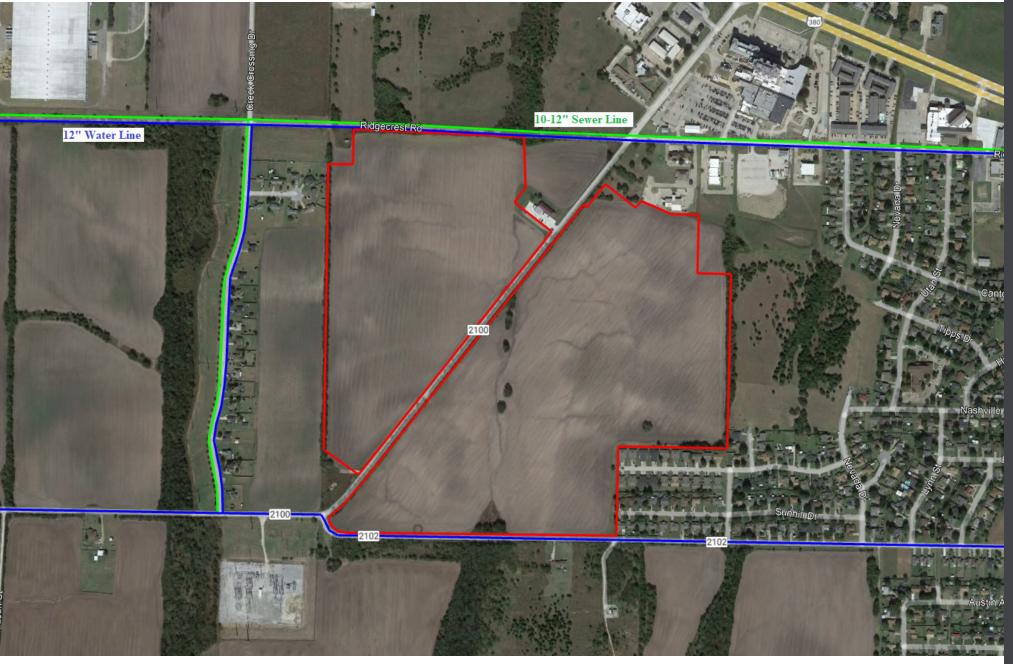
All Utilities to Site (See Utility Map)

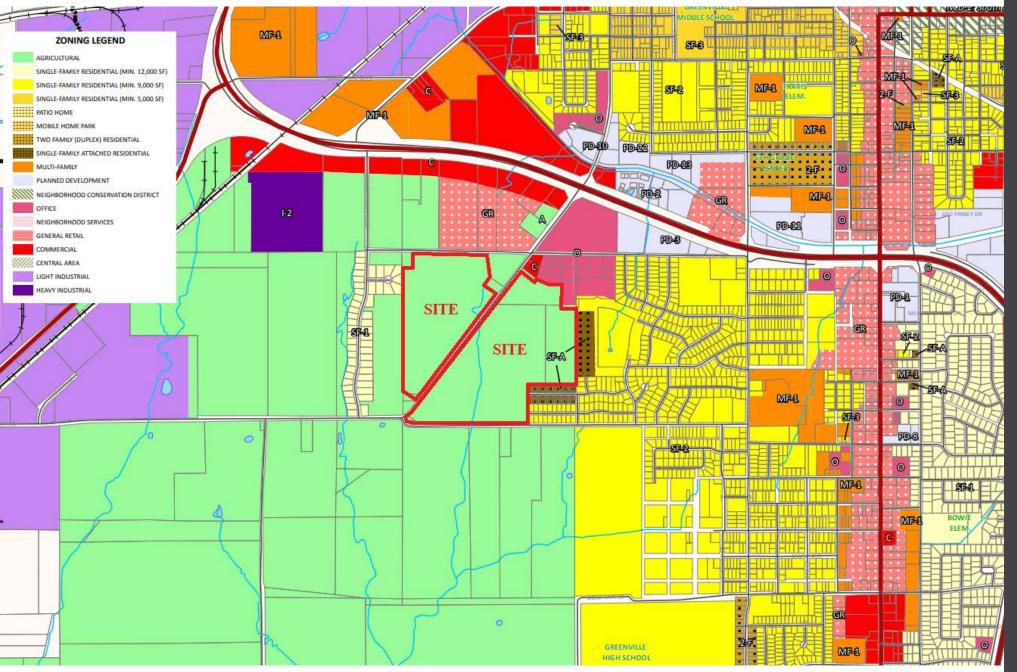
DEMOGRAPHICS

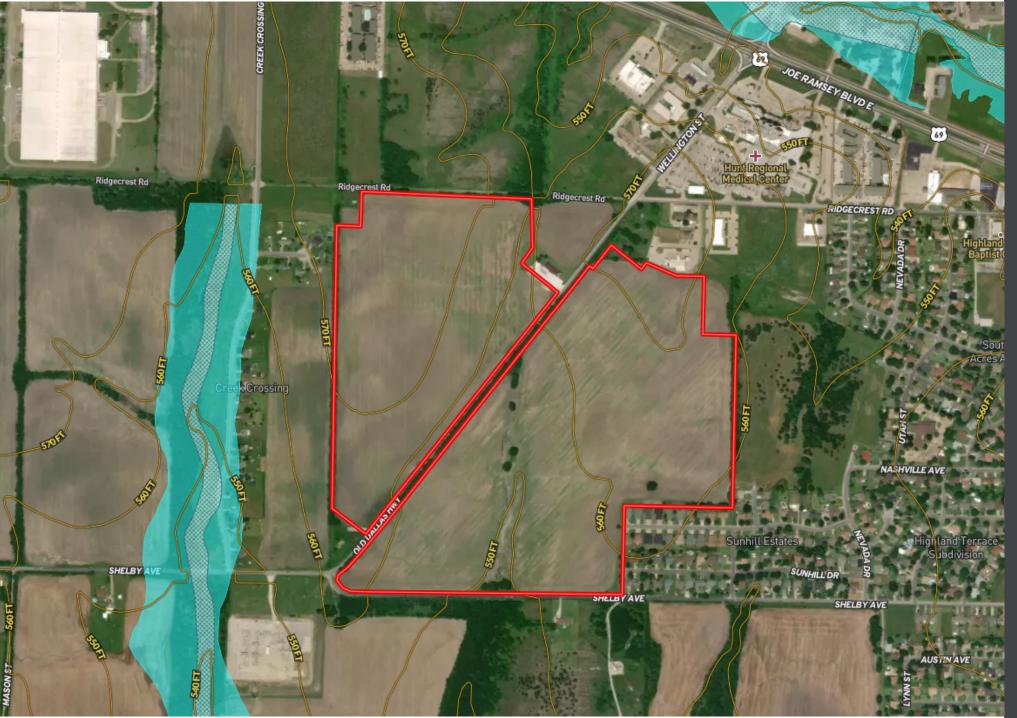
	1 Miles	3 Miles	5 Miles
2023 Population	3,120	22,207	31,001
% Proj Growth 2023-2028	-0.73%	0.21%	0.48%
2023 Average HH Income	\$53,509	\$68,222	\$ <i>7</i> 8,189
2023 Median HH Income	\$32,104	\$42,636	\$50,148

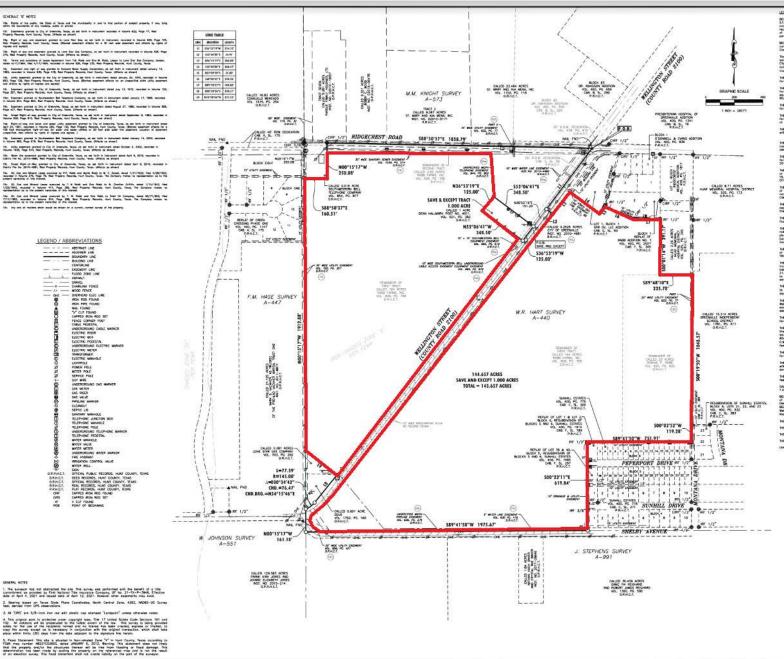
Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or variously agreeding the information contained in this Ryer. "You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your suitation and the Self-ties expressly disclaimed, representation of warranty with respect to the accuracy of the Submission items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.











precamana

BECANNIC at a soli found at the intersection of Ridgerrest Road and Melington Road (County Road 2100) for the northwest center of a 55-fact wide right-of-way deduction on andicated by plat recorded in Casimet G. State 93, Plat Records of that County, Terest.

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Telefox Such 1750/20" Cet., and the earth has of aid 2,355 size form; a placeage of 54.0" heat to a capped own risk or covered of the twenth estimated route. Covered he has be substantial covered in the oid 80.555 for control.

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MEMICS South ECONISS Mest, with the most live of sold Rescholution of Southill Estates, a total distance of 119.28 feet in a capacit over rad set for content of the health described inact, common to the northeast corner of Southill Estates, according in the goal theasted recorned in Cabitan C, Sides 226, sold Plan Research;

THENEX South 874150' West, with the north line of sold Surhill Estates, a distance of 731.91 feet is a 1/2-inch iron rea floated for the north-seat corner of sold Surhill Estates.

TREACT South OF2711 East, with the west four of soid Superior States, possing at a distorce of 200,00 feet a 1/2-inch. Inc.
and thereof records in Courte C, 1662 271, said Preference Control on soid covers with the set of courte in Courte C, 1662 271, said Preference Control on soid covers with the set for only of soil Superior Control C-771) and of the set, a table distorce of 613.84 feet to a capacition and set for correct at the terminal service in the south feet of the set set of the service and other search feet of the set, purpose, and the set of the service and other search feet of the set, purpose, and the set of the service and other search feet of the set, purpose, and the set of the s

THERES South 894150" Meet, with the south line of sold 164 one troot and the north line of sold Sheby Avenue, a distant 1,975.67 her is a capacit non-not set for cover of the heren described troot, some being the destinest cover of s

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Tracks all the bound of 145,00 cells, it delts may be all 37,54 on an keeple of 77,56, and a chard bearing and distance of Horiz 54,16 of 16,47 feet to a capper not set for the point of temperature.

THEMEX hands 30'99'26' East, continuing with the southeast fire of said 0.801 core tract and along the nonlinead side of said said said to determine the said of said said to determine the said said to determine to the said core of the heads destroke frect, common to the cost core of the heads destroke frect, common to the cost core of a said COST core tool of an odd excelled in the cost core of a said COST core tool and another in the cost core of a said COST core tool and said and described in the

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SECT Sects MESCET Ecot, with the scool like of said 3,916 core troot, a statemen of 166.51 feet to a capped from rad early name of the them, determed the Otto, instrume in the Santone of seed 5.018 ecot treet.

SECT Name OT 15'17' Med. and the east like of said 0,918 sore treet, a distance of 250.58 feet to a 1/2-like tree ray.

THERET Such MERGET Cash with the north Gur of and 3.58 core local and in sold Riflycome Road, a distance of 1.895, their to the PORT OF SCORNING and encourage 144,527 sone of lond, more or less.

Soci. 4: DOSCP1

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Soci. 5: Soci. 4: DOSCP1

SEMS, as of that year of any places in year \$1. Not Survey, Restort No. 440, Granville, Not. Course, Texas, one being at ourse! Our year of long acceptance in the season of the season

HORES have 3/85/19° Med. in and Mellington flood, is delivered if 155.00 lets to a coupled inpo and set for opera-16/96C levels 3/85/19° Med. in soid Mellington flood, is delivered if 155.00 lets to a coupled inpo and set for opera-16/96C levels 5/300/10° Med. in delivere of 3/85/0 feet to a coupled inpo and set for conver-

TRENET North 2015/19" Cast. 4 obtaine of 125.00 had to a copies from not set for connec.
THENET South 55:00"4" Cast. 6 describe of 346.50 had to the POINT OF BEDRARDS and encoding 1,000 core of lond, more or les

STANDARD ALTA TITLE SURVEY
144,657 ACRES
SAVE 18 ROCEPT 1,000 ACRE
LEATING 134,057 ACRES TOTAL
IN THE W.R. HART SURVEY, ABSTRACT NO. 440
8 THE M.M NIGHT SURVEY, ABSTRACT NO. 573
HUNT COUNTY, TEAS

CERTIFICATION: CRBN Edgewood, LLC; Robb Forms, Inc.; First National Title Insurance Company, Greek Brick Title, LLC;

I. Mobert Clem Moder, settly that this plat was prepared under my direct supervision from a survey mode on the ground on April 21, 2021, that this plat converts represents the facts found oil the time of survey and that this professional service substantially conform to the current Thems Society Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

PRELIMINARY - FOR REVIEW PURPOSES ONLY

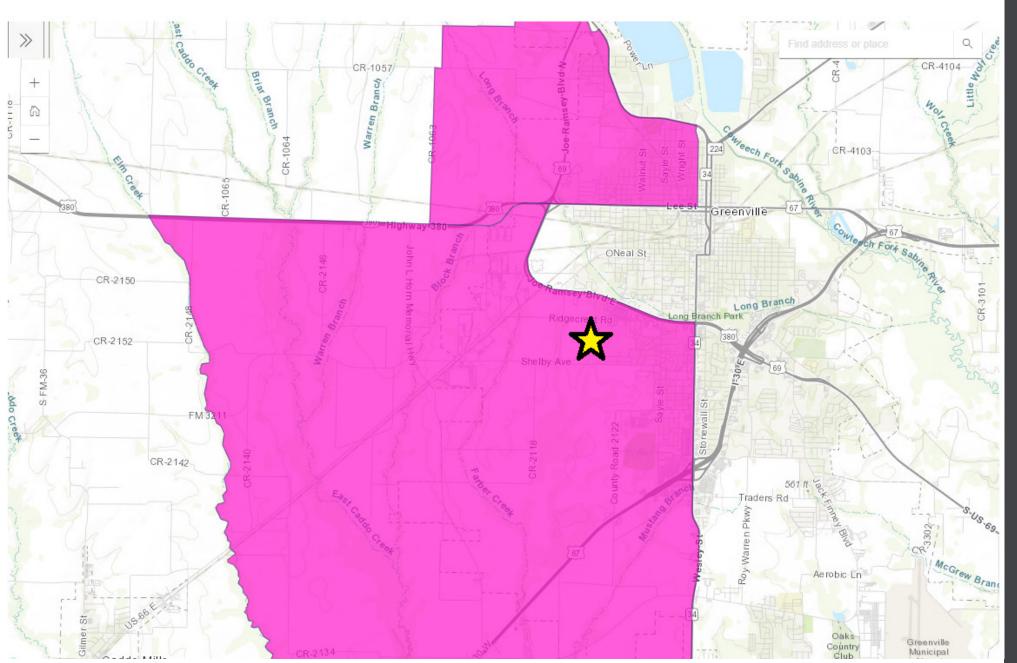
Robert Clen Moley Registered Professional Land Surveyor Texas Registration No. 6028

CWARR	FID.D 800K	
NARR FARMS, INC.	FIGUR NOW.	
TOTAL PRINCES, FEL.	CATE	1000
CONTRACTOR OF THE PARTY OF THE	ORAF TRIG	at .
PURCHARRER	DATE	05/04/2021
ORBK EDGEWOOD, LLC	CHEDIED	POW
	CANE	09/04/2021
	WIDE GO.	
ADDRESS	RRE CO.	
THE OLD CALLAS HIGHWAY GREENVILLE, TX 75401	G.F. NO.	
	SCALE	1" = 200"
	HET WAT	N/A
	JOH, MO.	21-0872



6410 SOUTHWEST BLVD, STE. 127 FORT WORTH, TO 74109 (817) 254-1855 amb landpoint.net 18915 REC. NO. 10194220 SHEET 1 OF 1

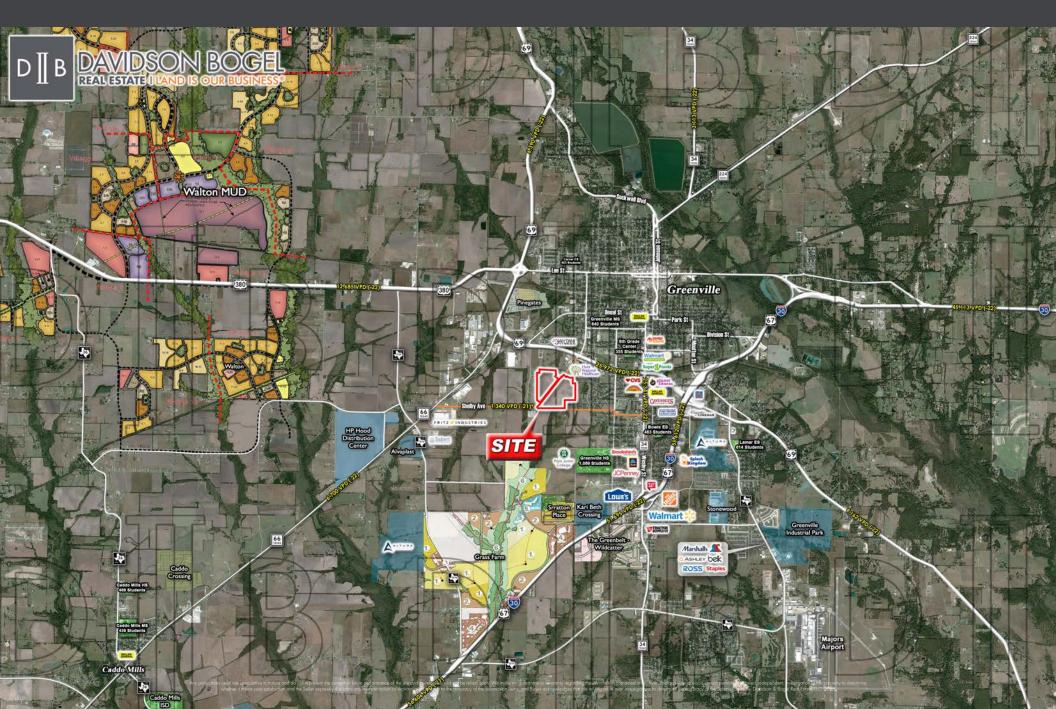
Map of Opportunity Zones



Any projections used are speculative in nature and do not represent the current or luture performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission liters, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission liters. Discretized in the accuracy of the Submission liters.

RIDGECREST RD. & C.R. 2100

WIDE AERIAL



RIDGECREST RD. & C.R. 2100

DISCLAIMER

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. (01A TREC NO. OP-K)

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 thew 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; buyer: and
- (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.

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DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
GRANT BRODEUR, CCIM	0514486	GRANT@DB2RE.COM	214-526-3626
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
BOBBY KEARNS	0712210	BKEARNS@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Grant Brodeur	0514486	grant@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bobby Kearns	0712210	bkearns@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten:	ant/Seller/Landlord	I Initials Date	