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ground lease / build-to-suit
 pad sites
 preleasing 11,024 sf
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Argyle, Texas

hard corner at Interstate 35W and FM 407

demographics

source: 2013 USCB and Esri

drive time	5-min	10-min	15-min
population (2013)	1,217	22,313	146,239
projected growth (2018)	1,352	25,872	166,113
avg. HH income (2013)	\$134,386	\$107,685	\$91,151

traffic counts

source: 2011 / 2013 TXDOT

Interstate 35W:	44,000 vpd
FM 407:	6,767 vpd

contact

imperium brokerage services, llc
 stephen schattner, listing broker

972.385.1907 ext 301

sschattner@imperium-holdings.com

[company brochure](#)



property specifications

location: NEC Interstate 35W @ FM 407 (ag exempt)
 zoning: CR (community retail)
 area: 1.593 acres (additional 0.803 acres avail.)
 terrain: flat
 dimensions: 398' +/- 35W front. x 237' +/- FM 407 front.

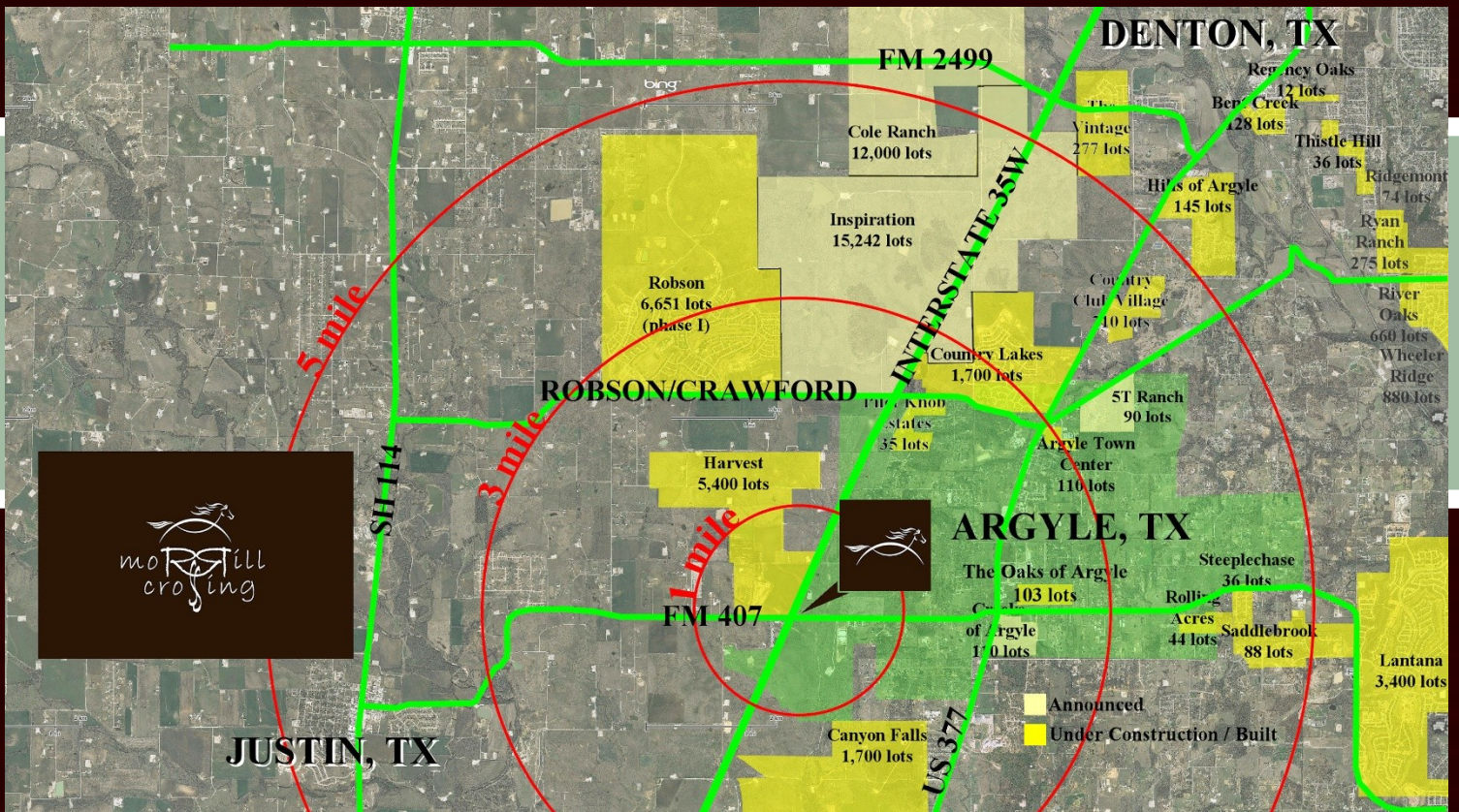
utilities

water: 18" C-900 1,820' +/- east
 sewer: 18" PVC 635' +/- east
 storm: TXDOT drainage on site
 electric: single-phase on site
 gas: none

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Developing unique spaces in desirable places.™







IMPERIUM
 Imperium Architects, LLC
 210.344.7096
 210.344.7097
 1722.463.8917 (F)
 1722.463.8917 (M)

Project Number: 000215
 Date Issued: 02/27/20
 Designer: RL
 Drafter: RL
 Checked By: RL
 Revision: 01
 NOT FOR CONSTRUCTION
 DATE: 02/27/20

Morrill Crossing
 Interstate 35W at FM 407
 Argyle, TX

Signature: _____
 Title: _____
 Date: _____
 Sheet Number: _____
A0.00

The law requires that all real estate licensees present this information to prospective sellers landlords buyers or tenants.

**Information About Brokerage Services
What to Know Before Working with a Real Estate Broker**

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 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 subagency 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 with 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 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:

1. shall treat all parties honestly;
2. 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;
3. 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
4. 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 the 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Property: 1.593 Acres at Interstate 35W at FM 407 (NEC) - Argyle, Texas
SELLER/LANDLORD: Interstate 35W at FM 407, LP
DATE: January 1, 2014
PURCHASER/TENANT: _____
DATE: _____

Disclosures:

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