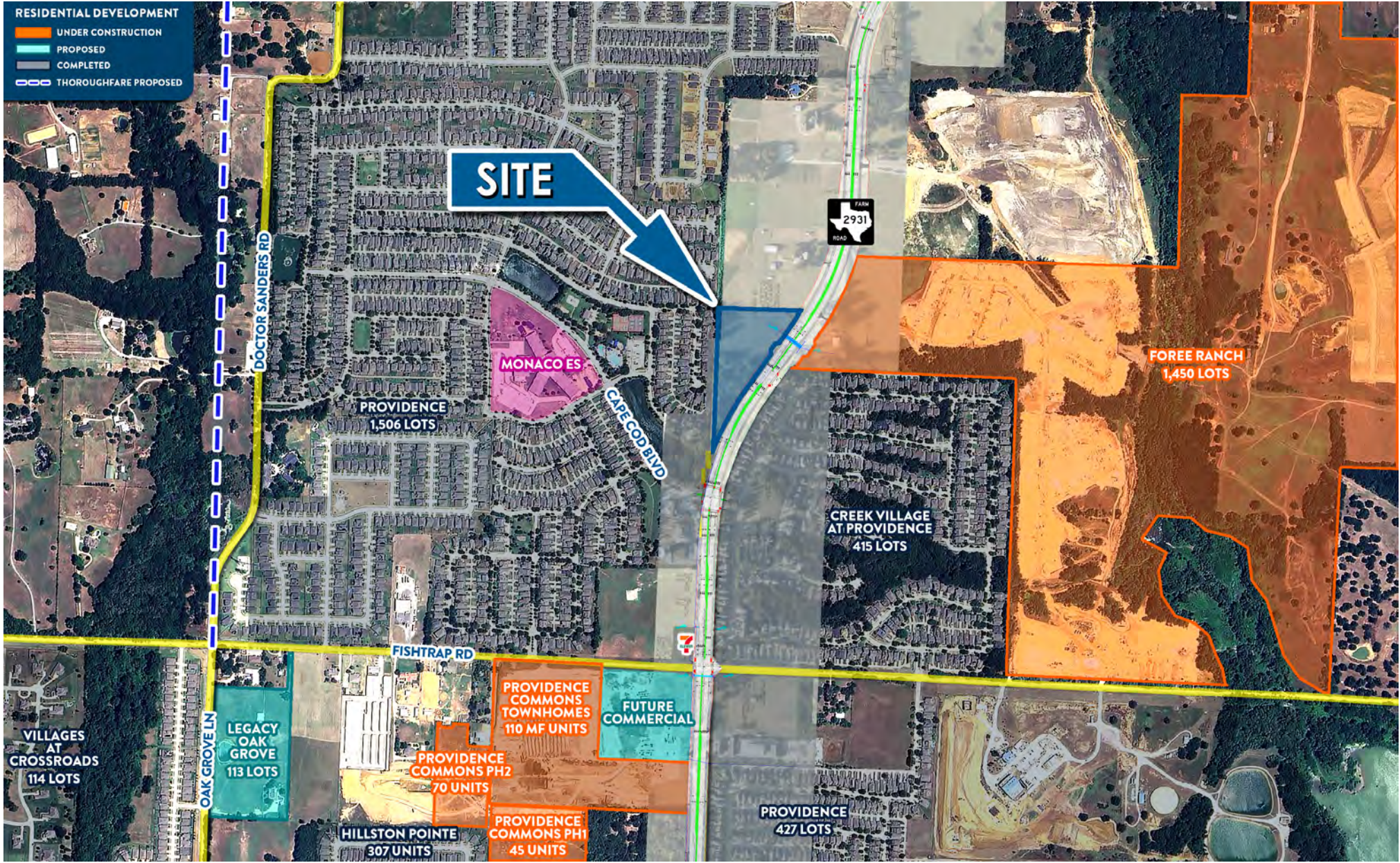


RESIDENTIAL DEVELOPMENT
 UNDER CONSTRUCTION
 PROPOSED
 COMPLETED
 THOROUGHFARE PROPOSED



+ / - 6.9 ACRES FOR SALE

214.378.1212

1979 FM 2931
 AUBREY, TX

TOM O'FEE
 TOFEE@VENTUREDFW.COM

SCOTT ESPENSEN
 SESENSEN@VENTUREDFW.COM

NICK HOOVER
 NHOOVER@VENTUREDFW.COM

LOCATION

1979 FM 2931

SIZE

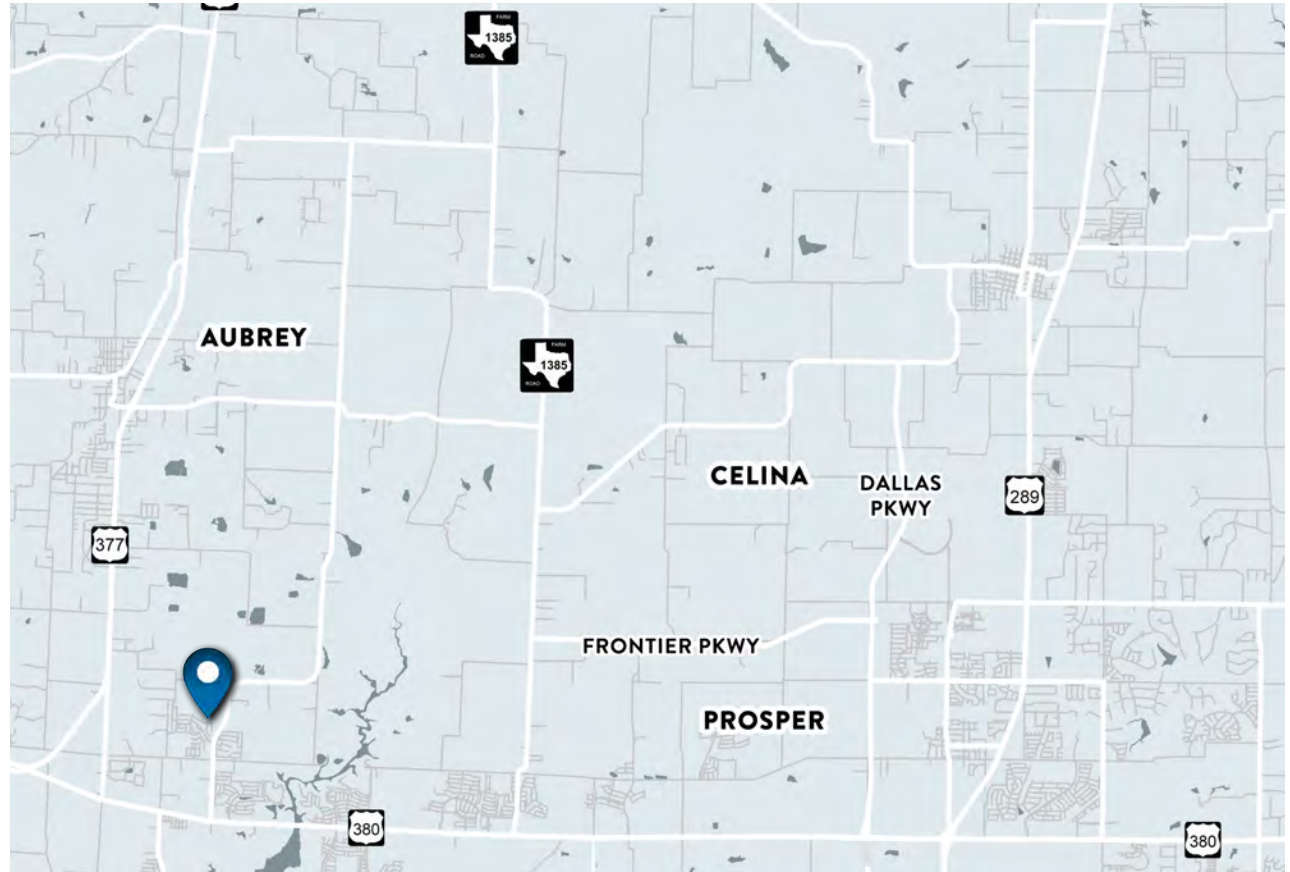
LAND
6.9 AC

TRAFFIC COUNTS

FM 2931
13,321 VPD

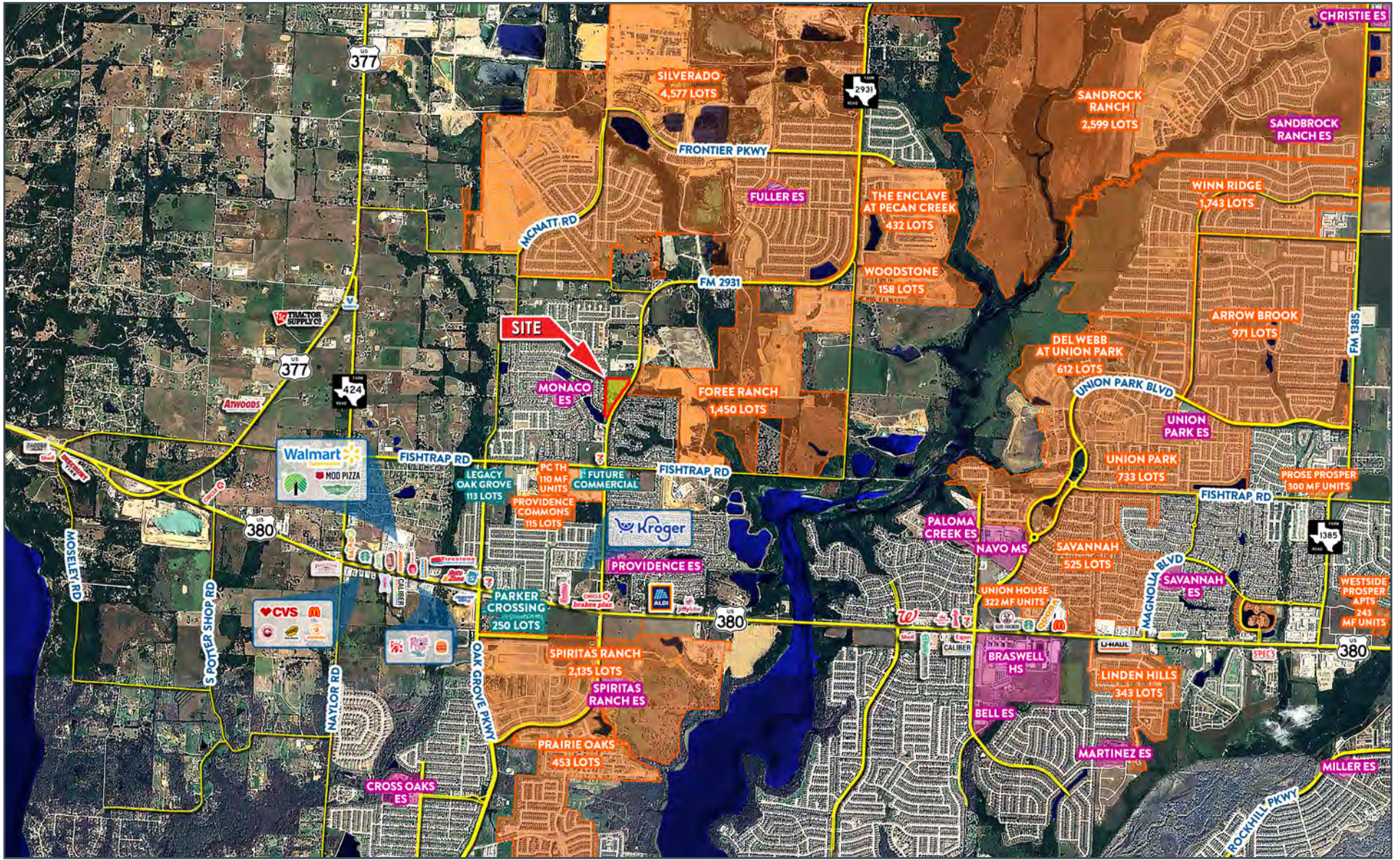
PROPERTY HIGHLIGHTS

- ★ LOCATED ON A FUTURE 6-LANE ROAD
- ★ SURROUNDED BY NEW DEVELOPMENT
- ★ FRONTAGE ON FM 1979



2024 DEMOGRAPHIC SUMMARY

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| EST. POPULATION | 8,983 | 44,438 | 100,808 |
| EST. DAYTIME POPULATION | 651 | 3,755 | 8,753 |
| EST. AVG. HH INCOME | \$115,107 | \$107,275 | \$122,335 |





8235 DOUGLAS AVE
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Partner
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NICK HOOVER

Vice President
214.378.1212
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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 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.
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| | | | |
|---|---------------------|-------------------------------------|---------------------|
| 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 |
| XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX | XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX |
| Agent’s Supervisor’s Name | License No. | Email | Phone |
| Tom O’Fee | 793440 | tofee@venturedfw.com | 214-378-1212 |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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| Agent’s Supervisor’s Name | License No. | Email | Phone |
| Scott Espensen | 545512 | sespensen@venturedfw.com | 214-378-1212 |
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| XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX | XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX |
| Agent’s Supervisor’s Name | License No. | Email | Phone |
| Nick Hoover | 664008 | nhoover@venturedfw.com | 214-378-1212 |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

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