



**U. S. HIGHWAY 87 DEVELOPMENT PROPERTY
CHINA GROVE, TEXAS**

LOCATION: The property is located on the north side of U. S. Highway 87 South, on the east side of China Grove, at the northeast corner of Highway 87 and Triple Tree Drive. This is just 4 miles east of Loop 410.

SIZE: 504.326 Acres

FRONTAGE: Approximately 4,700 feet along U. S. Highway 87 South with significant frontage on Triple Tree Drive, Kirkner Road and Triple Oaks Drive.

UTILITIES: **Electric:** Available

Water: There are two wells on the property and public water is at the perimeter.

Sewer: Requires septic

Prospective buyers should retain an independent engineer to verify the location, accessibility and available capacity of all utilities.

ZONING: The property has commercial zoning for a depth of 300 feet along the Highway 87 South frontage. The balance of the property is zoned single family. The minimum residential lot size is currently $\frac{3}{4}$ acre.

Prospective buyers should verify the zoning for the property with the appropriate governing authority.

TOPOGRAPHY: The property is gently rolling farm land with drainage generally oriented toward the southeast corner.

FLOOD PLAIN: There appears to be some flood on the property from the Calaveras Creek tributary. Refer to plat map.

DEMOGRAPHICS:

2013 ESRI Estimates:	Population	Average Household Income
3-mile Radius	6,322	\$ 73,663
5-mile Radius	35,273	\$ 57,243

TRAFFIC COUNT: 2012 Texas State Highway Department traffic maps show 14,900 vehicles per day on U. S. Highway 87 South, east of FM 1516 and 17,800 vehicles per day on U. S. Highway 87 South, west of FM 1516



INVESTMENT:

Price: \$18,000 per acre; \$ 9,108,540.00

COMMENTS:

- This is an exceptional residential development opportunity with future commercial potential on the U. S. 87 frontage.
- The property is in the very reputable East Central School District. Students attend East Central High School (grades 9-12), Heritage Middle School (grades 6-8), Oak Crest Middle School (grades 4-5) and Sinclair Elementary School (grades K-3).
- An agriculture use exemption is in place.
- Two homes are currently occupied by tenants.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM, OR JIM GUY EGBERT

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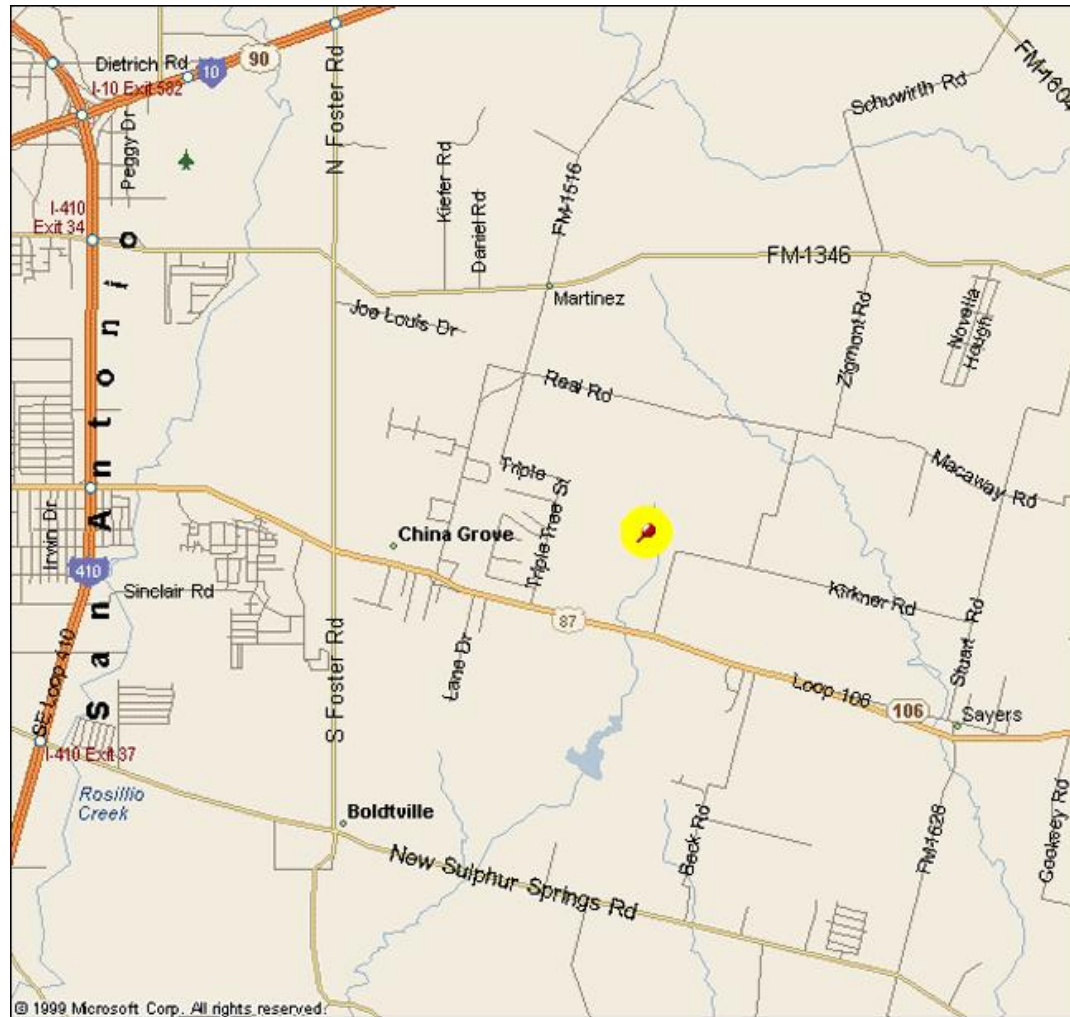
Location Map



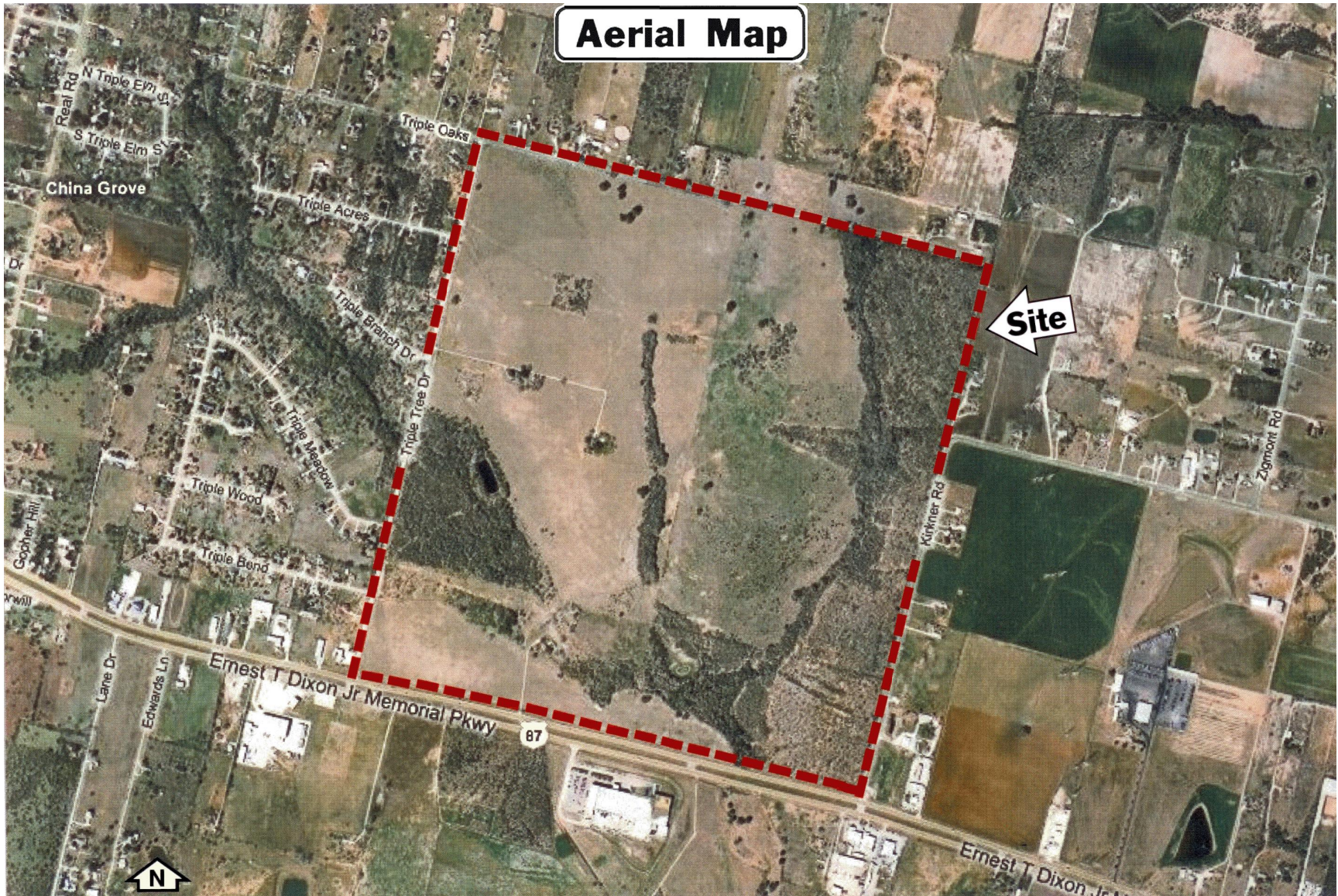
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Area Map



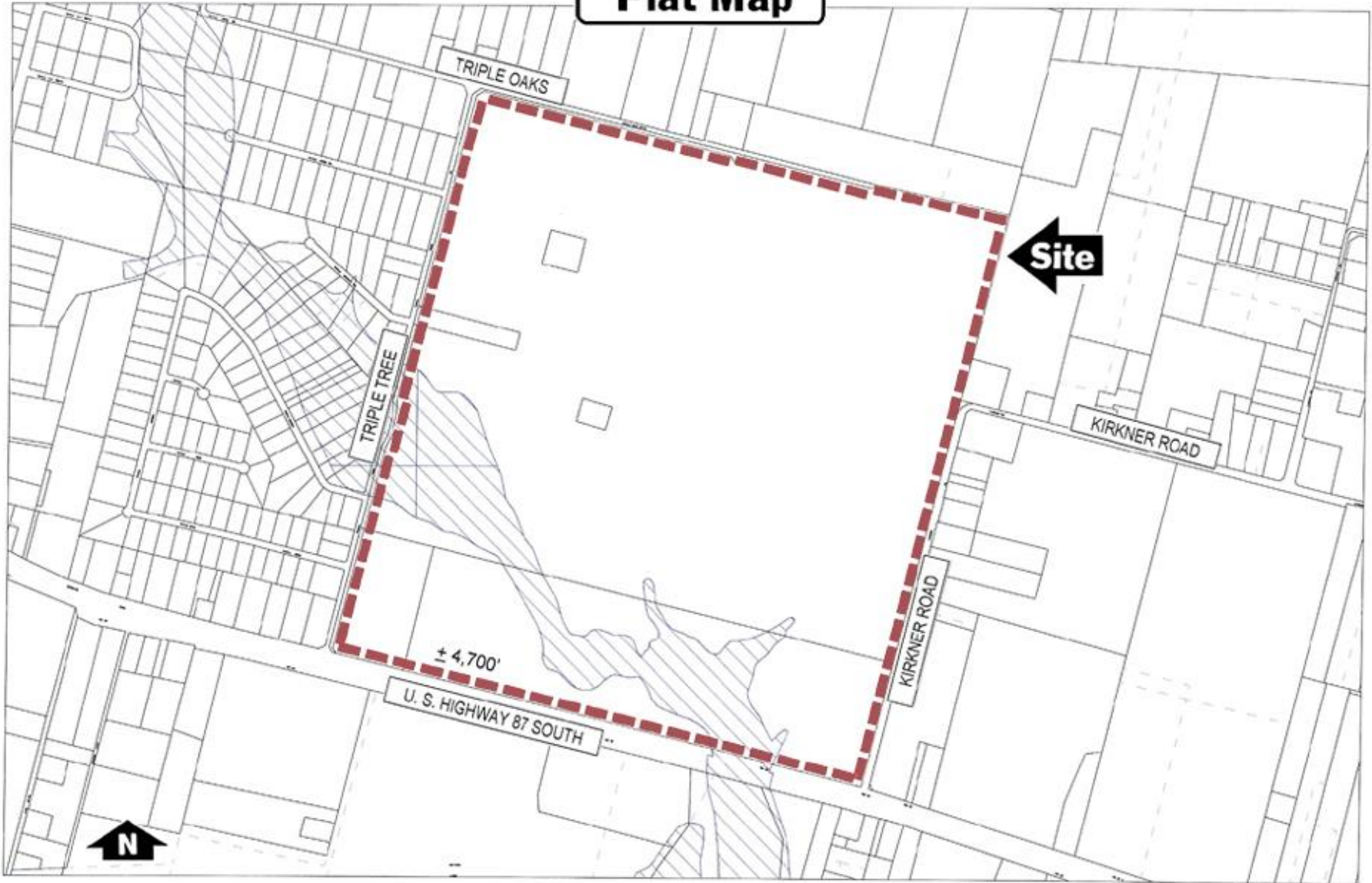
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Plat Map



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DEMOGRAPHIC OVERVIEW

April 4, 2014

HIGHWAY 87 SOUTH IN CHINA GROVE, TX

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	291	5,959	32,773
2013 Estimate	295	6,322	35,273
5 Year Projection	313	6,963	39,595
Households			
2010 Census	112	2,051	11,073
2013 Estimate	115	2,177	11,889
5 Year Projection	122	2,400	13,334
2013 Population by Race			
White	75.8%	70.5%	57.3%
Black	10.4%	14.1%	23.0%
Asian or Pacific Islander	0.7%	1.0%	1.1%
American Indian	1.3%	0.9%	1.0%
2013 Population by Ethnicity			
Hispanic Origin	37.2%	42.9%	49.1%
2013 Total Housing Units			
Owner-Occupied	82.8%	79.8%	73.1%
Renter-Occupied	11.5%	15.5%	21.7%
Average Household Size	2.57	2.90	2.96
2013 Household Income			
Income \$ 0 - \$15,000	7.0%	7.9%	13.9%
Income \$ 15,000 - \$24,999	2.6%	7.3%	11.9%
Income \$ 25,000 - \$34,999	6.1%	9.2%	12.8%
Income \$ 35,000 - \$49,999	13.0%	12.8%	15.8%
Income \$ 50,000 - \$74,999	19.1%	26.6%	21.2%
Income \$ 75,000 - \$99,999	12.2%	11.9%	10.8%
Income \$ 100,000 - \$149,999	27.8%	17.7%	9.7%
Income \$ 150,000 - \$199,999	7.8%	4.9%	2.9%
Income \$200,000 +	2.6%	1.6%	0.9%
Average Household Income	\$89,273	\$73,663	\$57,243
Median Household Income	\$77,075	\$59,087	\$44,752
Per Capita Income	\$32,500	\$25,481	\$19,402

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2013 and 2018.

PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.
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Roalson Interests, Inc.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

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 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 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:

- (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.

504.326 Acres / U.S. Highway 87 South / China Grove

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

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or (512) 465-3960.

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