



LEGACY COMMERCIAL GROUP



4855 GUS THOMASSON, MESQUITE TX 75150

SALE BROCHURE

FOR SALE: LAND
4855 GUS THOMASSON, MESQUITE TX 75150



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Flower Mound, TX in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY HIGHLIGHTS:

- Gus Thomasson Revitalization Corridor has Special Tax Incentives
- Sit-Down Dining, Grocery, or Retail/Clothing Most Desired per 2015 Neighborhood Survey
- Excellent for Medical, Dental, or Veterinary Offices
- 315,961 People Within 5-Miles per 2022 Survey
- Utilities To Site Include Electric, Water, and Gas

OFFERING SUMMARY:

LOT SIZE: 1.05 Acres | 45, 738 SF
SALES PRICE/AC \$ 252,380
SALES PRICE/SQFT \$ 5.80
ZONING: NGTC
ASKING PRICE: **\$ 265,000.00**





LCG

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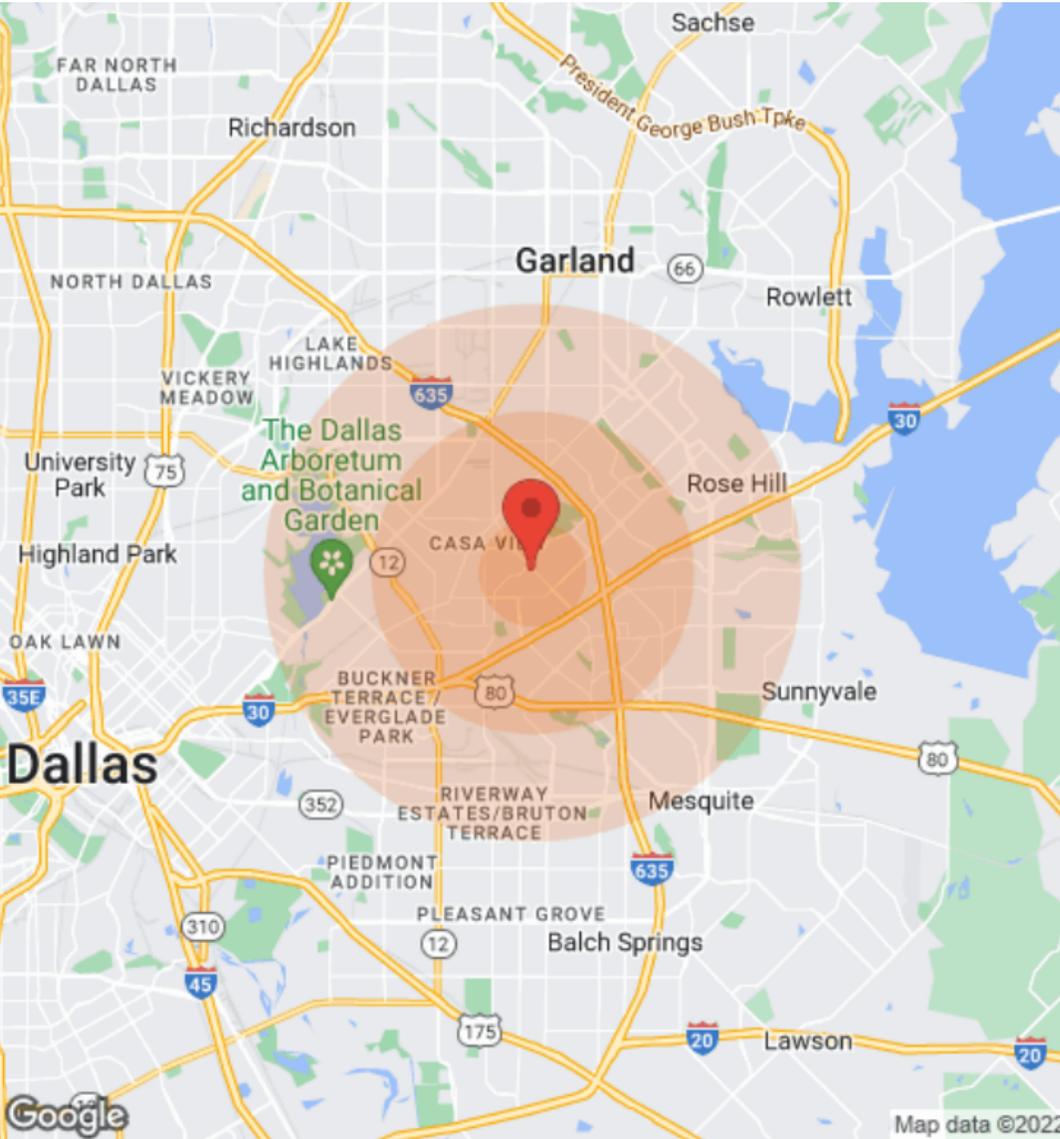
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Population	1 Mile	3 Miles	5 Miles
Male	9,170	69,020	158,585
Female	9,814	72,508	167,837
Total Population	18,984	141,528	326,422
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,113	34,677	80,952
Ages 15-24	2,981	20,725	48,279
Ages 55-64	1,707	14,168	32,880
Ages 65+	1,869	14,102	32,465
Race	1 Mile	3 Miles	5 Miles
White	11,879	81,073	185,005
Black	1,208	24,960	60,366
Am In/AK Nat	81	403	922
Hawaiian	N/A	19	30
Hispanic	11,855	68,772	152,226
Multi-Racial	11,456	65,142	146,166
Income	1 Mile	3 Miles	5 Miles
Median	\$45,568	\$45,779	\$46,381
< \$15,000	491	6,678	14,300
\$15,000-\$24,999	721	6,509	14,581
\$25,000-\$34,999	705	6,924	15,385
\$35,000-\$49,999	1,085	8,791	18,892
\$50,000-\$74,999	1,306	10,691	23,408
\$75,000-\$99,999	786	5,764	13,095
\$100,000-\$149,999	579	4,346	11,135
\$150,000-\$199,999	127	1,025	3,173
> \$200,000	37	749	2,685
Housing	1 Mile	3 Miles	5 Miles
Total Units	6,280	57,407	129,912
Occupied	5,847	51,987	118,576
Owner Occupied	4,314	27,367	65,097
Renter Occupied	1,533	24,620	53,479
Vacant	433	5,420	11,336



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11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Don Zelezny	0764484	Don.Zelezny@KWCommercial.com	(972)365-0959
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Don Zelezny

Information available at www.trec.texas.gov
IABS 1-0 Date

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