



FOR SALE

Hall Road Lot 2



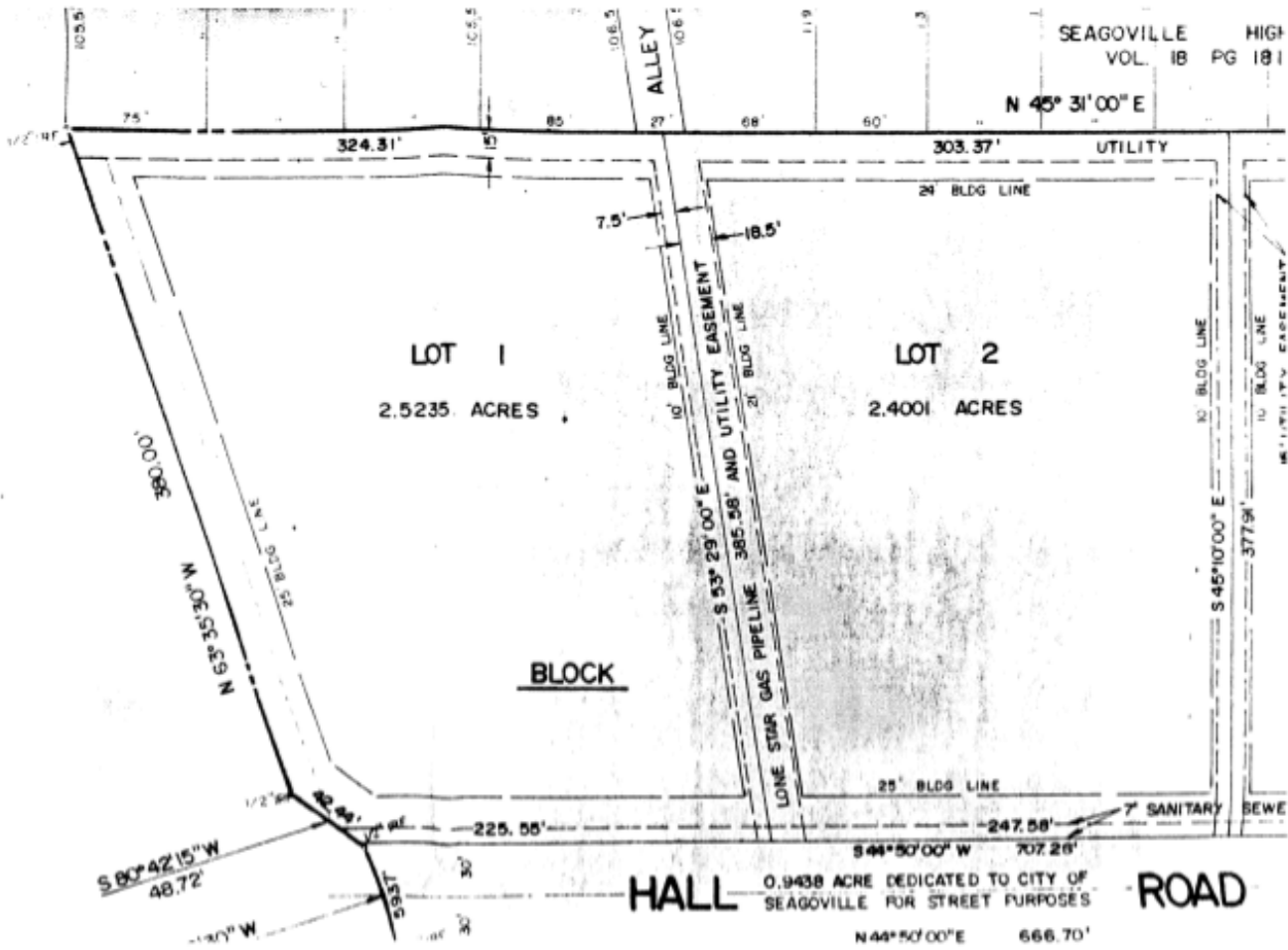
305 Hall Road is located in the highly-trafficked, quickly-growing district of Grand Prairie. Offering up 2.4001 Acres of pristine land. An excellent office or medical opportunity, the land boasts flexible zoning and high visibility opportunities in a convenient location just off Hwy 175 in one of the development districts of Seagoville.



Address	305 Hall Road Seagoville, Tx 75159
Sales Price	\$1,250,000
Acres	2.4001
Zoning	LR - Commercial
Restrictions	Yes

- Lot 1
 - 2.5235 Acres
 - Sold to retail/fast food use

- Lot 2
 - 2.4001 Acres
 - Builder ready
 - Deed Restricted against any fast food style chicken restaurant with a drive-thru



Hilltop Commercial Real Estate

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Record 1 of 1 Goto Record go

Location ID	57H68	MPO ID	282
Type	SPOT	HPMS ID	ASSIGNED
SF Group	DALLAS FC 2	Route Type	US
AF Group	MS17	Route	0175
GF Group	DALLAS FC 2	Active	Yes
Class Dist Grp	MS17	Category	ANNUAL ACR
Seas Cls Grp	DALLAS		
WIM Group	Statewide		
QC Group	Volume Group 4		
Funct'l Class	(2)Principal Arterial-Other Freeways and Expressways		
Located On	US0175		
Loc On Alias	US0175-KG		

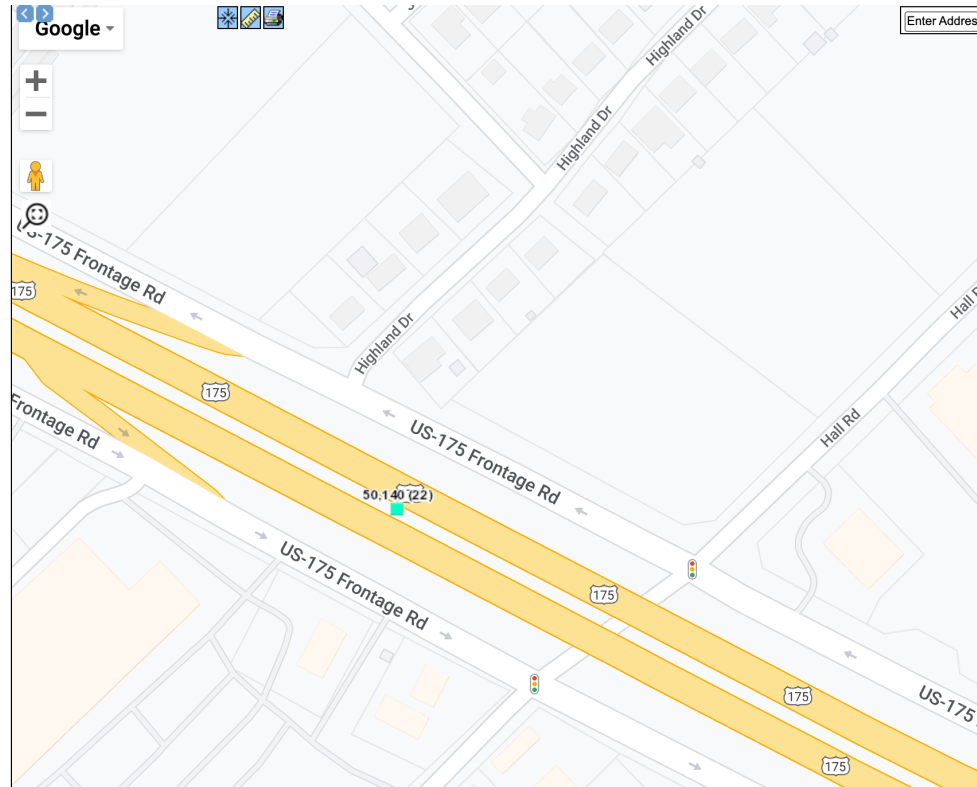
More Detail ▶

STATION DATA

Directions: **2-WAY** **NB** **SB** ?

Year	AAAT	DHV-30	K %	D %	PA	BC	Src
2022	50,140 ⁸				43,679 (87%)	6,461 (13%)	
2021	48,788 ⁸				42,554 (87%)	6,234 (13%)	
2020	42,361 ²				38,541 (91%)	3,820 (9%)	
2019	44,591 ⁸				40,699 (91%)	3,892 (9%)	
2018	43,099 ⁸	4,310	10	66	38,292 (89%)	4,807 (11%)	

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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