

DEVELOPMENT PROJECT LAND FOR SALE

Prichard Road, Commerce, Texas 75428



PROJECT DETAILS:

A prime 16.611-acre land ready for an industrial or residential development located in Commerce, TX. Currently zoned industrial. The owner has began the process to secure an approval from the city for a 63 lot residential development within the property boundaries.

HIGHLIGHTS:

Project ready for development

AVAILABLE:

16 Acres

SALE PRICE:

Contact Broker

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2024 Population	1,368	9,547	11,017
Households	539	3,180	3,769
Daytime Pop.	1,249	9,393	10,498
Avg. HH Income	\$70,594	\$69,620	\$72,991

For more information, please contact **Bethany Williams** or **David English**

469-534-2350 • bwilliams@ridgepcre.com | 214-676-6424 • denglish@ridgepcre.com

RIDGE POINTE

commercial real estate

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ridgepcr.com
972-961-8532

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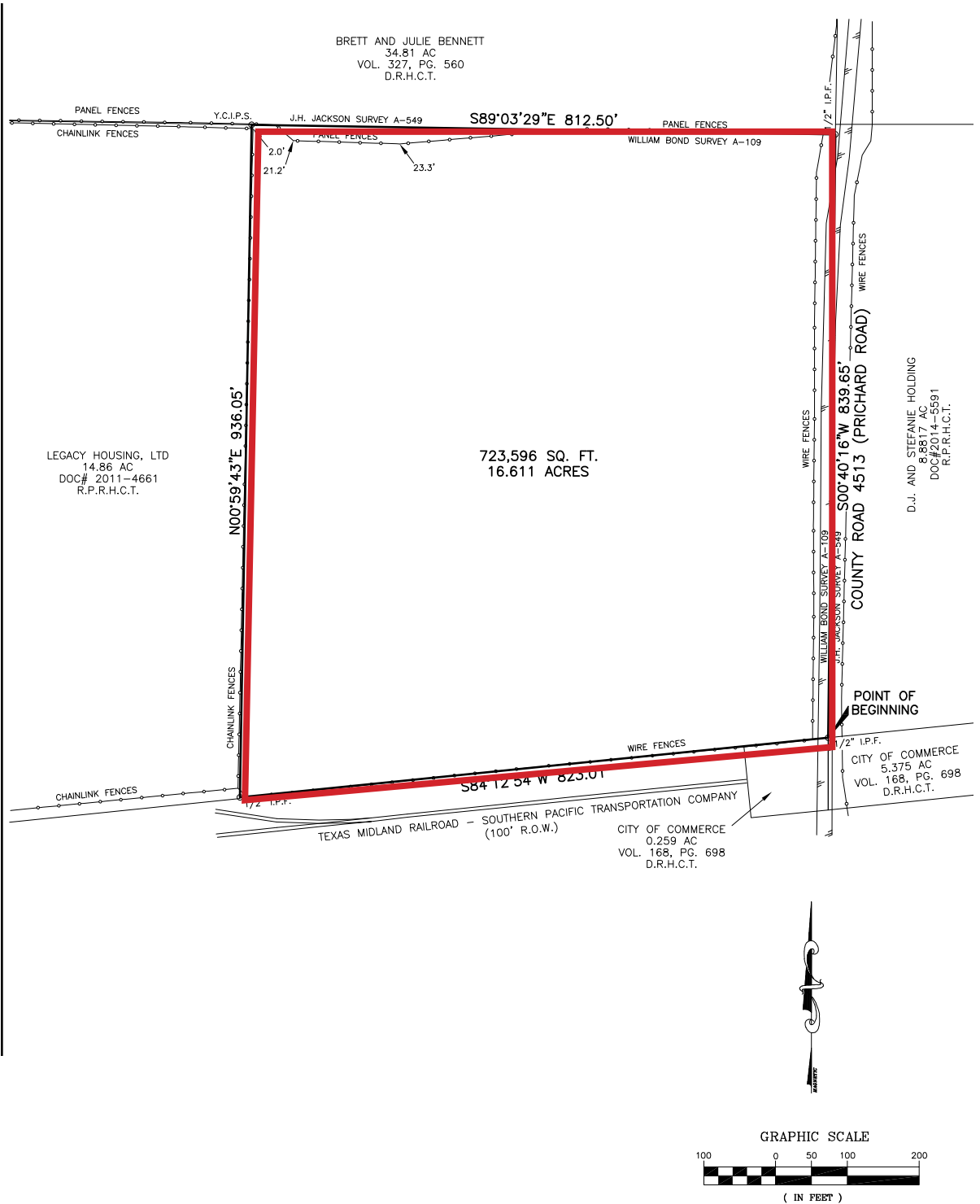
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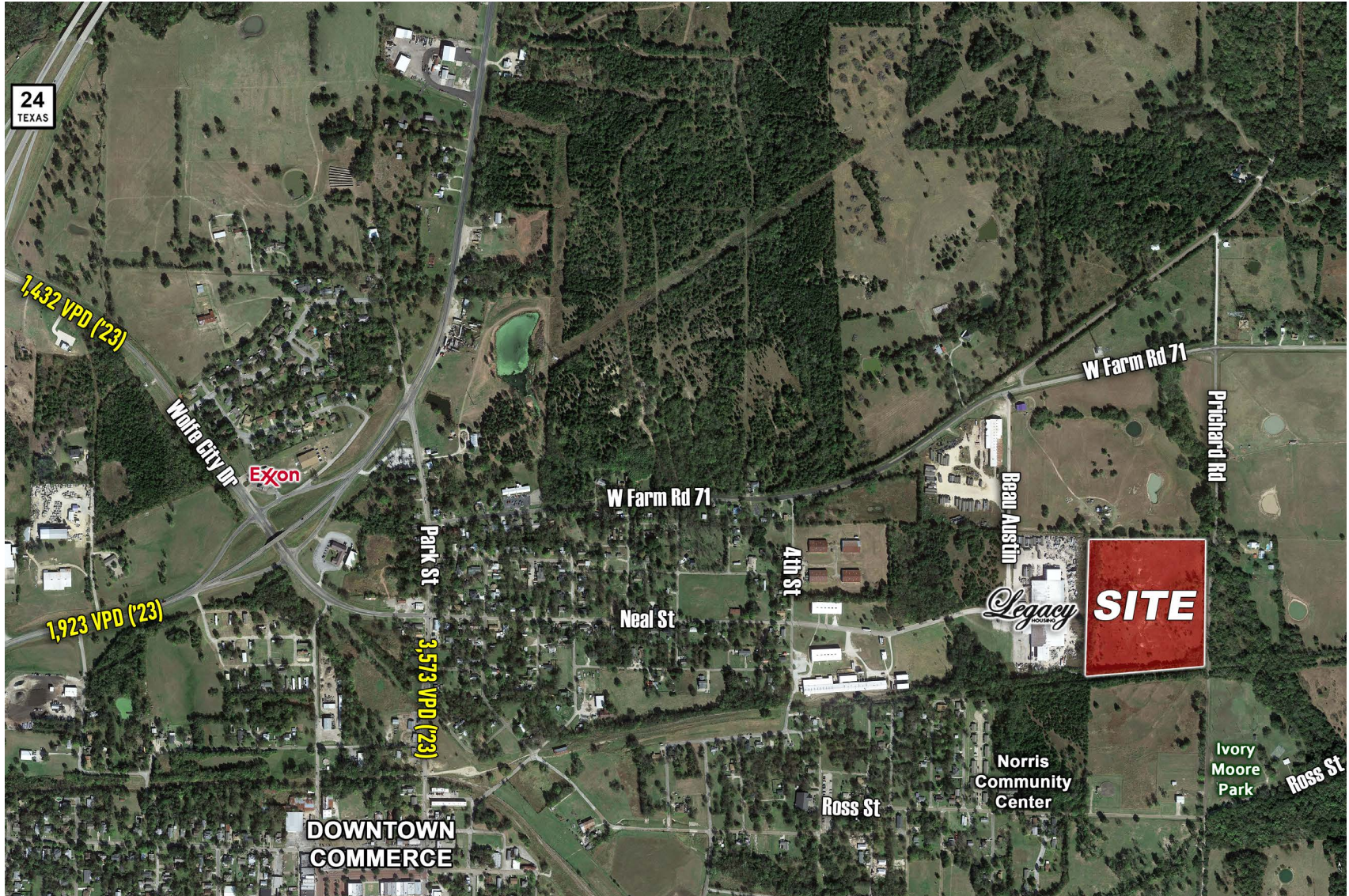
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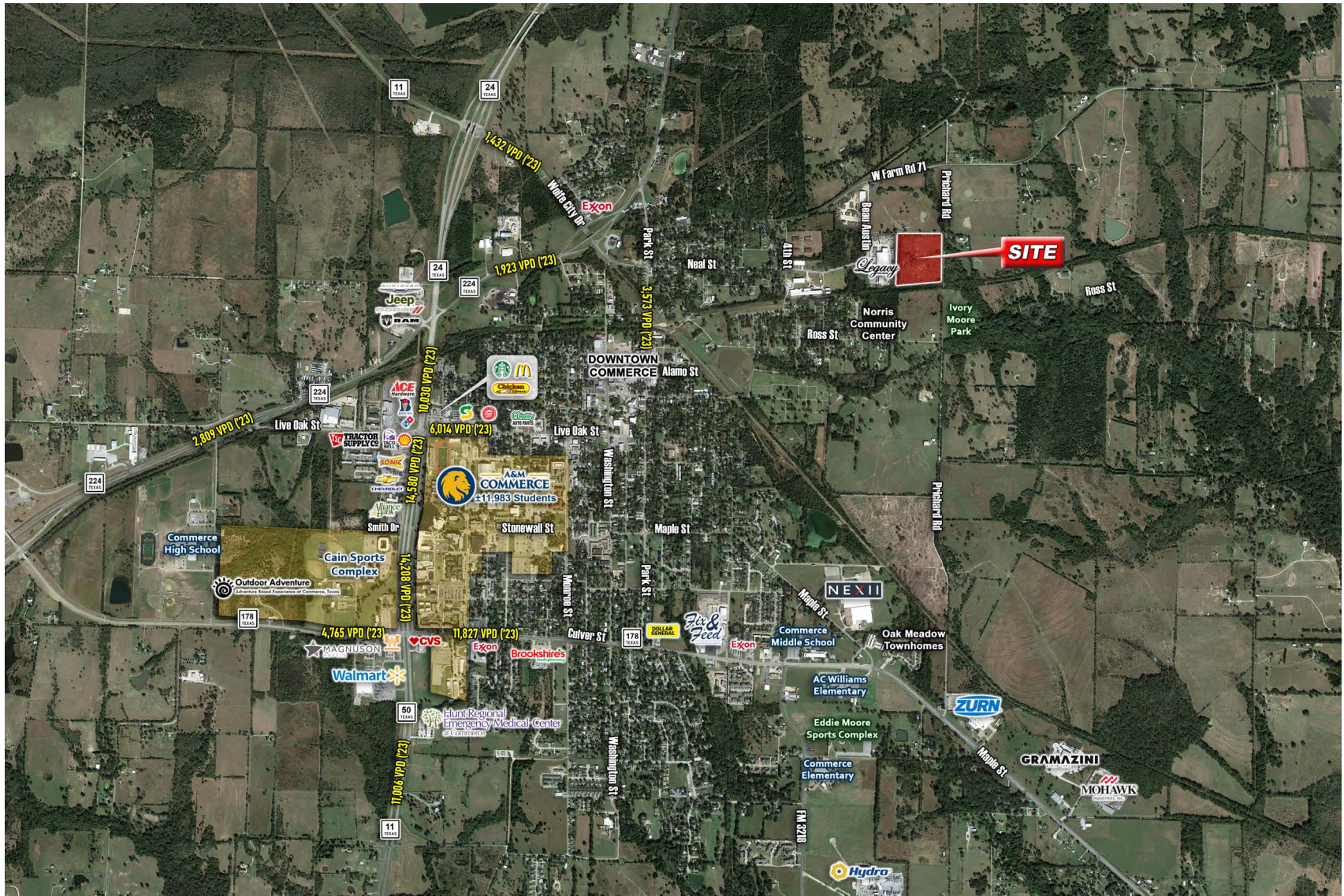
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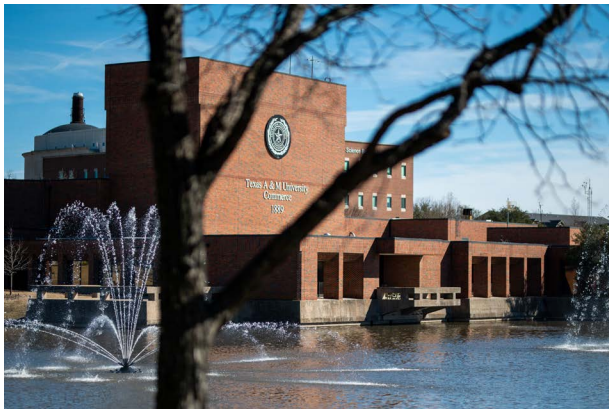
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LOCAL INFORMATION:



The City of Commerce is a close-knit town full of caring citizens, involved students, and a thriving entrepreneurial spirit. Commerce is located in the eastern part of North Texas and the middle of the Texas Blackland Prairies. It's about 60 miles northeast of Dallas and 45 miles south of the Texas/Oklahoma border.

Not far from Commerce is Dallas, the eighth most populous city in the country. Dallas has recently added 4,365 people to its population in 2023. The population growth in Dallas has caused home prices to increase and caused a shortage of homes available for first time home buyers. Dallas's growth has also caused a spread out to suburban towns. Just over an hour and 13 min minutes from Dallas is the town of Commerce, located in Hunt County. Hunt County's area is 882 square miles of which 840 square miles are land and 42 square miles are covered by water.



Commerce is home to Texas A&M University- Commerce. Texas A&M University- Commerce has reported enrollment of ~11,000 this student year and is the fastest growing public university in Texas. The school awards \$10 million annually in scholarships. Fall 2024 application numbers are up 15% from pre-pandemic levels.

Just an hours drive to Plano and under two hours to Dallas, this location offers both accessibility and potential for growth.

Click [here](#) for area demographics.

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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.

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 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.

Ridge Pointe Commercial Real Estate, Ltd.	9002250	denglish@ridgepcr.com	972-961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
L. David English	370006	denglish@ridgepcr.com	214-676-6424
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bethany Williams	801880	bwilliams@ridgepcr.com	469-534-2350
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date