

Commercial Property FOR SALE +/- 0.538 AC

12908 Seagoville Road
Balch Springs, Texas 75180



2,850 SF on 0.538 AC Prime Development Location

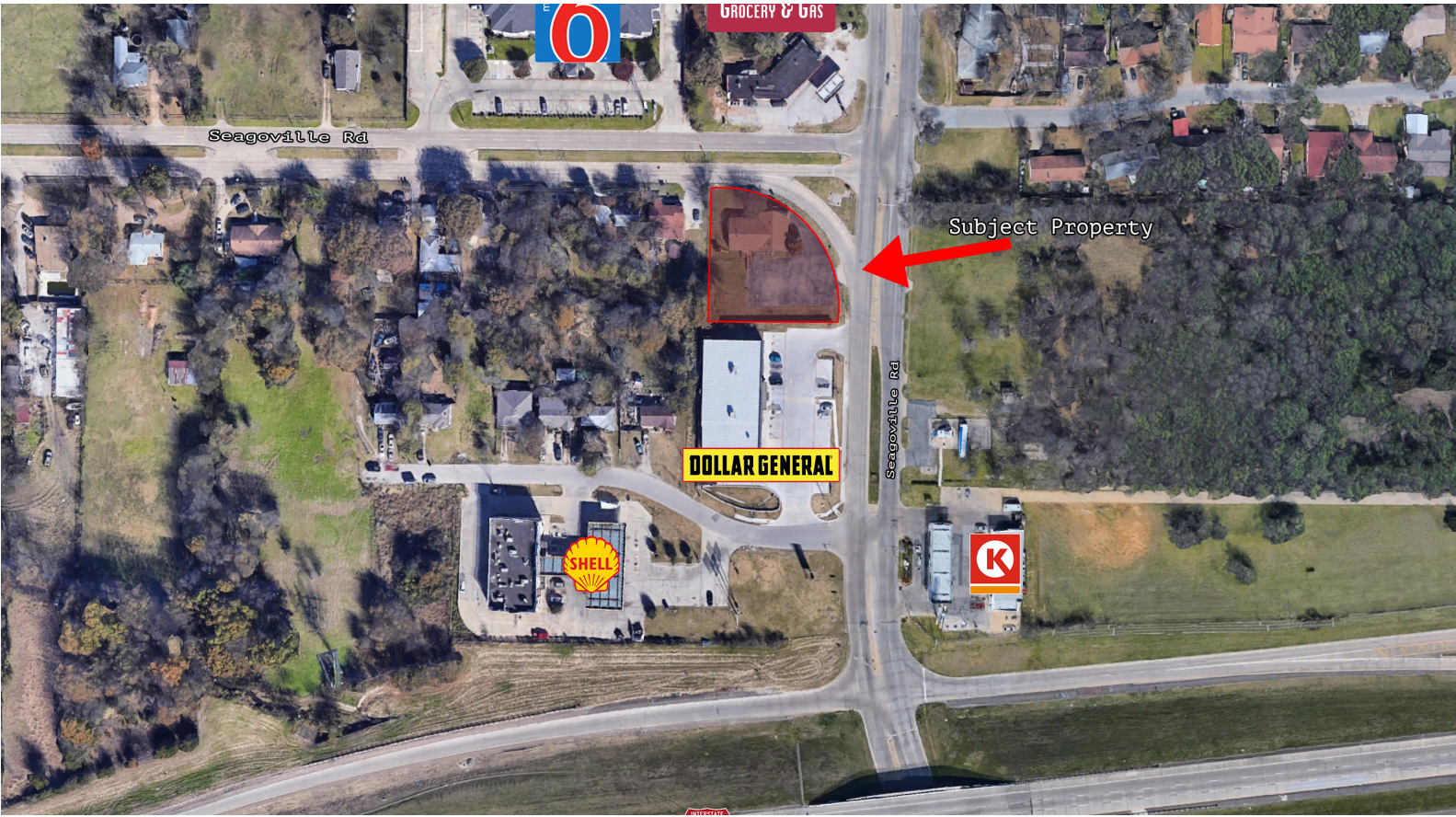
Offered at \$250K

Excellent Corner Location with 3 Parcels totaling .538 AC and a 2850 SF Freestanding Building currently being used as a Church and a School. Perfect Development opportunity for a Restaurant, Laundromat, Fast Food Restaurant, Business Location, Retail, or Strip Center...Adjacent to Dollar General, Motel 6, Grocery & Gas. Property has easy access to I-20 & Highway 635.

Hard Corner in NW quadrant of Interstate 20 and Seagoville Rd in Balch Springs, Dallas County.



The information contained herein was obtained from sources believed to be reliable; however, Broker makes no guarantees, warranties, or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in price, prior sales or lease, or withdrawal without prior notice.



LOCATION DATA

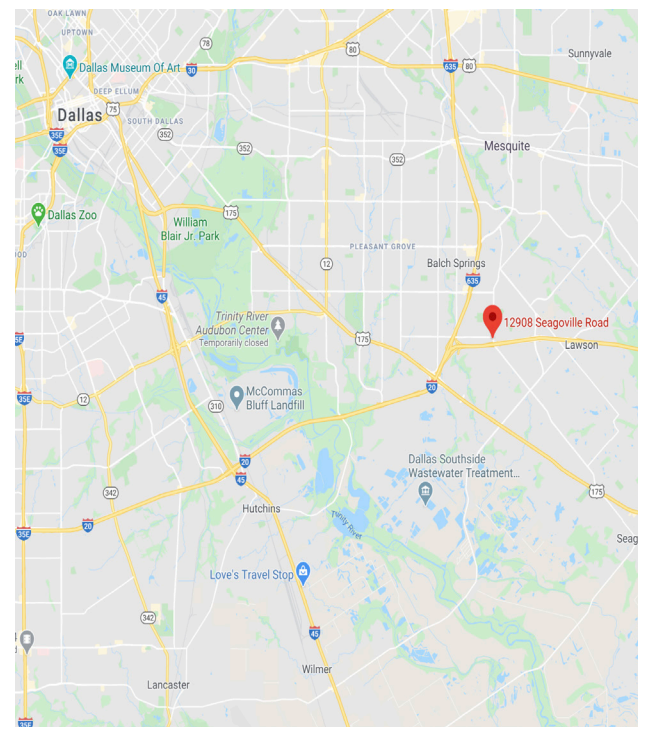
COUNTY: Dallas
CITY: Balch Springs

LAND DATA

TOTAL ACREAGE: .538 Acres
USES: Commercial, Retail, Office
ZONING: SF-6, LR - Local Retail
ACCESS: Easy access to I-20, I-635
UTILITIES: Available

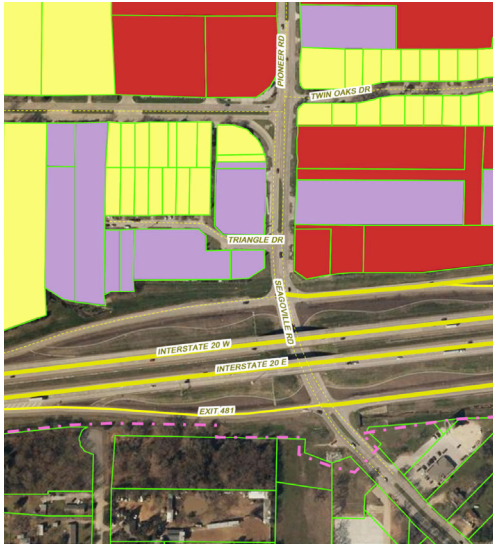
ECONOMIC DATA

SALE PRICE: \$250K



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Current Zoning Map City of Balch Springs



Zoning

- C, Commercial District
- 2F, Duplex Dwelling District
- I, Industrial District
- LR, Local Retail District
- MF-16, Multiple-Family Dwelling District
- O, Office District
- PD, Planned Development District
- SF-6, Single-Family Dwelling District

FOR SALE

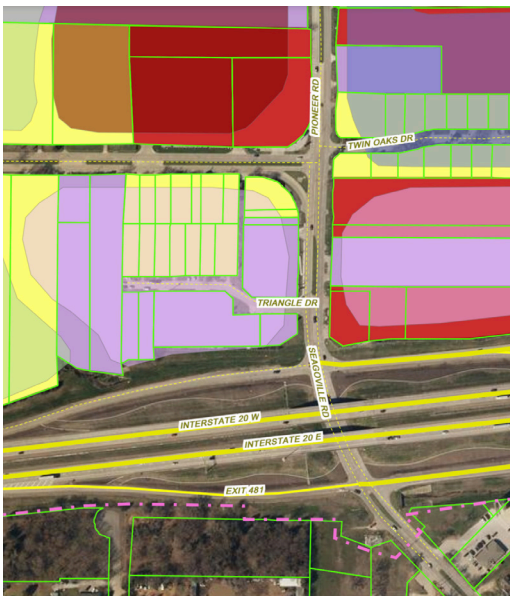
.538 ACRE HARD CORNER
2,850 SF BUILDING

Robert Phipps
972-351-4710



BlueSkyCountry.com

Future Land Use Plan City of Balch Springs



Future Land Use Plan

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parks
- Public/Semi-Public
- Mixed Use
- Medical/Office
- Retail
- Commercial
- Industrial/Business Park
- Interstate Development
- Floodplain

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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.

<u>Blue Sky Country Real Estate</u>	<u>0460512</u>	<u>robert@blueskycountry.com</u>	<u>(903)695-2978</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert Phipps</u>	<u>0460512</u>	<u>robert@blueskycountry.com</u>	<u>(972)351-4710</u>
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR-2501

IABS 1-0 Date

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