



VENTURE LAND GROUP

± 3.82 ACRES OFF HWY 121 FOR SALE

214.378.1212

SOUTH OF E MELISSA RD
MELISSA, TX

CHRIS JANOWSKI
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LOCATION

SOUTH OF E MELISSA RD

SIZE

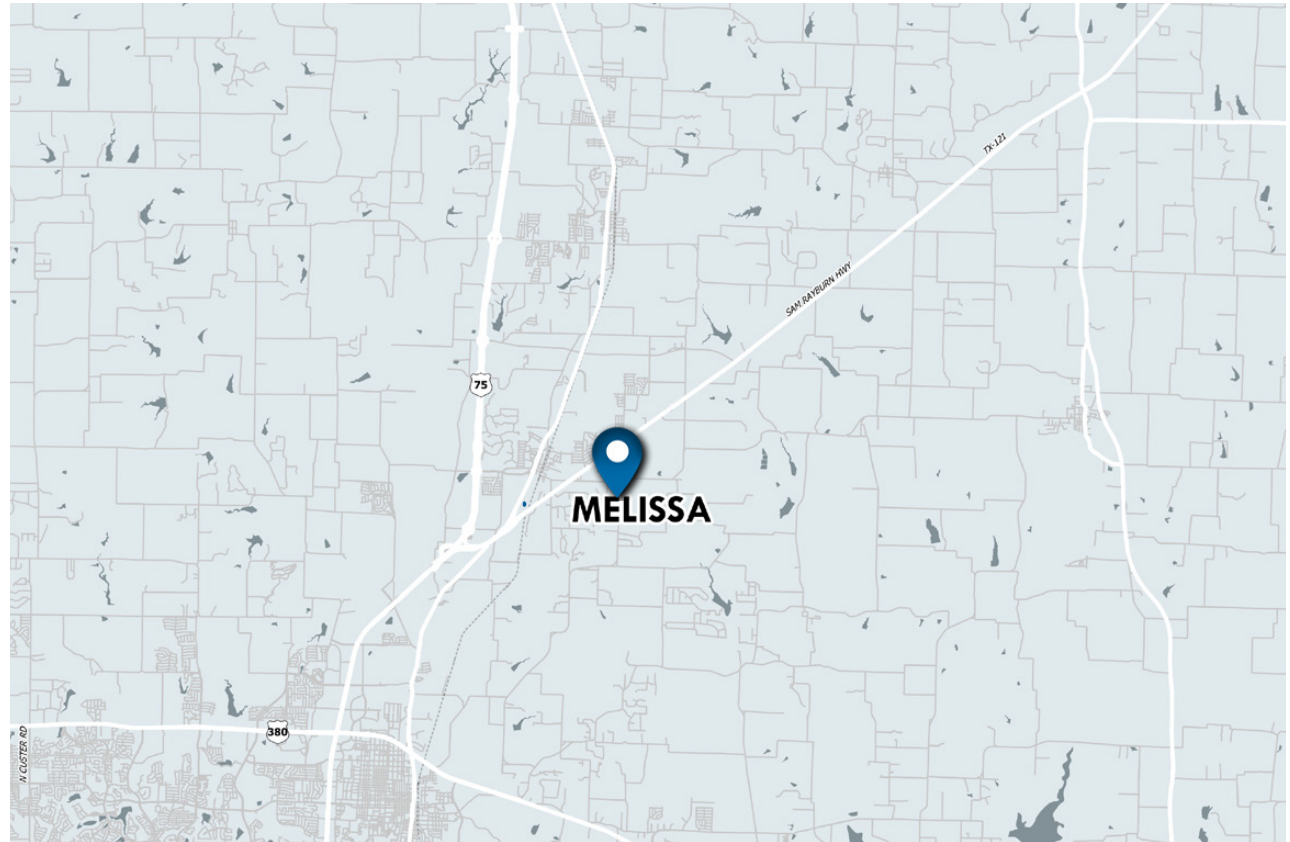
LAND
3.82 ACRES

TRAFFIC COUNTS

HWY 121 E MELISSA RD
32,551 VPD 10,427 VPD

PROPERTY HIGHLIGHTS

- ★ PROPERTY IS INCLUDED IN A PLANNED DEVELOPMENT ALLOWING TOWNHOMES FOR RENT, 12.8 UNITS/ ACRE UP TO 172 UNITS
- ★ LOCATED WITHIN HIGHLY RANKED AND DESIRED MELISSA ISD
- ★ LESS THAN 3 MILES FROM THE FUTURE HEB SITE AND LESS THAN 1 MILE FROM THE FUTURE KROGER SITE



ZONING

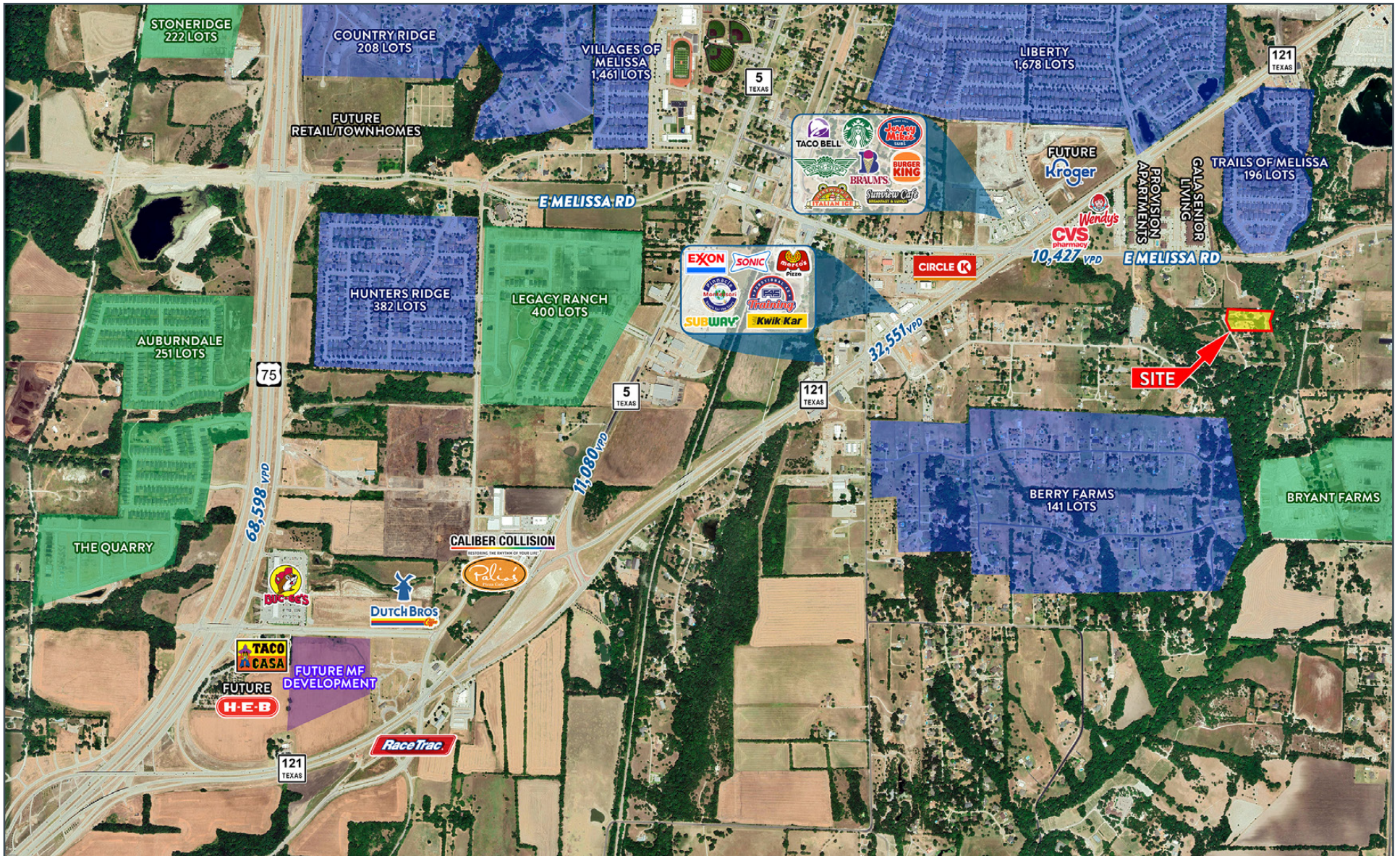
PROPERTY IS IN A PLANNED DEVELOPMENT ALLOWING TOWNHOMES FOR RENT

2022 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,796	20,506	42,480
EST. DAYTIME POPULATION	2,753	7,739	18,882
EST. AVG. HH INCOME	\$74,405	\$78,583	\$74,346

AREA ATTRACTIONS

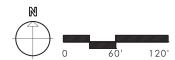






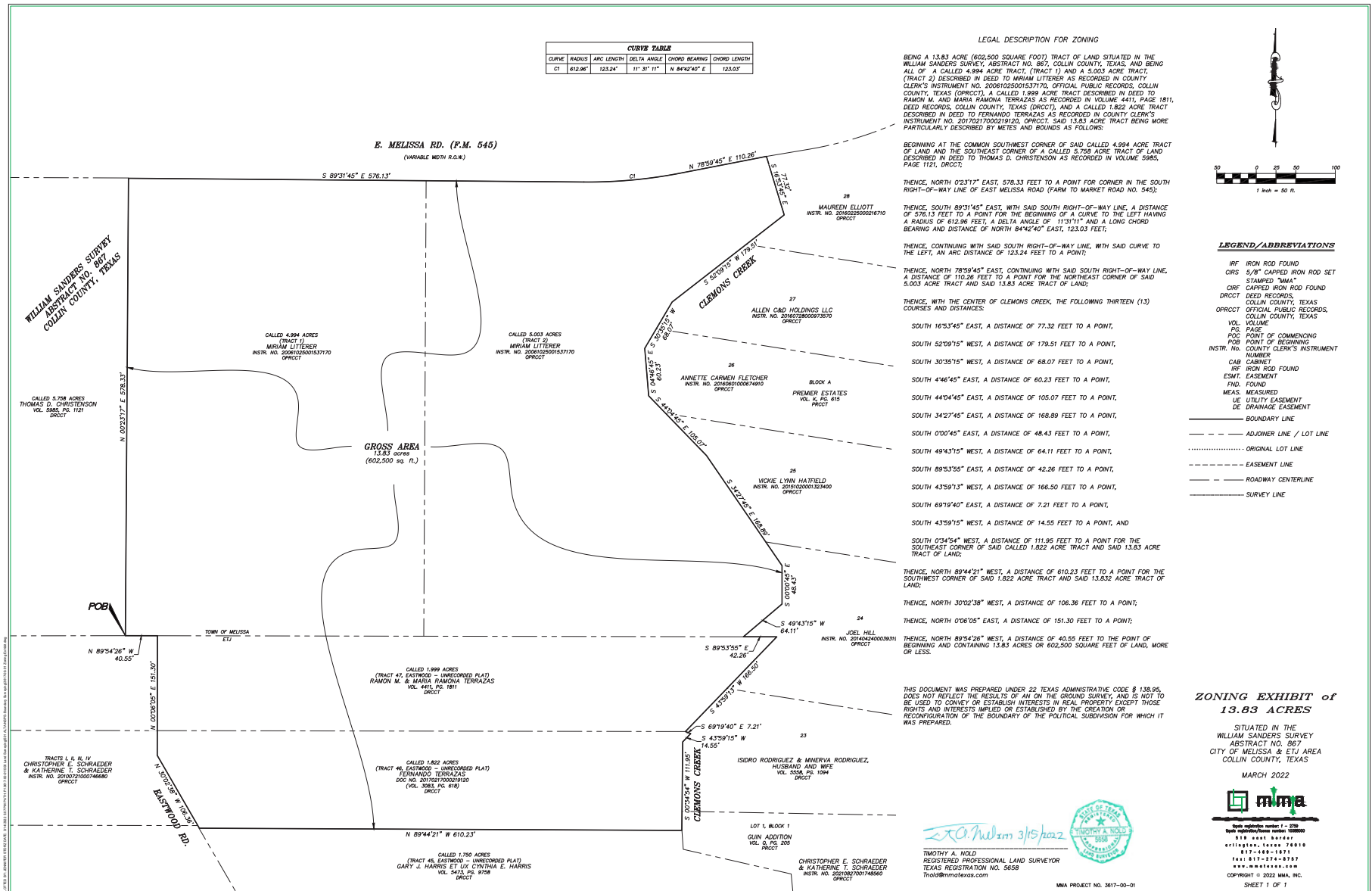
PROJECT SUMMARY TABLE					
TOTAL SITE AREA	13.42 ACRES				
TOTAL UNITS	172 UNITS				
NET DENSITY	12.8 DU/AC				
RESIDENTIAL UNIT SUMMARY					
UNIT PLAN	SQ. FT.	BD/BA	# UNITS	% MIX	TOTAL S.F.
PLAN 1	1166	2/2.5	64	37%	75,904
PLAN 2	1227	2/2.5	20	12%	24,540
PLAN 2Z	1239	2/2.5	44	26%	54,516
PLAN 3	1337	3/2.5	44	26%	58,828
TOTAL			172	100%	213,788
PARKING SUMMARY					
REQUIRED	PROVIDED				
2 SPACES per 1 bdr or 2 bdr UNIT	256	ATTACHED GARAGES (2-CAR)	344		
3 SPACES per 3 bdr UNIT	132	PULL-IN PARKING STALLS	90		
		LEASING OFFICE PARKING	0		
TOTAL	388		434		
SITE COVERAGE					
COVERAGE TYPE	SQ. FT.	ACRES	% OF SITE		
BUILDING COVERAGE	179,276	4.12	31%		
AMENITY AREAS	39,639	0.91	7%		
OPEN SPACE	140,085	3.22	24%		
FLOOD ZONE (CLEMENS CREEK)	64,523	1.48	11%		
OFF-SITE FLOW	5,982	0.14	1%		
ROADS, PARKING	155,216	3.56	27%		
TOTAL	584,721	13.42	100%		

NOTE: SITE PLAN AND YIELD ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON MORE ACCURATE BOUNDARY DATA.



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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.

<u>Kenneth Edward Reimer</u>	<u>428933</u>	<u>kreimer@venturelandgroup.net</u>	<u>214-378-1212</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
XXXXXXXXXXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
<u>Licensed Supervisor of Sales Agent/Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Chris Janowski</u>	<u>744350</u>	<u>cjanowski@venturelandgroup.net</u>	<u>972-821-8182</u>
Sales Agent/Associate's Name	License No.	Email	Phone
		<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>



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XXXXXXXXXXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
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<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
		<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>