

Land Near Cedar Creek

TX- 198 & CR 4004
MABANK, TEXAS 75147



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Property Highlights

- Easy Access and great visibility
- Close proximity to Atwoods Ranch & Home, Comfort Suites, and Mabank ISD

Availability

12.08 acres

Demographics

	1 MILE	3 MILE	5 MILE
2021 Population	492	4,456	1,080
2021 Daytime Population	509	4,659	11,345
2021 Avg. HH Income	\$66,014	\$65,739	\$71,396

Traffic Counts

W Main St: 11,721 VPD

Harbor Point Rd: 4,396 VPD

Perren Gasc
214.257.0207
perren@dbarealestate.com

Evan English
214.257.0219
evan@dbarealestate.com

Michael Toppel
972.546.2492
michael@dbarealestate.com

4645 North Central Expy,
Suite 200
Dallas, Texas 75205

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

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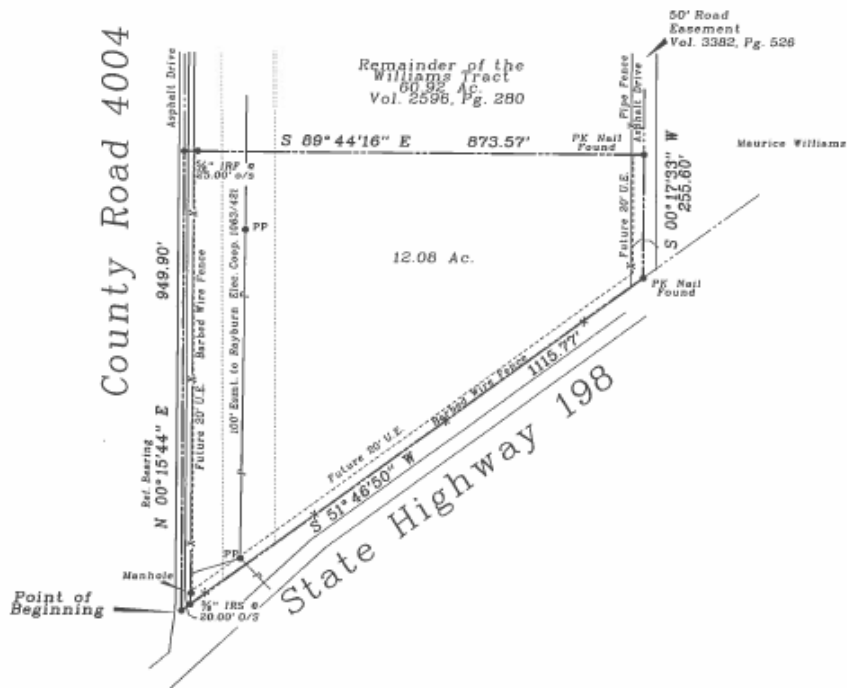


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- Cable
- Fence
- Power Line
- Conc. - Concrete
- PP - Power Pole
- WM - Water Meter
- IRF - Iron rod found
- IRS - Iron Rod Set
- IPF - Iron Pipe Found
- TB - Telephone Box
- LP - Light Pole
- BCC - Buried Cable Sign
- FC - Fence Corner
- GM - Gas Meter
- EB - Electrical Box
- PT - Propane Tank
- WV - Water Valve

Basis of Bearing:
Vol. 2596, Pg. 280

This tract is subject to a blanket water easement located wherever lines were installed, Vol. 640, Pg. 91



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See Field Notes

LAND TITLE SURVEY	
Lot No. 12.08 Ac.	Block No. City Texas
Addition: Part of the Williams Tract of the OP Records of Kaufman County, Texas.	
Volume 2596 Page 280	
Address: 0 State Highway 198; Mabank, Texas 75147	
I, Gary L. Hardin, R.P.L.S., 4207, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of Aug., 2008 and all corners are as shown hereon and there are no visible encroachments, reencroachments, conflicts or professions other than those shown.	
This survey was performed in compliance with the transaction described in G.L. No. 60-071 of Colonial Title Company.	
Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom.	
Date: Aug. 7, 2008	Scale: 1" = 200 Ft.
Survey: G. Isaac	Abstract No. 248
W.O.# 0-5113	F.B. = BASE DR. = EJ CP =
Per: J.L.T. Mfg., Inc.	
HARDIN SURVEYING	
P.O. Box 587 Mabank, Texas 75147 (903) 887-5674 (903) 887-0421 fax	

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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.

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.

DBA Commercial Real Estate LLC	9004954	info@dbarealestate.com	214-257-0200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Perren Gasc	560836	perren@dbarealestate.com	214-257-0207
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/Tenant/Seller/Landlord Initials

Date