

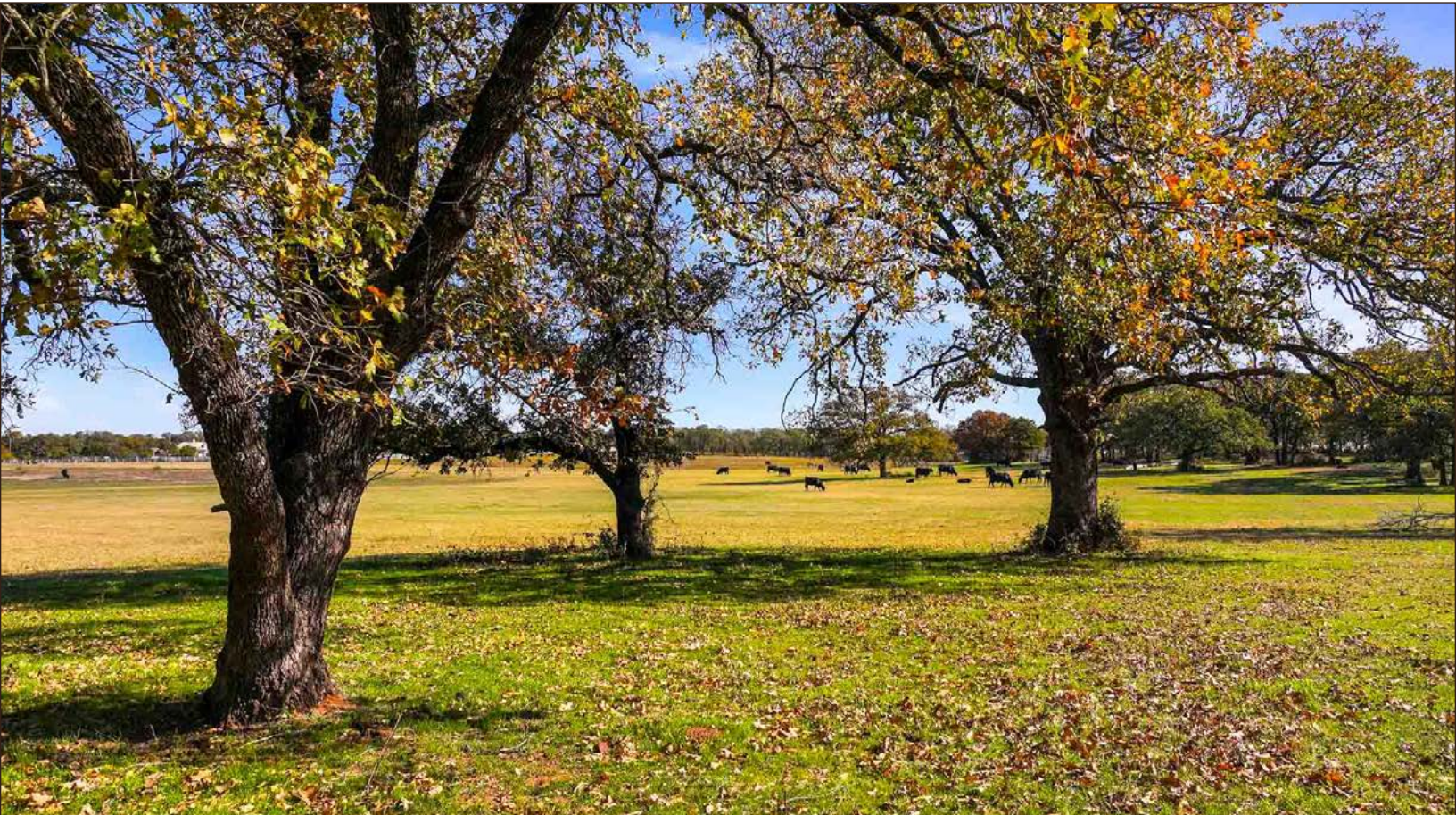


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Shady Oaks Ranch Flower Mound, Texas | \$11,000,000



Executive Summary

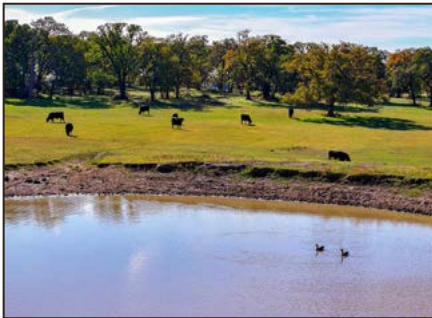
Shady Oaks Ranch presents a unique opportunity to own a small ranch with estate qualities. The property features 44± acres in the center of the Dallas/Ft. Worth Metroplex. This property offers a blank slate to build your dream home in a private setting while in a dynamic growth corridor. A single acreage of this size is almost impossible to find in the Flower Mound area. Covered in large oak trees and rolling Coastal Bermuda fields, the setting feels like a private getaway while being very centrally located. Cross Timbers Road, or Farm-to-Market Road 1171, runs the entire southern boundary of the ranch and a major east-west route through Flower Mound and Lusk Lane runs along the eastern boundary.

Currently, the ranch is utilized to run a cow-calf operation. There is one lovely pond and a small barn for storing equipment. The property qualifies for agriculture tax status with the current use and operation. The location of this property puts it in the bullseye of current growth in the DFW Metroplex. The Flower Mound area is experiencing tremendous growth, which should continue to increase the ranch's investment potential. The ranch has a remarkable setting for a new homeowner to create a one-of-a-kind private estate, with the long-term investment potential tough to replicate.



Just The Facts

- 44± acres
- 1,650± feet of frontage on Cross Timbers Road (Farm-to-Market Road 1171)
- 900± feet of frontage on Lusk Lane
- No floodplain or pipelines
- Lewisville School District
- Small barn
- Pond
- City utilities nearby
- Private with huge oak trees and Coastal Bermuda pasture
- Six miles east of Interstate 35 East and eight miles east of Interstate 35 West
- Three miles to Grapevine Lake
- Ten miles to DFW International Airport
- Ten miles to Alliance Airport and Texas Motor Speedway
- 25 miles to both Dallas and Ft. Worth downtown areas



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Information About Brokerage Services

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 confidential 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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Buyer/Tenant/Seller/Landlord Initials

Date

Shady Oaks Ranch

FLOWER MOUND, TEXAS

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