



REAL ESTATE ADVISORS

www.avidrea.com
214.379.1040

**+/- 5.5 Acres
Fronting
US-67
Available**

US-67
Glen Rose, TX 76043

CONTACT BROKER FOR MORE INFORMATION:

Quinn Lane

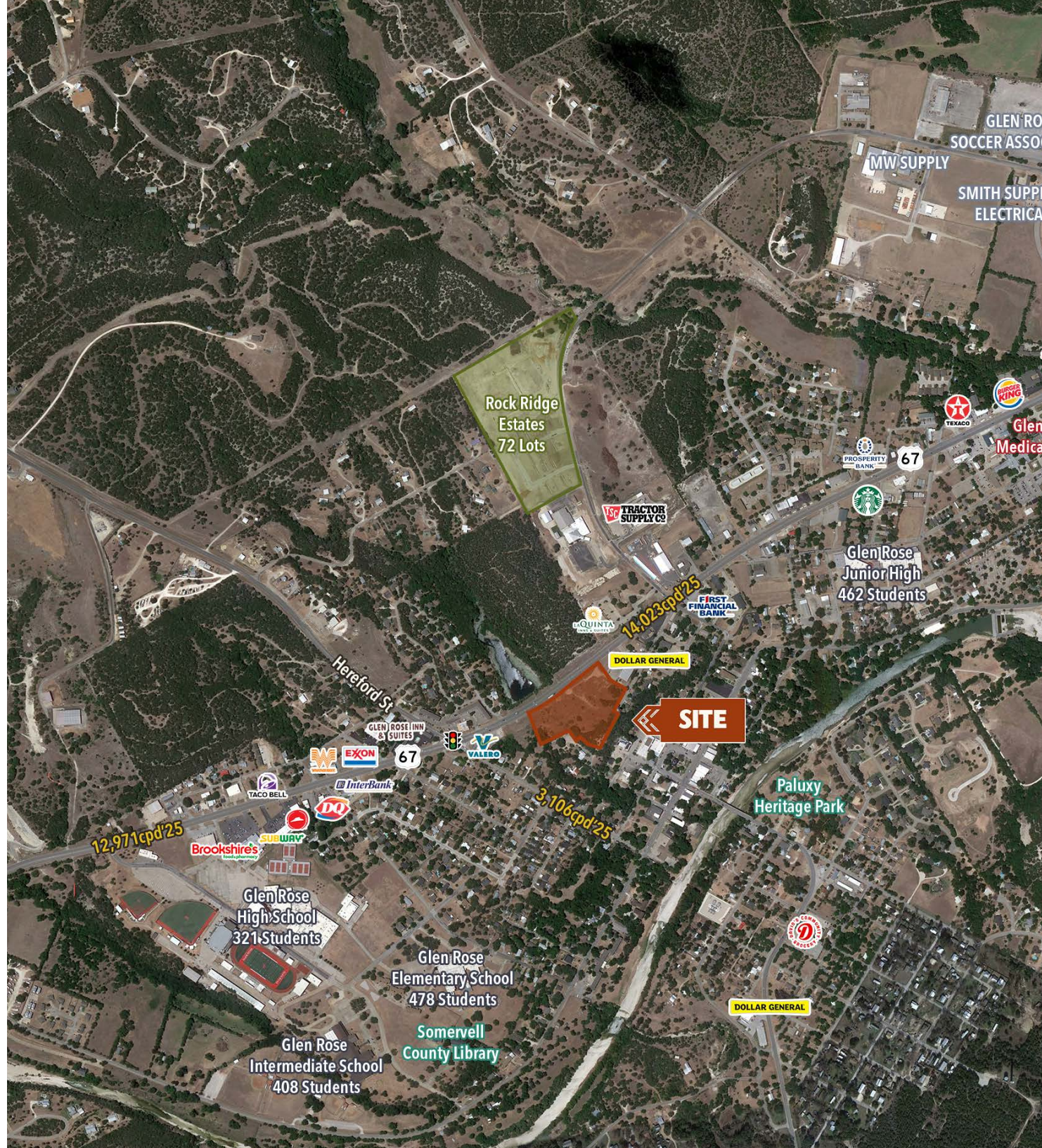
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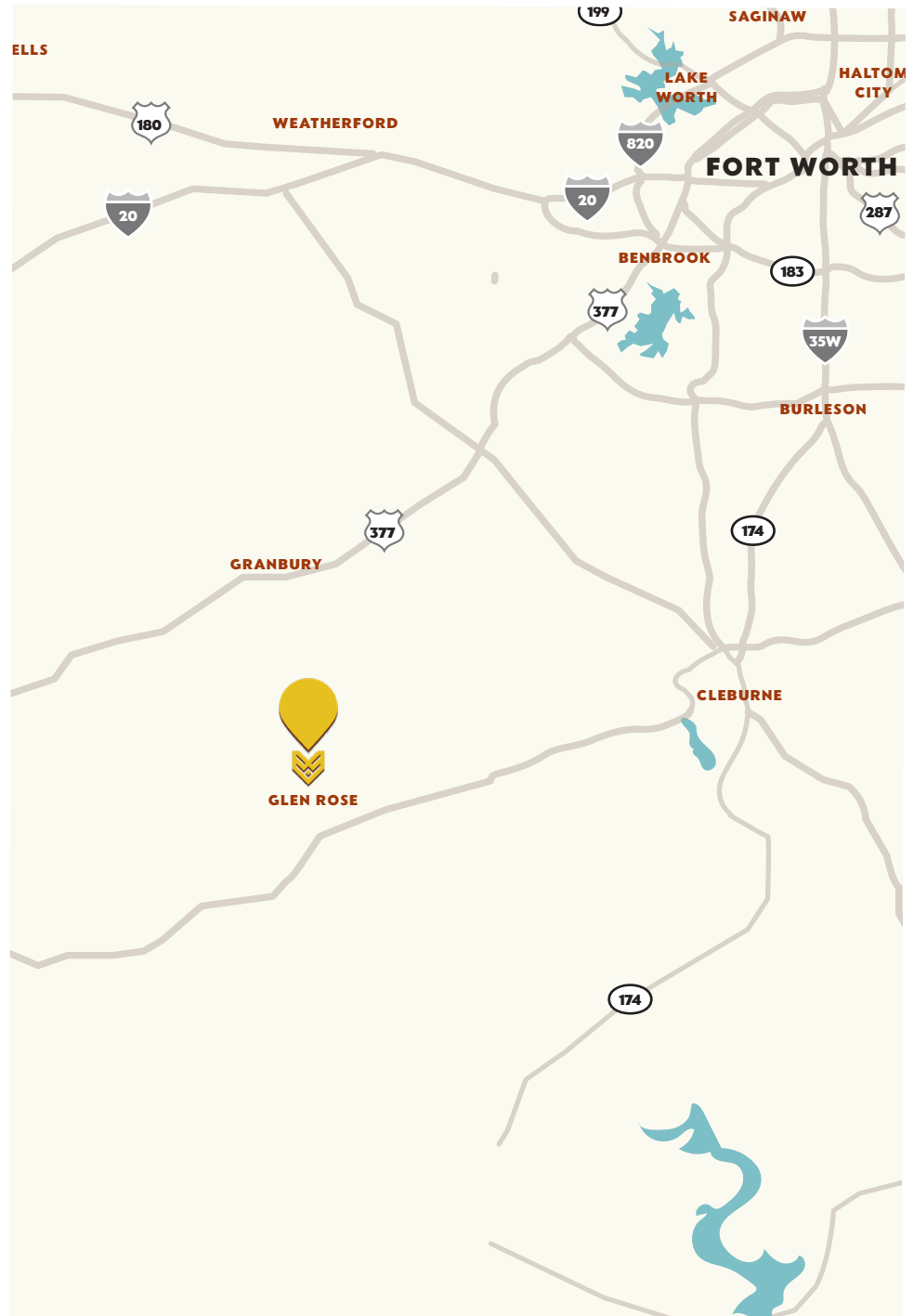


Property Details

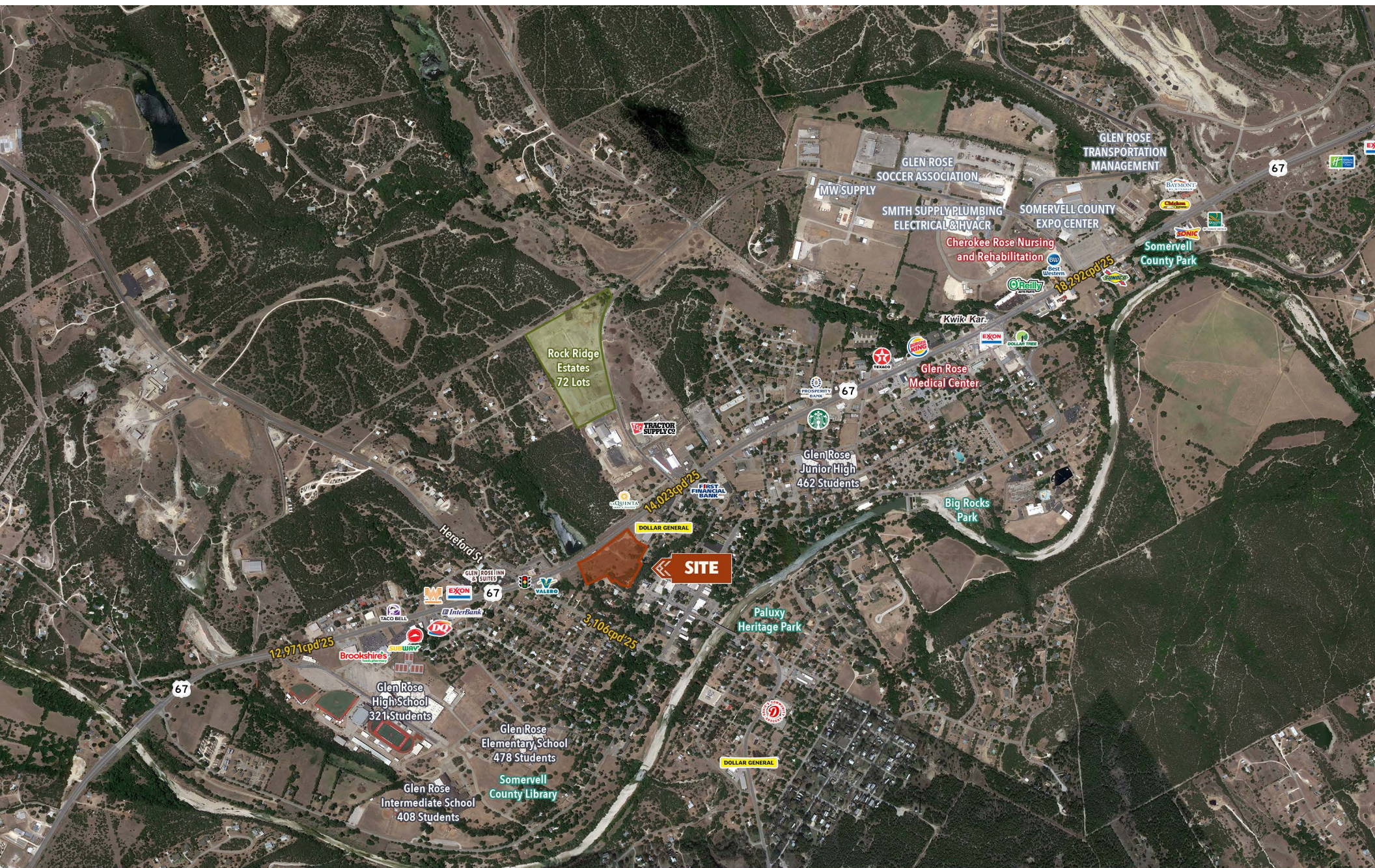
LOCATION	US-67 Glen Rose, TX 76043	
AVAILABLE	+-5.5 Acres	
PRICE	Please call for pricing	
ZONING	Restricted Commercial and Single Family	
HIGHLIGHTS	» +-680 feet of US-67 Frontage » Access to Mesquite St in rear » Willing to subdivide	
AREA RETAIL & TRAFFIC DRIVERS	Brookshire's, Subway, Pizza Hut, Dairy Queen, Taco Bell, Whataburger, Interbank, Exxon, Valero, Dollar General, First Financial Bank, LaQuinta, Tractor Supply Co, Starbucks, Dollar Tree, Best Western, Quality Inn, O'Reilly, Chicken Express, Baymont, 7-Eleven, Kwik Kar, Sunoco, McDonalds, Holiday Inn	
TRAFFIC COUNTS	Hwy 67 14,023 CPD 2025	Hereford St 3,106 CPD 2025

Demographics

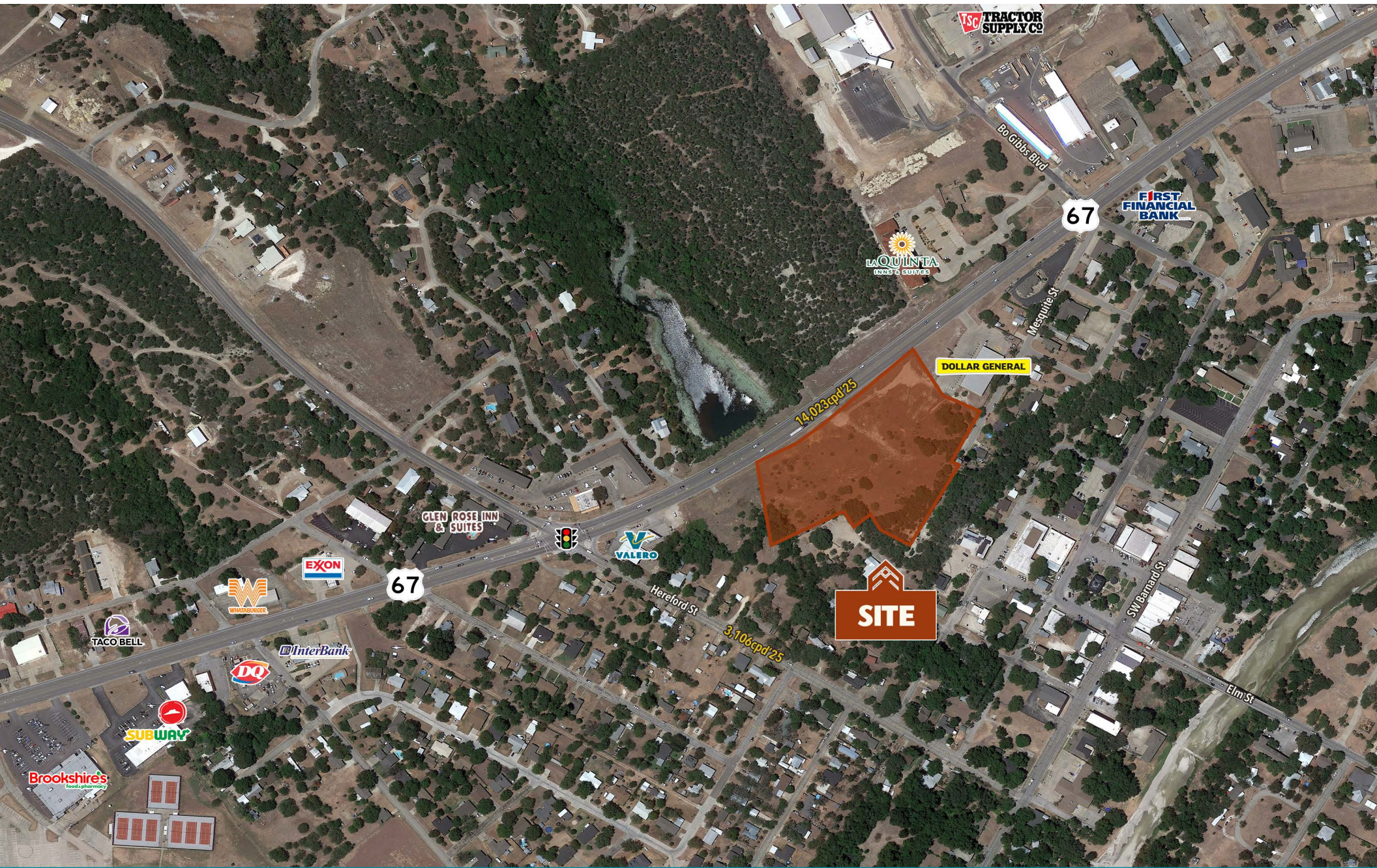
	1 Mile	3 Miles	5 Miles
POPULATION	2,358	5,328	7,881
EST. POP GROWTH 2026-31	0.7%	1.4%	1.6%
MEDIAN AGE	41.9	42.1	42.2
NUMBER OF HOUSEHOLDS	920	2,050	3,045
AVG HOUSEHOLD INCOME	\$101,771	\$106,577	\$108,723
MED HOUSEHOLD INCOME	\$70,938	\$82,751	\$87,387



Wide Aerial



Zoom Aerial

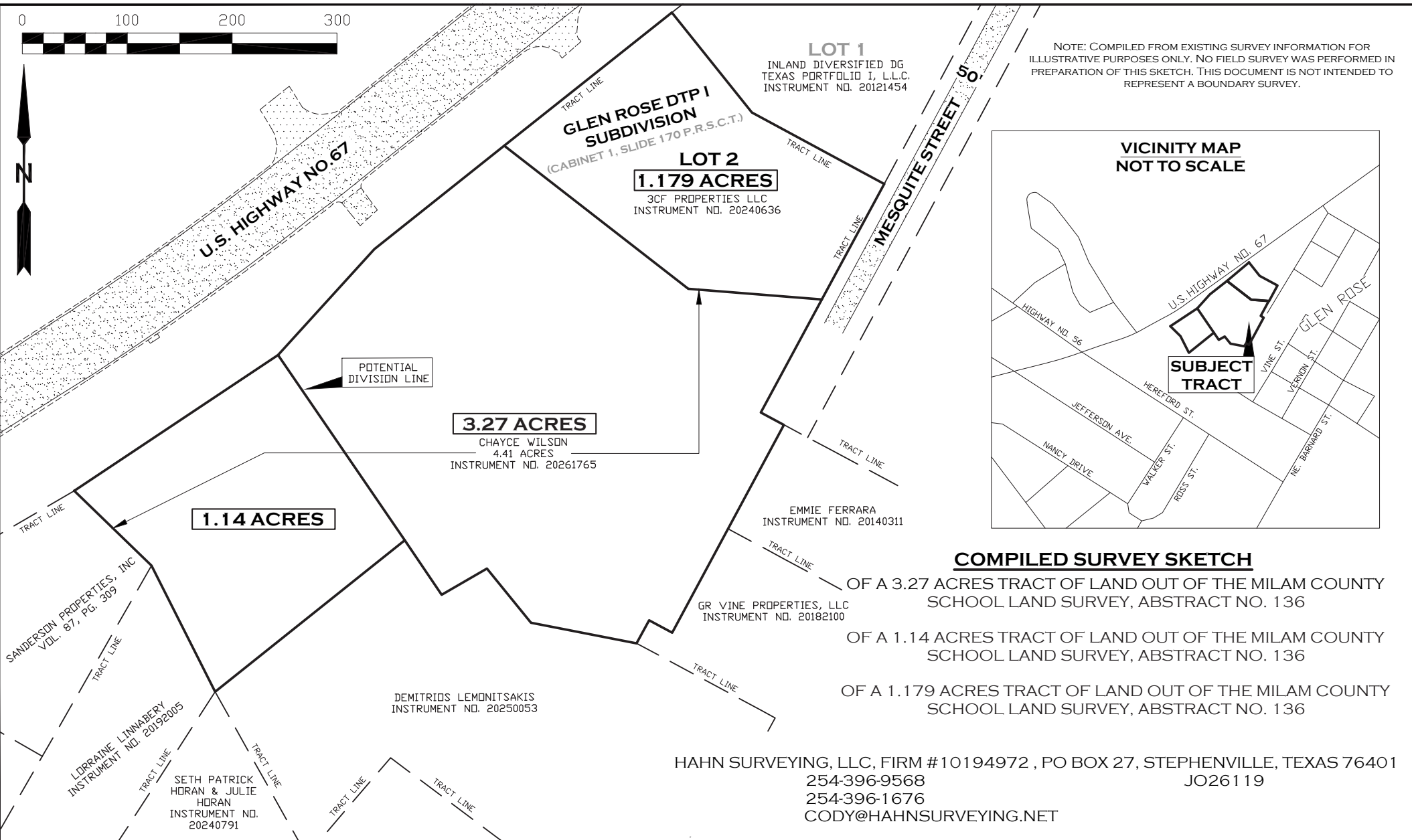


Zoning Exhibit

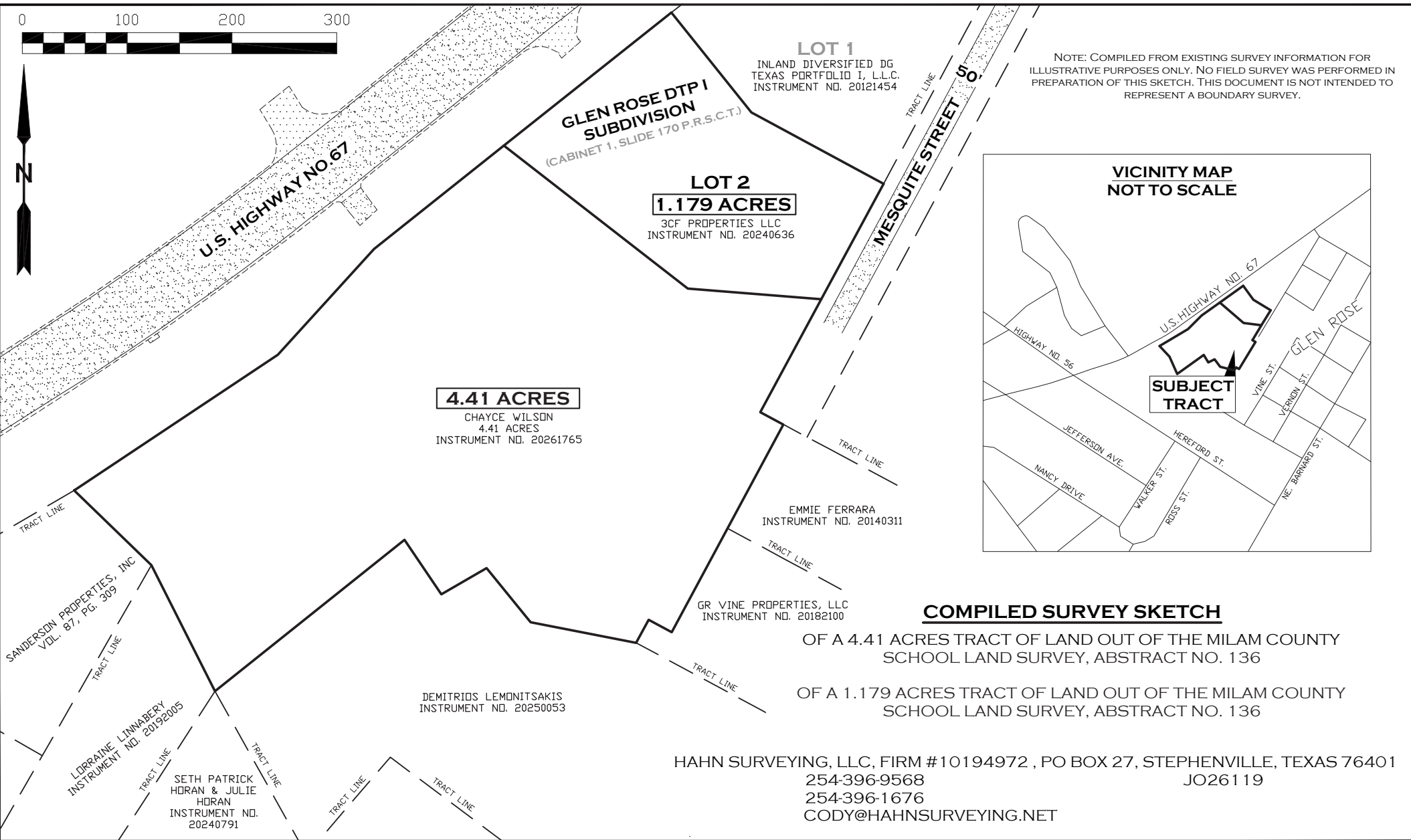
- : Restricted Commercial
- : Single Family



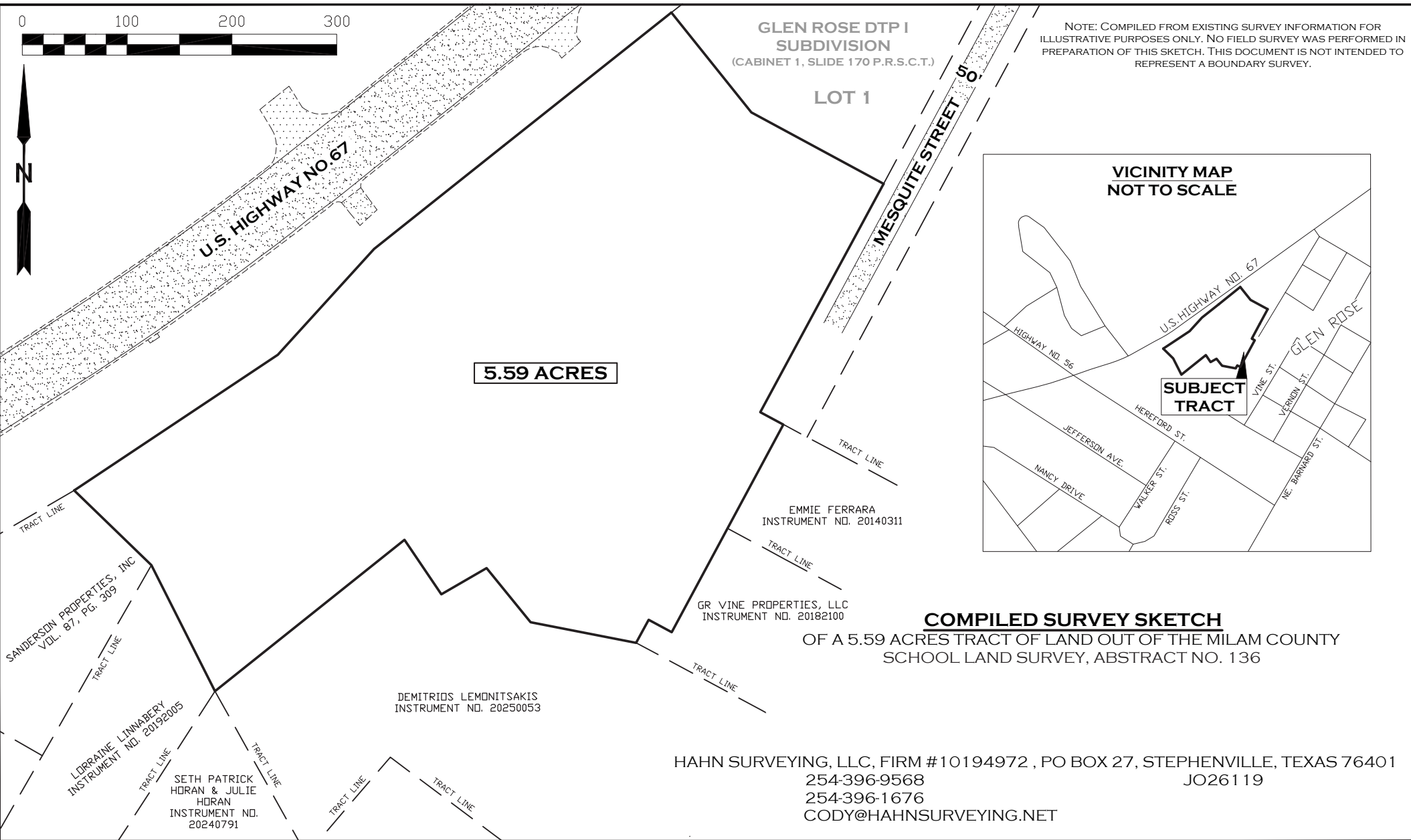
Survey Exhibit 1



Survey Exhibit 2



Survey Exhibit 3





Information About Brokerage Services

11-2-



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

Date

Buyer/Tenant/Seller/Landlord Initials

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

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