



NEC Austin Road & Lovers Leap Ln. • Howe, TX • 75058

28.69 Acres

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Property Photos

Property Information

Brokerage – Consulting - Development

Price:

\$774,657/\$27,000 Per Acre

Property Description:

Lovely 28 acres of quiet, beautiful land with gorgeous pond. Perfect location for a homesite or investment property. Conveniently located between Preston Road and Highway 75. Property is at the North East corner of Lovers Leap Ln and Austin Road, both asphalt roads. Complete with water meter and pond. Property is in Ag Exemption. Howe ISD.

Driving Directions:

From U.S. 75 in Van Alstyne, go west on FM 121 (not SH 121) to Lovers Leap Road. Turn right (north) and follow that road to the intersection of Lovers Leap and Austin Road. Property is at the northeast corner of that intersection.

Size:

28.691 Acres

School District:

Howe ISD

Utilities and Zoning:

Water meter on property
Currently Ag exempt

City Information – Howe:

The City of Howe, Texas is located in the fast-growing North Texas area less than an hour from the DFW Metroplex and is conveniently centered around major interstate US Highway 75 with a school district that touches Texas Highway 289. This prime location has Howe positioned for rapid growth as more and more families look to move away from the “big city” and enjoy the benefits a thriving smaller community can offer. The quality schools, interstate frontage, and moderate tax rate make Howe a prime location for new and relocating businesses.



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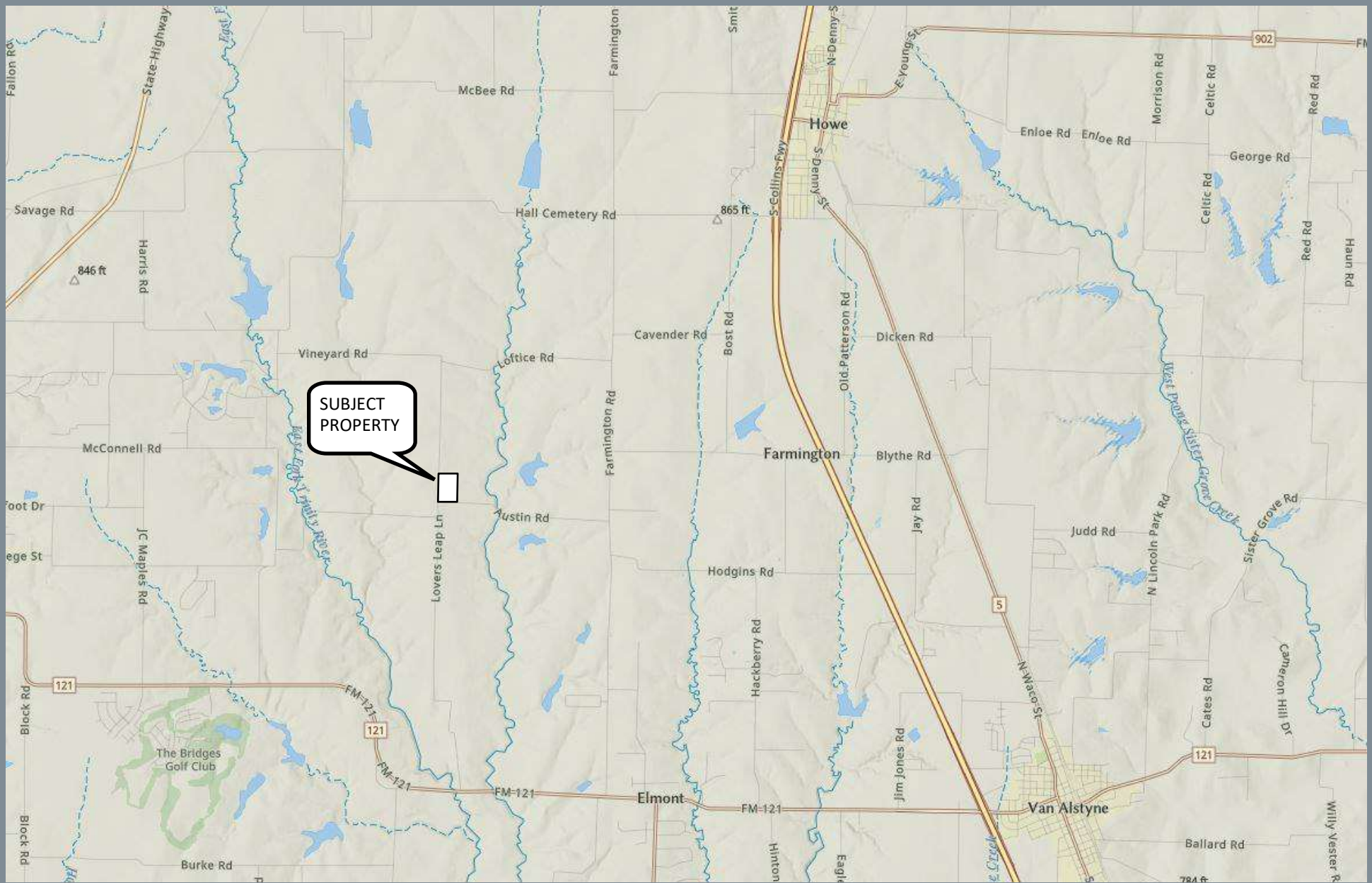
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Location Map



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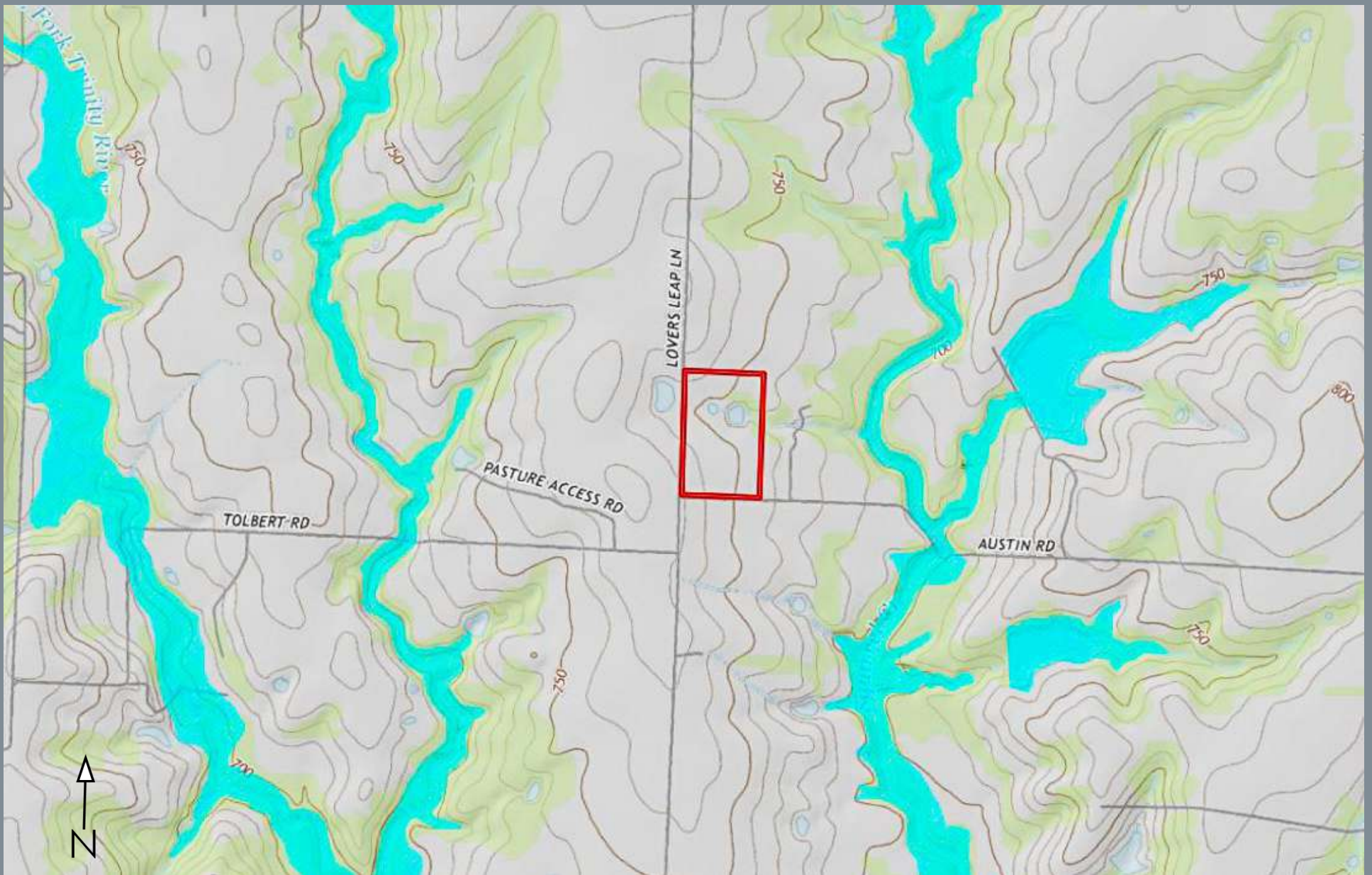
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Location Map – Close up



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Flood Map



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Topo Map

INFORMATION ABOUT BROKERAGE SERVICES

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.	Email	Phone
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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
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer, Seller, Landlord or Tenant	Date
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Texas Real Estate Brokers and Salespersons 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. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP



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