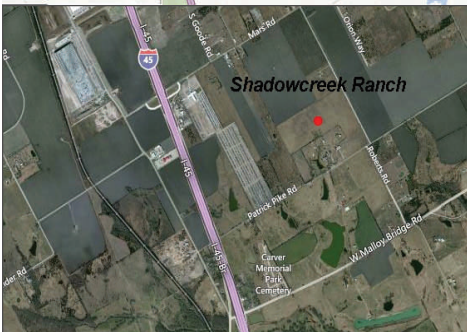
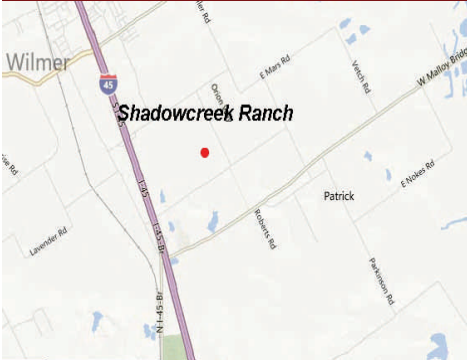


# FOR SALE

101.62 Acres  
705 Patrick Pike Road  
Dallas County (No Town), Texas



## CONTACT:

**LARRY GORZYCKI**  
SENIOR VICE PRESIDENT

**JAMES M. BROWN PARTNERS**  
Commercial & Investment Real Estate  
6750 Hillcrest Plaza Drive, Suite 213  
Dallas, Texas 75230

Tel: 972-386-3333 ext 14  
Fax: 972-386-6190  
Cell: 214-770-7405

[lrgorzycki@jamesmbrownpartners.com](mailto:lrgorzycki@jamesmbrownpartners.com)



[www.jamesmbrownpartners.com](http://www.jamesmbrownpartners.com)

**NAME:** Former Shadow Creek Ranch  
(former Old Fort Dallas western town)

**SIZE:** 101.62 surveyed acres

**ADDRESS:** 705 Patrick Pike Road

**CITY:** Dallas County (No Town), Texas  
Unincorporated Area

**ZONING:** None, Commercial Account (DCAD)

**UTILITIES:** Water-City of Ferris  
4" water line in Patrick Pike Road  
2" water line to Property (meter)

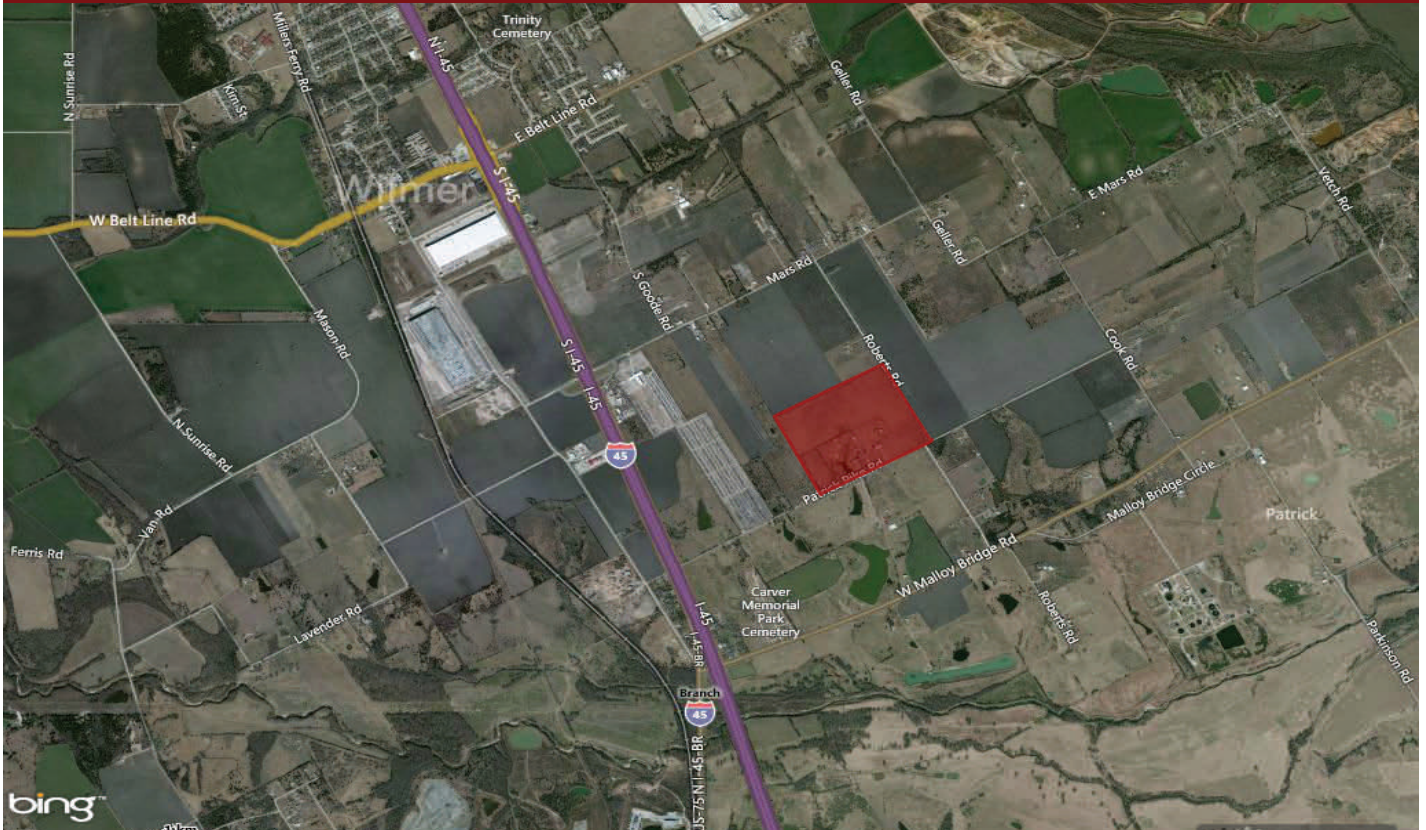
**FRONTAGE:** Approx 2,360 feet on Patrick Pike  
Approx. 1,881 feet on Roberts Road

**PRICE:** \$1,230,250.00 cash (\$12,500/acre)

This information has been secured from sources we believe to be reliable, but James M. Brown Partners, Inc. ("Broker") make no representations or warranties, expressed or implied, as to the accuracy of the information. References to size or acreage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# Location Map



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# Local Business Companies

## CITY OF WILMER MAJOR EMPLOYMENT COMPANIES

### Proctor & Gamble Distribution Center

101 Mars Road

Wilmer, TX

1,409,182 Square Feet Warehouse

YOC 2014

### Whirlpool Distribution Center

500 S. Ferry Miller Road

Wilmer, TX

1,020,000 Square Feet

YOIC 2010

### Port A Cool, LLC

201 S. IH-45

Wilmer, TX

758,992 Square Feet

YOC 2008

### Unilever Shippers Warehouse Zatarian

Sunridge Business Park

201 Sunridge Blvd

800 Cottonwood Valley drive

Wilmer, TX

822,500 Square Feet

YOC 2008

# Local Business Companies

## CITY OF WILMER MAJOR EMPLOYMENT COMPANIES

### Sprouts, Elk Corporation, Arch Chemicals, Ozburn Hessey Logistics

Sunridge Business Park

101 Sunridge Blvd

Wilmer, TX

570,000 Square Feet

YOC 2007 & 2009

### Union Pacific Rail Intermodal

1102 E. Pleasant Run Road

Wilmer, TX

360 Acres

YOC 2006

### Ace Hardware Distribution Center

Sunridge Business Park

1101 E. Pleasant Run Road

Wilmer, TX

450,262 Square Feet

YOC 2013

### Medline Industries

Sunridge Business Park

1 North Medline Road

Wilmer, TX

799,765 Square Feet

YOC 2015

# Information About Brokerage Services

## INFORMATION ON BROKERAGE RELATIONSHIPS

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- shall treat all parties honestly;
- may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEE'S PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.**

# Information About Brokerage Services

11-2-2015



## 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.

James M. Brown Partners, Inc.	416442	jimbrown@jamesmbrownpartners.com	972-386-3333
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James M. Brown	416442	jimbrown@jamesmbrownpartners.com	972-386-3333
Designated Broker of Firm	License No.	Email	Phone
James M. Brown	416442	jimbrown@jamesmbrownpartners.com	972-386-3333
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry R. Gorzycki	331143	lrgorzycki@jamesmbrownpartners.com	972-386-3333
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date