

Location

Located on northwest and southwest corners of I-35E and Centre Park Blvd, just south of I-20 in Desoto, Texas

Size

±12 Acres (will divide)

Zoning

Commercial

Use

Commercial Lots and Restaurant Pads

Utilities

Available to Area

Price

Contact Broker

Demographics	1 Mile	3 Mile	5 Mile
2022 Population	3,364	71,936	203,743
Daytime Population	6,176	68,849	177,352
Average. HH Income	\$55,796	\$74,304	\$71,866

Traffic Counts

TXDOT '20

Interstate 35E north of site	161,840 VPD
Interstate 35E south of site	154,677 VPD

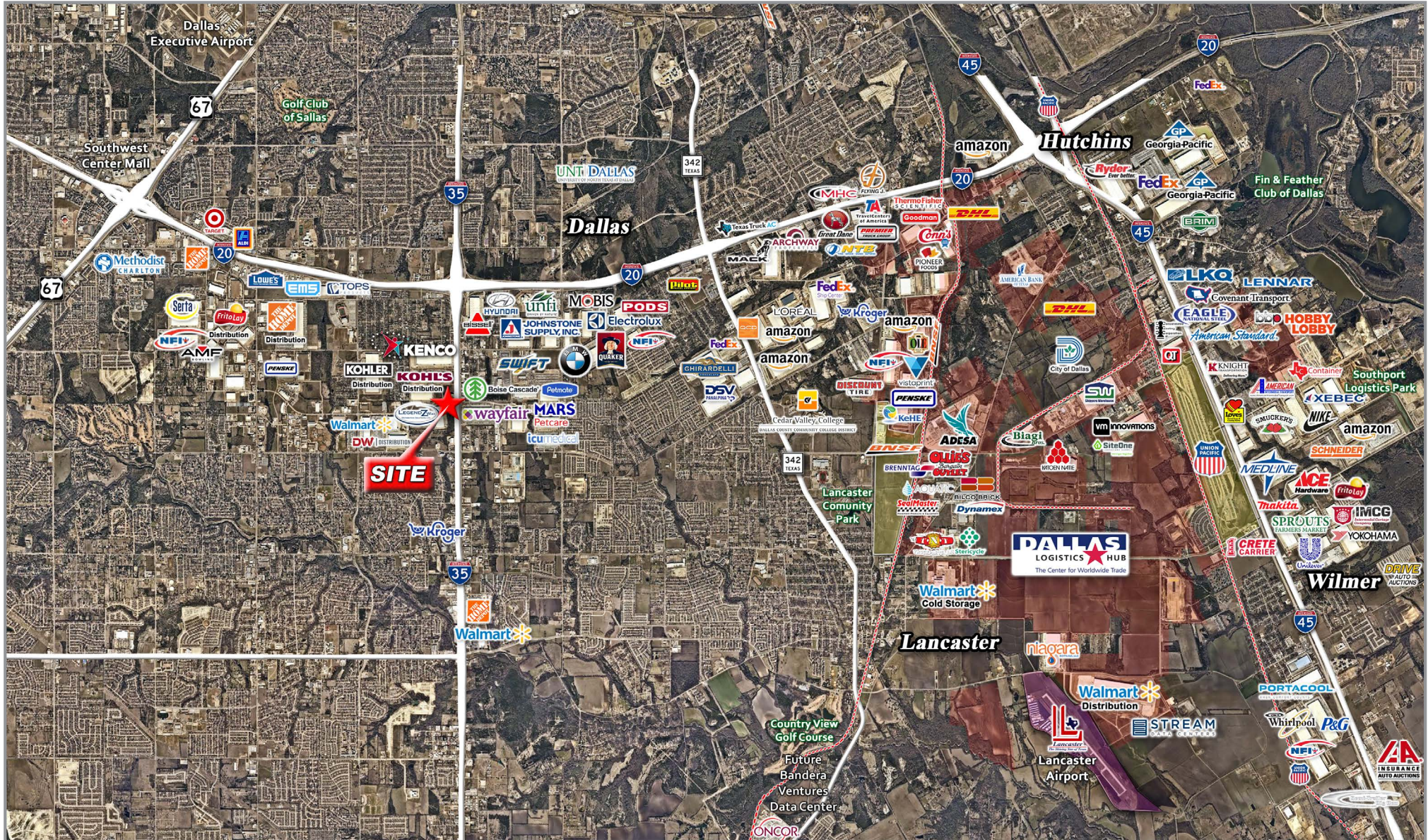
For additional information, please contact:

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President | Broker
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Whitten Commercial Realty LLC
1303 Birds Fort Trail
Arlington, Texas 76005



JW

FOR SALE: ±12 ACRES
DESOTO, TEXAS



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LOT 1:	±1 AC/43,116 SF	3,300 SF Building
LOT 2:	±2.5 AC/110,932 SF	52,000 SF Building
LOT 3:	±1.9 AC/82,767 SF	5,950 SF Building
LOT 4:	±3.2 AC/143,148 SF	8,000 SF Building
LOT 5:	±2.929 AC/127,566 SF	8,150 SF Building
LOT 6:	±0.687 AC/29,947 SF	664 SF Building

01 SITE PLAN NORTH 
 1" = 40'-0"
 PRELIMINARY PLAN
 NOT FOR CONSTRUCTION



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:
 - 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.

Whitten Commercial Realty, LLC	9003283	jw@whittencr.com	214-988-9980
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone

Jim Whitten	354985	jw@whittencr.com	214-988-9980
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date