VENTURE

214 ACRES FOR SALE

214.378.1212

16300 FM 429
TERRELL, TX

JARED JOWDY
JJOWDY@VENTUREDFW.COM

IAN PETERMAN
IPETERMAN@VENTUREDFW.COM

JACOB JOWDY
JACOBJOWDY@VENTUREDFW.COM

LOCATION

16300 FM 429

SIZE

214 ACRES

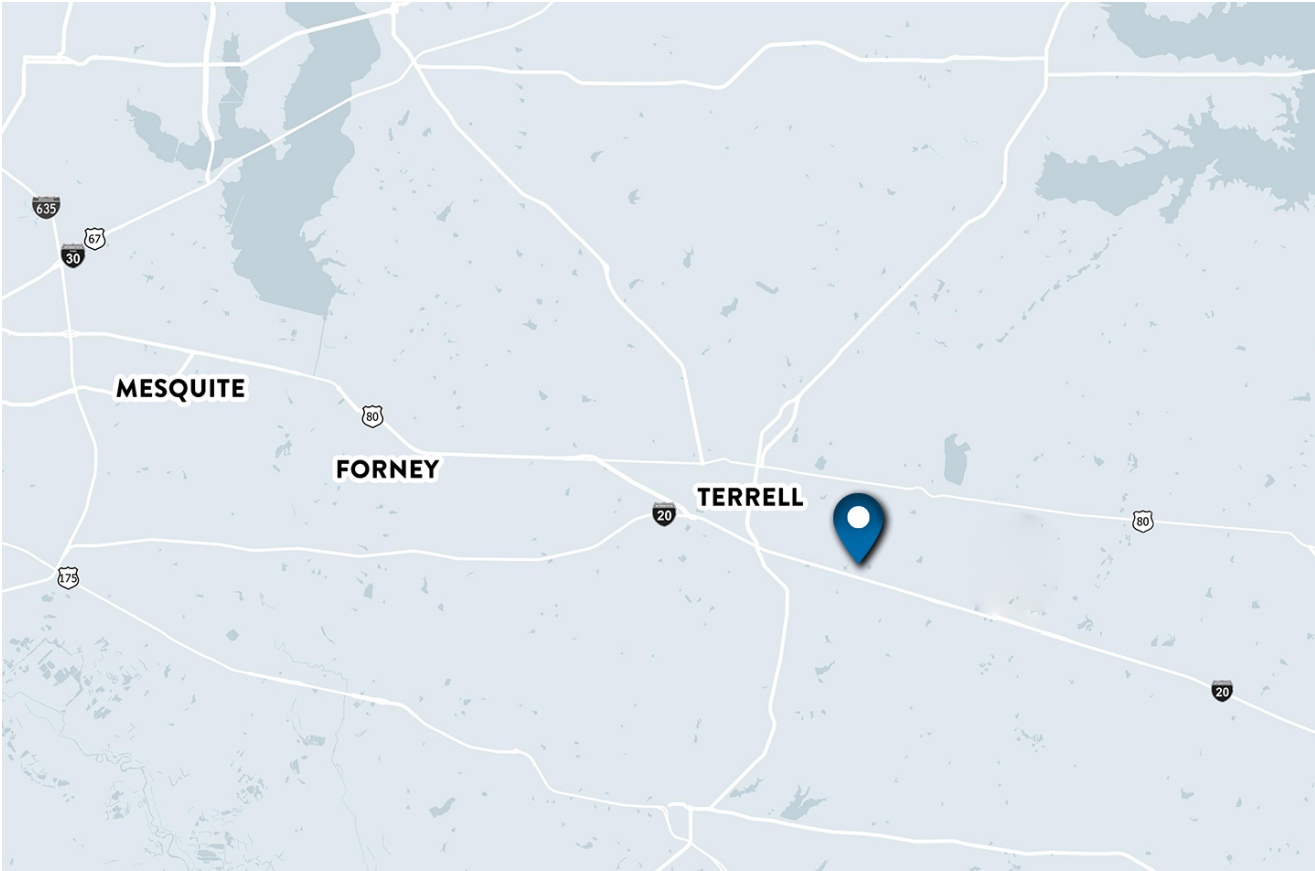
TRAFFIC COUNTS

I-20
59,466 VPD

FM 429
1,592 VPD

PROPERTY HIGHLIGHTS

- ★ **GREAT ACCESS TO I-20**
- ★ **WATERLINE TO PROPERTY**
- ★ **JUST OUTSIDE OF TOWN AND CLOSE TO THE NEW AMAZON INTERNATIONAL DISTRIBUTION CENTER**



2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	328	2,759	7,739
EST. DAYTIME POPULATION	38	207	2,297
EST. AVG. HH INCOME	$108,486	$102,020	$98,631

AREA ATTRACTIONS

TACO BELL
SHIPLEY DO-NUTS
SONIC
DOLLAR GENERAL
amazon

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CLOSE AERIAL

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FAR AERIAL

JARED JOWDY JJOWDY@VENTUREDFW.COM | IAN PETERMAN IPETERMAN@VENTUREDFW.COM | JACOB JOWDY JACOBJOWDY@VENTUREDFW.COM

DRONE AERIAL

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CONTACT

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:

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- 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.

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Venture Commercial Real Estate, LLC.	476641	info@venturedfw.com	214-378-1212
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	**License No.**	**Email**	**Phone**
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker of Firm	**License No.**	**Email**	**Phone**
Licensed Supervisor of Sales Agent/ Associate	**License No.**	**Email**	**Phone**
Ian Peterman	707364	ipeterman@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	**License No.**	**Email**	**Phone**

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

TREC
TEXAS REAL ESTATE COMMISSION

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EQUAL HOUSING OPPORTUNITY

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Licensed Supervisor of Sales Agent/ Associate	**License No.**	**Email**	**Phone**
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