Avid

REAL ESTATE ADVISORS

www.avidrea.com
214.379.1040

507 AC Of Unincorporated Land - Kaufman County

CR 346
Cedar Grove, TX 75161

CONTACT BROKER FOR MORE INFORMATION:

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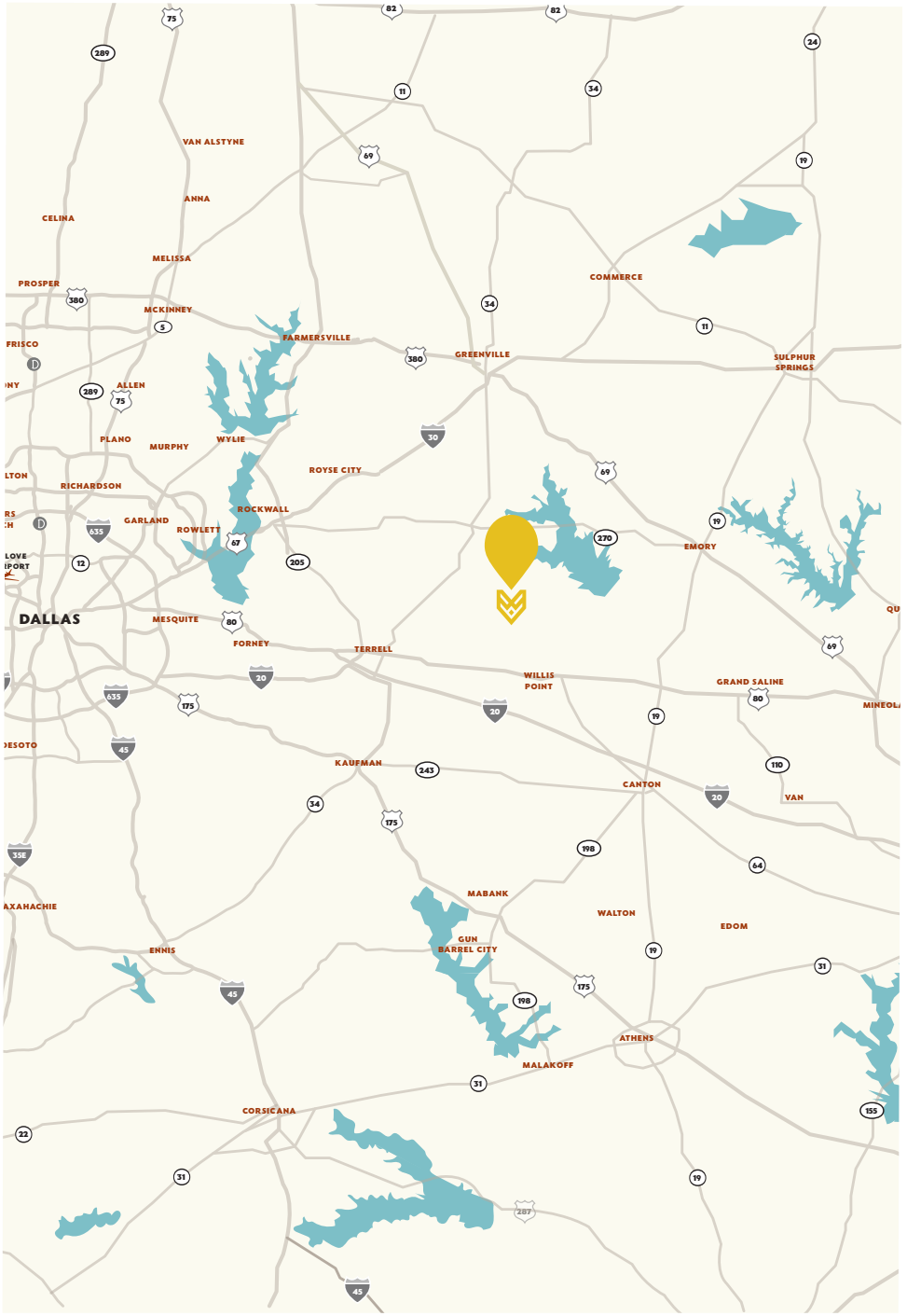


Property Details

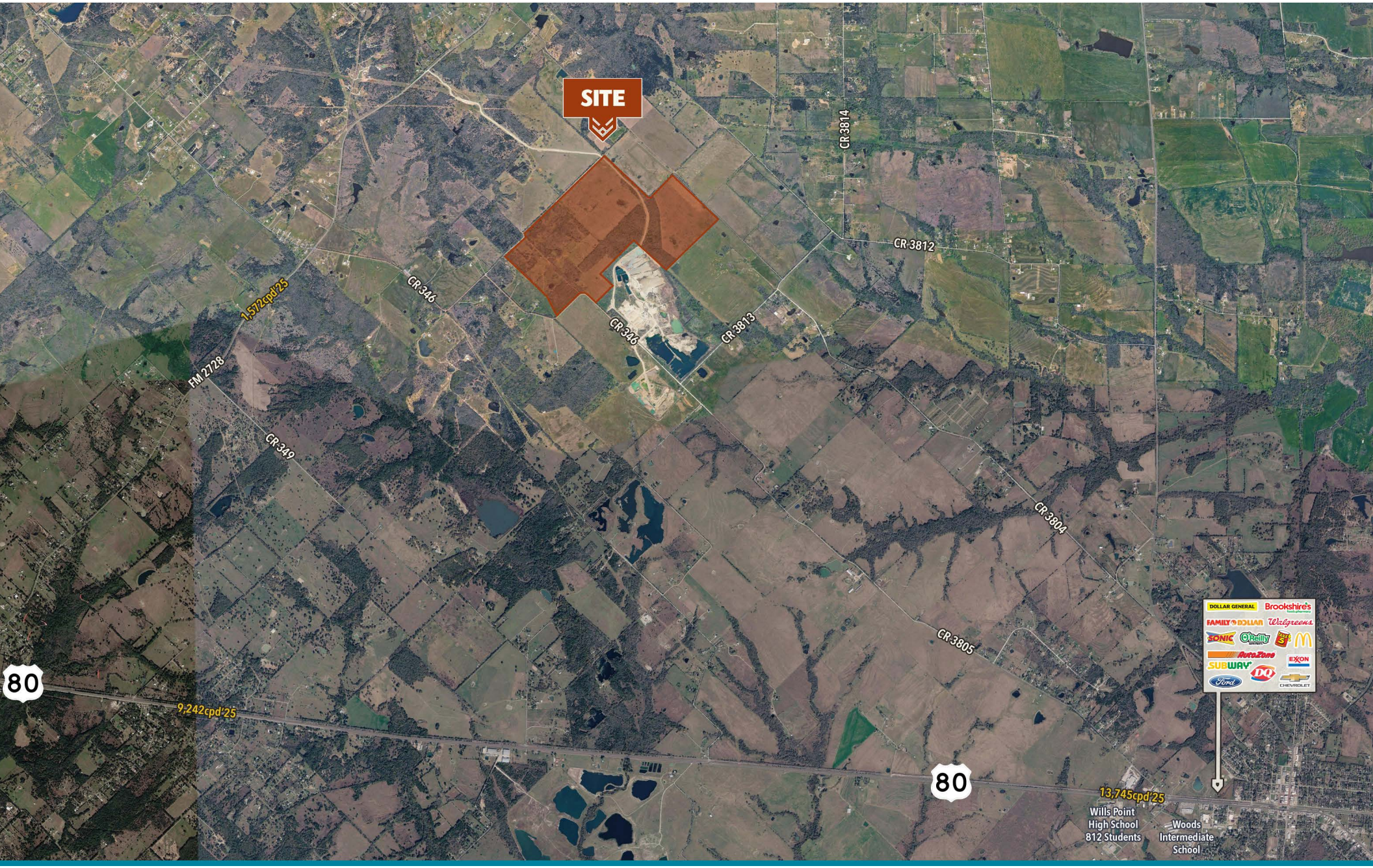
LOCATION	CR 346, Cedar Grove, TX 75161
AVAILABLE	±507 acres
PRICE	Please call for pricing
ZONING	Unincorporated Kaufman County
HIGHLIGHTS	» No FEMA floodplain » ±507 acres in one contiguous block of 4 parcels » Unincorporated Kaufman County, outside city limits, so no city zoning
AREA RETAIL & TRAFFIC DRIVERS	Dollar General, Brookshire's, Family Dollar, Walgreens, Sonic, O'Reilly, Take 5 Oil Change, McDonald's, Auto Zone, Exxon, Subway, Ford, Dairy Queen, Chevrolet, Wills Point High School, Woods Intermediate School
TRAFFIC COUNTS	FM 2728 1,572 CPD 2025 US-80 13,745 CPD 2025

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	-	973	4,827
EST. POP GROWTH 2026-31	-	2.7%	2.5%
MEDIAN AGE	-	40.5	40.4
NUMBER OF HOUSEHOLDS	-	351	1,719
AVG HOUSEHOLD INCOME	-	$95,831	$101,011
MED HOUSEHOLD INCOME	-	$75,727	$78,646



Wide Aerial


SITE
CR 3814
CR 3812
CR 346
CR 346
CR 3813
1,572cpd'25
FM 2728
CR 349
CR 3804
CR 3805
80
9,242cpd'25
80
13,745cpd'25
Wills Point High School 812 Students
Woods Intermediate School
DOLLAR GENERAL
Brookshire's
FAMILY DOLLAR
Walgreens
SONIC
O'Reilly
AutoZone
EXXON
SUBWAY
DQ
Ford
CHEVROLET

Zoom Aerial


SITE
FM 2728
CR 3814
CR 3812
CR 346
CR 343
1,572 cpd '25
CR 346
CR 3813
CR 3804

Information About Brokerage Services

11-2-

EQUAL HOUSING OPPORTUNITY

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.

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.

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 Licensed Supervisor of Sales Agent/Associate	 License No	 E-mail	 Phone
 Sales Agent/Associate's Name	 License No	 E-mail	 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Information available at www.trec.

IABS