

Land For Sale



11.22 Acres for Sale

701 W. Bear Creek Rd.



11.22 Acres Glenn Heights

NEC of Westmoreland and Bear Creek Rd.

Property Information:

Total Sq Ft: 11.22 Acres
Price: Call for Pricing
Zoning: Commerical Retail

This property is currently zoned Commercial. The city of Glenn Heights shows this property to remain commercial on the hard corner and the balance as single family. The attached land plan keeps 1.5 acres as commercial and the balance as single family detached.

Demographics (2016)

Population: (2016) 3 miles 5 miles 46,250 123,344

Household Income: 3 miles 5 miles \$101,219 \$94,459

For more information, please contact: Jim Makens

jm@makens.com office ph: 817-540-3229

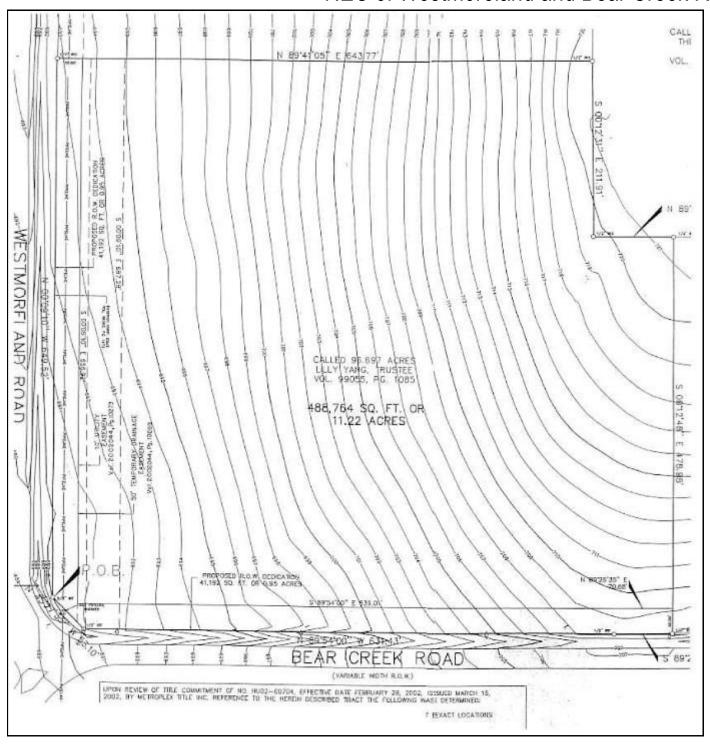
Licensed in the State of Texas

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, THE MAKENS COMPANY MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE. TEXAS LAW REQUIRES LICENSEE TO DISCLOSE THAT IT IS REPRESENTING THE SELLER/LANDLORD IN THE MARKETING OF THIS PROPERTY.



Land For Sale

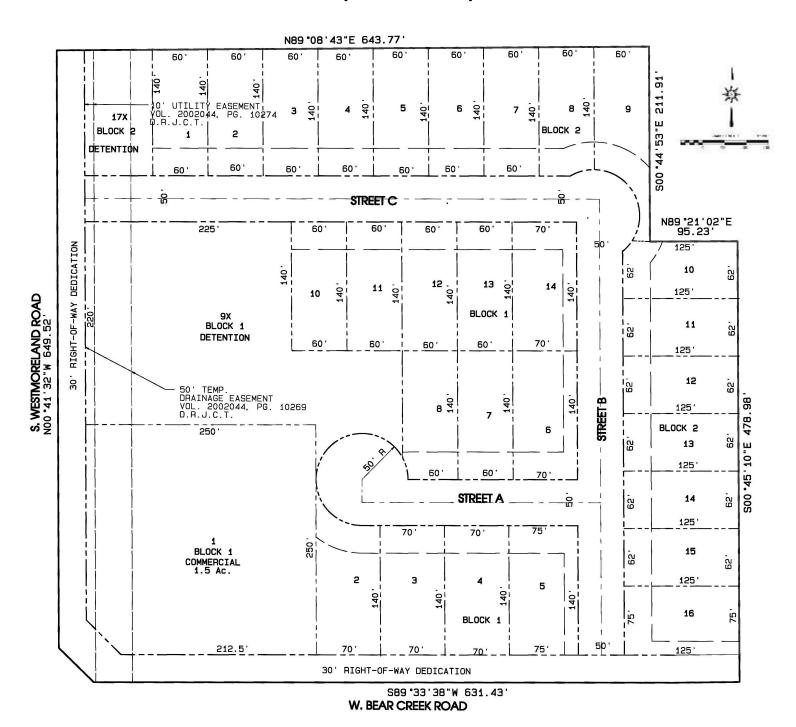
NEC of Westmoreland and Bear Creek Rd.



For more information, please contact:



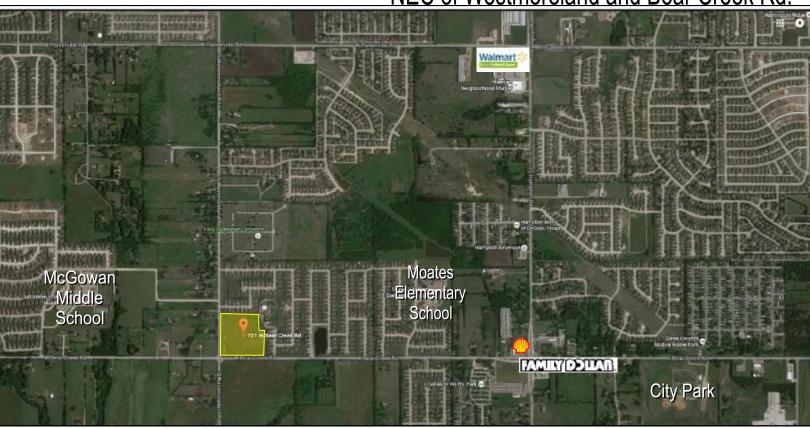
Residential / Commercial Development Concept Plan

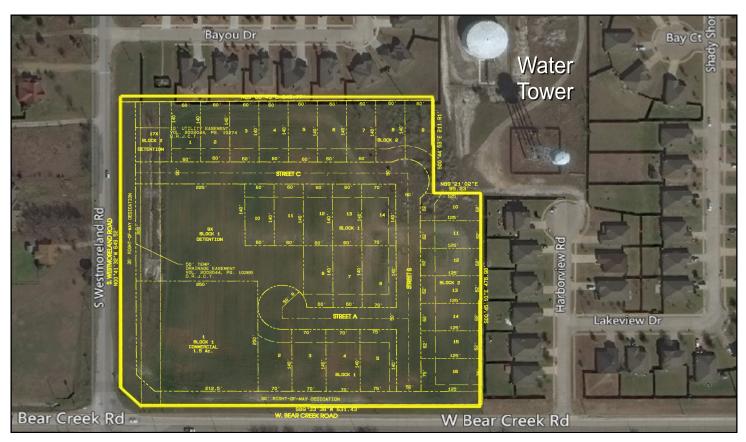




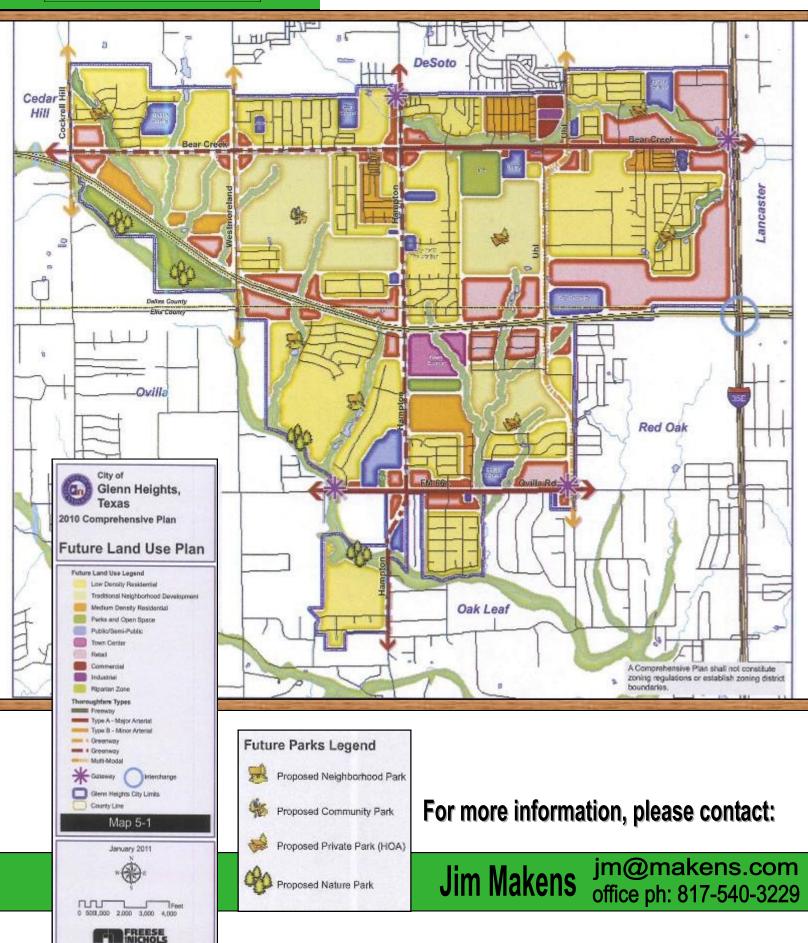
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NEC of Westmoreland and Bear Creek Rd





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DeSoto I.S.D.

Red Oak I.S.D.

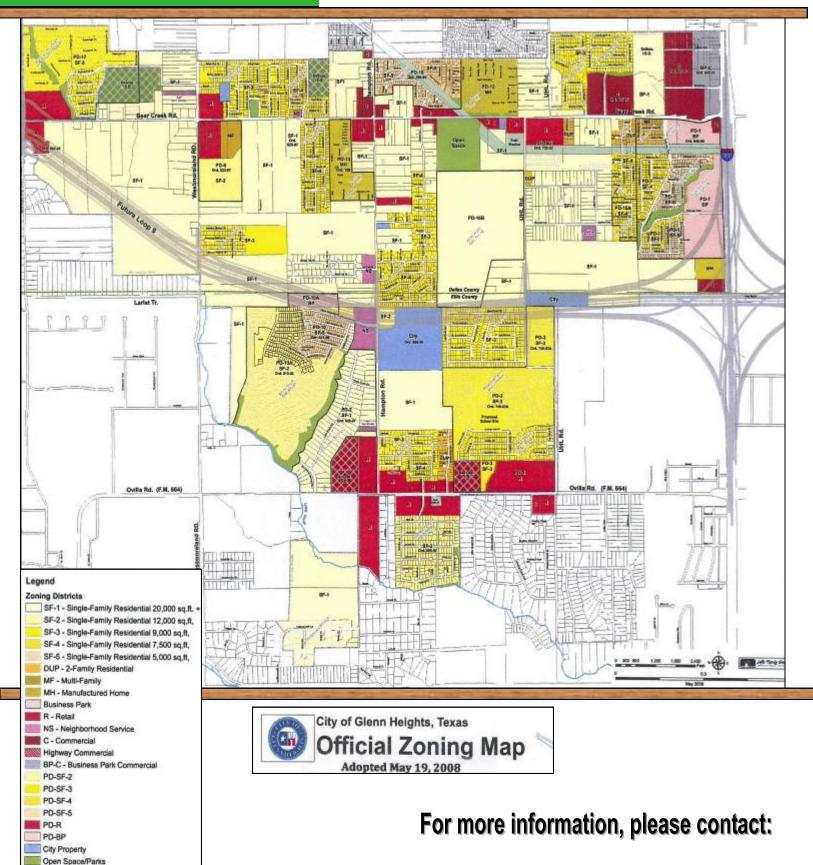
Transmission Line
SUP Special Use Permit

Glenn Heights City Limits

County Line

Church

NEC of Westmoreland and Bear Creek Rd.



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EASI Updated Site Selection Reports & Analysis

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	1,846	19,043	61,247
Population (4/1/2000)	3,067	28,875	82,651
Population (4/1/2010)	5,765	42,656	113,608
Population (1/1/2016)	6,285	46,250	123,344
Population (1/1/2021)	6,575	48,341	128,867
Percent Growth (2016/2010)	9.02	8.43	8.57
Percent Forecast (2021/2016)	4.61	4.52	4.48
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	659	6,356	20,872
Households (4/1/2000)	1,064	9,647	28,569
Households (4/1/2010)	1,790	14,102	39,606
Households (1/1/2016)	1,925	15,088	42,438
Households (1/1/2021)	2,010	15,751	44,295
Percent Growth (2016/2010)	7.54	6.99	7.15
Percent Forecast (2021/2016)	4.42	4.39	4.38
GENERAL POPULATION CHARACTERISTICS			
Median Age	30.4	34.6	35.4
Male	2,966	21,850	57,720
Female	3,319	24,400	65,624
Density	1,101.00	1,762.30	1,528.00
Urban	6,285	45,914	120,082
Rural	0	336	3,262
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2016)	1,925	15,088	42,438
Families	1,576	12,109	32,313
Non-Family Households	349	2,979	10,125
Average Size of Household	3.26	3.06	2.89
Median Age of Householder	44.2	48.2	48.9
Median Value Owner Occupied (\$)	131,921	139,383	136,758
Median Rent (\$)	1,295	1,000	813
Median Vehicles Per Household	2.3	2.4	2.4
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	2,021	15,853	44,619
Housing, Owner Occupied	1,419	11,494	28,856
Housing, Renter Occupied	506	3,594	13,582
Housing, Vacant	96	765	2,181



POPULATION BY RACE			
White Alone	1,653	13,725	41,120
Black Alone	3,849	28,083	69,773
Asian Alone	63	395	1,285
American Indian and Alaska Native Alone	28	177	484
Other Race Alone	512	2,732	7,490
Two or More Races	180	1,138	3,192
POPULATION BY ETHNICITY			
Hispanic	1,326	7,849	21,517
White Non-Hispanic	964	9,409	29,360
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	187,209,029	1,534,519,802	4,039,909,619
Total Household Income (\$)	187,209,029	1,527,195,339	4,008,653,354
Median Household Income (\$)	71,394	79,189	75,707
Average Household Income (\$)	97,251	101,219	94,459
Per Capita Income (\$)	29,787	33,179	32,753
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	49,127	1,840,258	2,328,072
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	101,720.60	820,416.50	2,285,905.30
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	4,256	28,276	38,312
Establishments, Total (by Place of Work)	172	1,405	2,004
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	153	148	145
EASI Total Crime Index (US Avg=100; A=High)	44	30	43
EASI Weather Index (US Avg=100)	184	184	184
BLOCK GROUP COUNT	2	22	63

Footnotes:

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2016 unless otherwise stated.



Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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.

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James Makens	350242	jm@makens.com	817-540-3229
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tena	ant/Seller/Landlord	I Initials Date	-