



SILVERADO BY DR HORTON
3,000 LOTS

PROVIDENCE VILLAGE
2,348 LOTS

VILLAGES AT CROSS ROADS
299 LOTS



PARKER CROSSING
590 LOTS



SUBJECT SITE
4.50 ACRES



US HWY 380: 40,096 VPD (TX DOT)



DISCLAIMER: ©Gold Tier Real Estate, LLC. All rights reserved. All information contained herein is from source deemed reliable; however, no representation or warranty is made to the accuracy thereof.

FOR SALE: 4.50 ACRES

8801 US HIGHWAY 380, CROSS ROADS, TX 76227

512.626.4424 | www.goldtier.net | taylor@goldtier.net



LAND OWNED BY DENTON ISD

CROSS ROADS
DENTISTRY
Cosmetic & Family Dentistry
 **ELITE**
DENTISTRY

 **COMBATE**
Edward Jones
 **Allstate**  **LIFE**
CREDIT UNION 50

SUBJECT SITE
4.50 ACRES

US HWY 380 - 40,096 VPD (TX DOT)

380



PROPERTY HIGHLIGHTS

ADDRESS: 8801 & US-380, Cross Roads, Texas 76227

SIZE: 4.50 Acres

PRICING: \$3,300,000

JURISDICTION: Cross Roads City Limits; Denton County

ZONING: Commercial - C2

SCHOOL DISTRICT: Denton ISD

UTILITIES:

- 10" Mustang SUD Water Line
- 8" Mustang SUD Wastewater Line at SW Corner of 380 & Naylor Road

FRONTAGE & ACCESS:

- 3 Access Points from US-380
- 400' Hwy US-380 Frontage

REMARKS:

- No FEMA or Wetlands
- Former Home Garden and Patio Retail Store
- Existing Metal Building

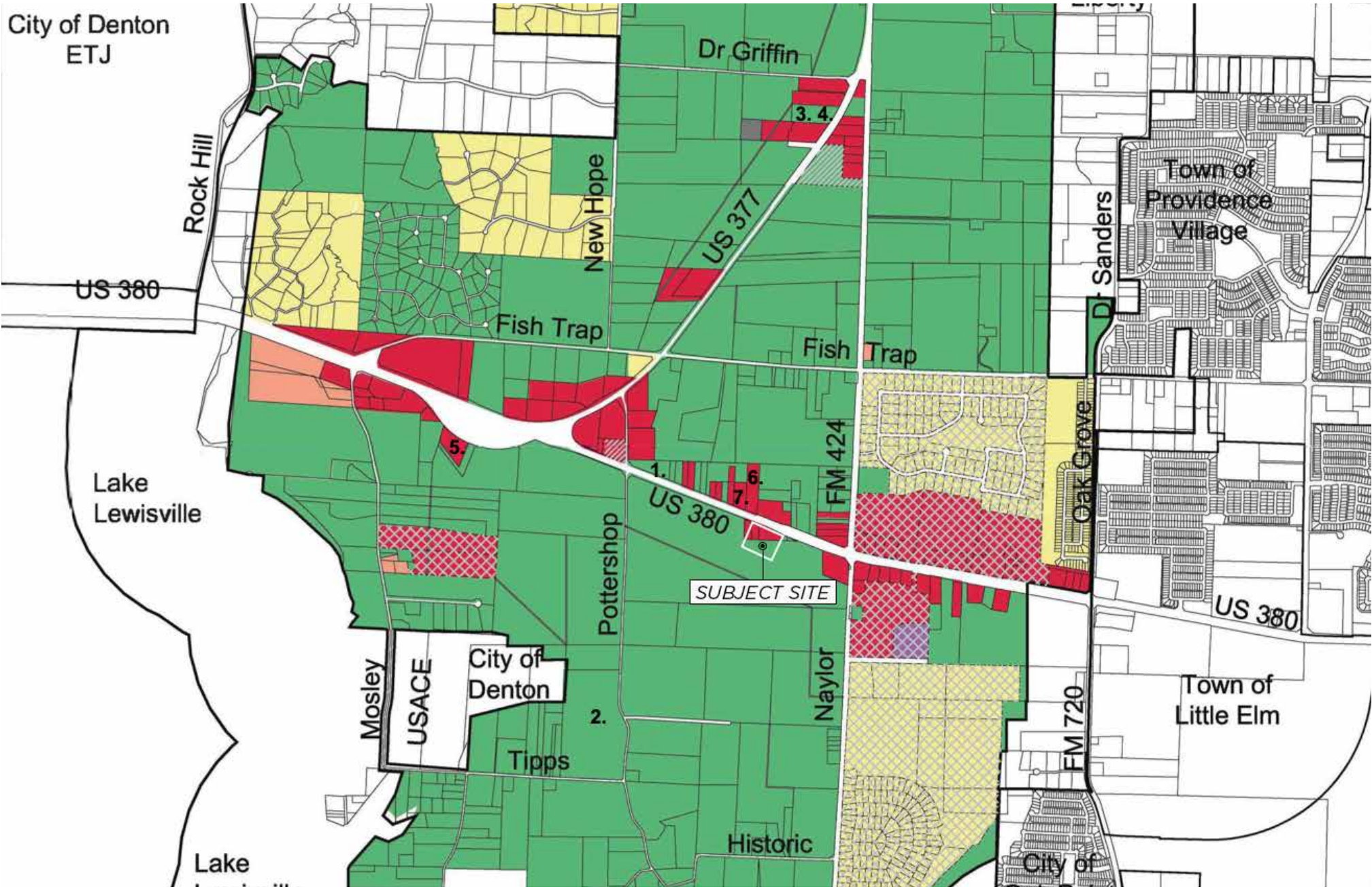
*Buyer to do all independent research on development potential.



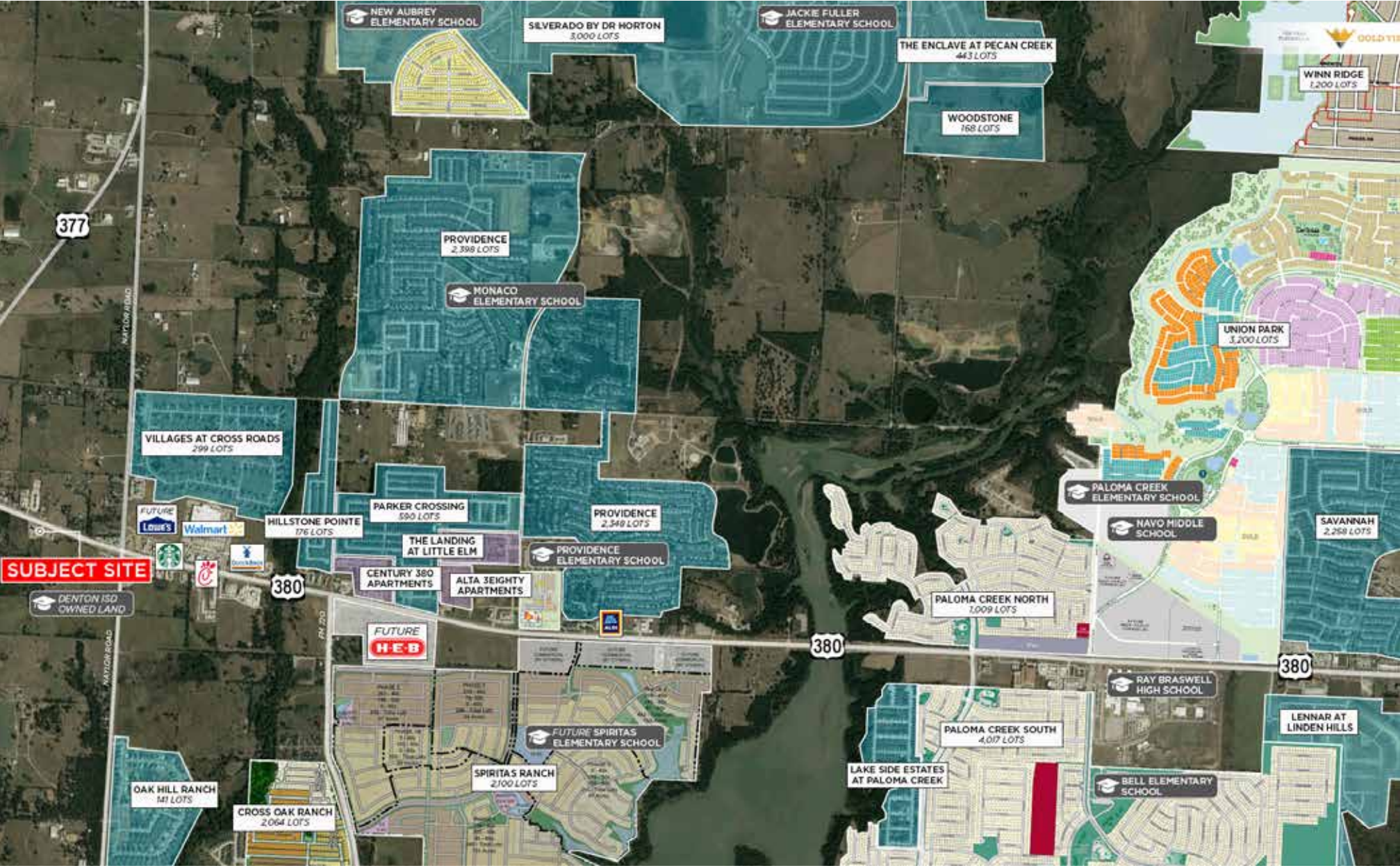
GOLD TIER 512.626.4424 | www.goldtier.net | taylor@goldtier.net

4.50 ACRES | CROSS ROADS, TX

ZONING MAP



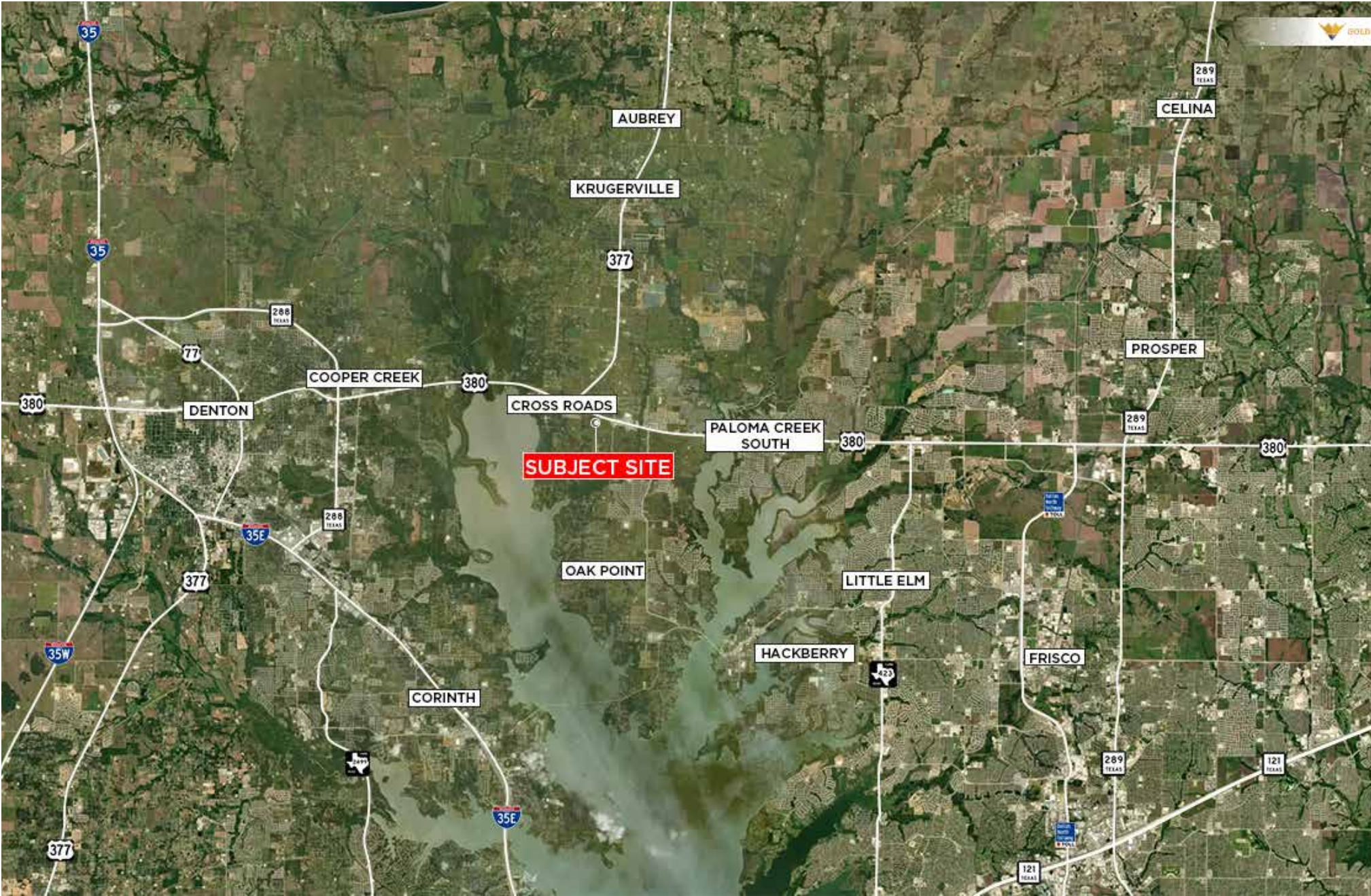
IMMEDIATE SURROUNDINGS



GOLD TIER 512.626.4424 | www.goldtier.net | taylor@goldtier.net

4.50 ACRES | CROSS ROADS, TX

AREA MAP



GOLD TIER 512.626.4424 | www.goldtier.net | taylor@goldtier.net

4.50 ACRES | CROSS ROADS, TX

SURVEY





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:
 - 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



GOLD TIER 512.626.4424 | www.goldtier.net | taylor@goldtier.net

4.50 ACRES | CROSS ROADS, TX