

SALE

COUNTRY CLUB RD AND JESSICA LN

Country Club Rd and Jessica Ln Lucas, TX 75002



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity at the intersection of Country Club Rd and Jessica Ln in Lucas, TX 75002. This prime property is zoned VC, offering versatile development potential to investors seeking a lucrative venture in the thriving Lucas area. With its strategic location, this property presents a prime opportunity for a variety of commercial uses. Take advantage of this rare chance to acquire a property with endless possibilities, whether for retail, office space, or mixed-use development. Embrace the potential for a high-return investment in this fast-growing community, making this property an ideal choice for forward-thinking investors.

PROPERTY HIGHLIGHTS

- Zoned Village Center
- Prime location in Lucas
- Versatile development potential
- Ideal for professional office space

LOCATION DESCRIPTION

Discover the allure of Lucas, TX, where the tranquil intersection of Country Club Rd and Jessica Ln sets the stage for investment potential. Surrounded by the rich, natural beauty of this burgeoning town, the property offers proximity to esteemed country clubs, including the renowned 18-hole golf course at The Courses at Watters Creek. Enjoy the quintessential charm of Lucas with easy access to local equestrian centers and the acclaimed Oak Point Park and Nature Preserve for outdoor enthusiasts. Embrace the area's small-town ambiance and exceptional schools, making it an ideal location for future development and growth.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	3 Acres

Jose Duarte, CCIM
(972) 885-8180

Angela Harwell, CCIM, TACS, Commercial Realtor
(214) 578-0087



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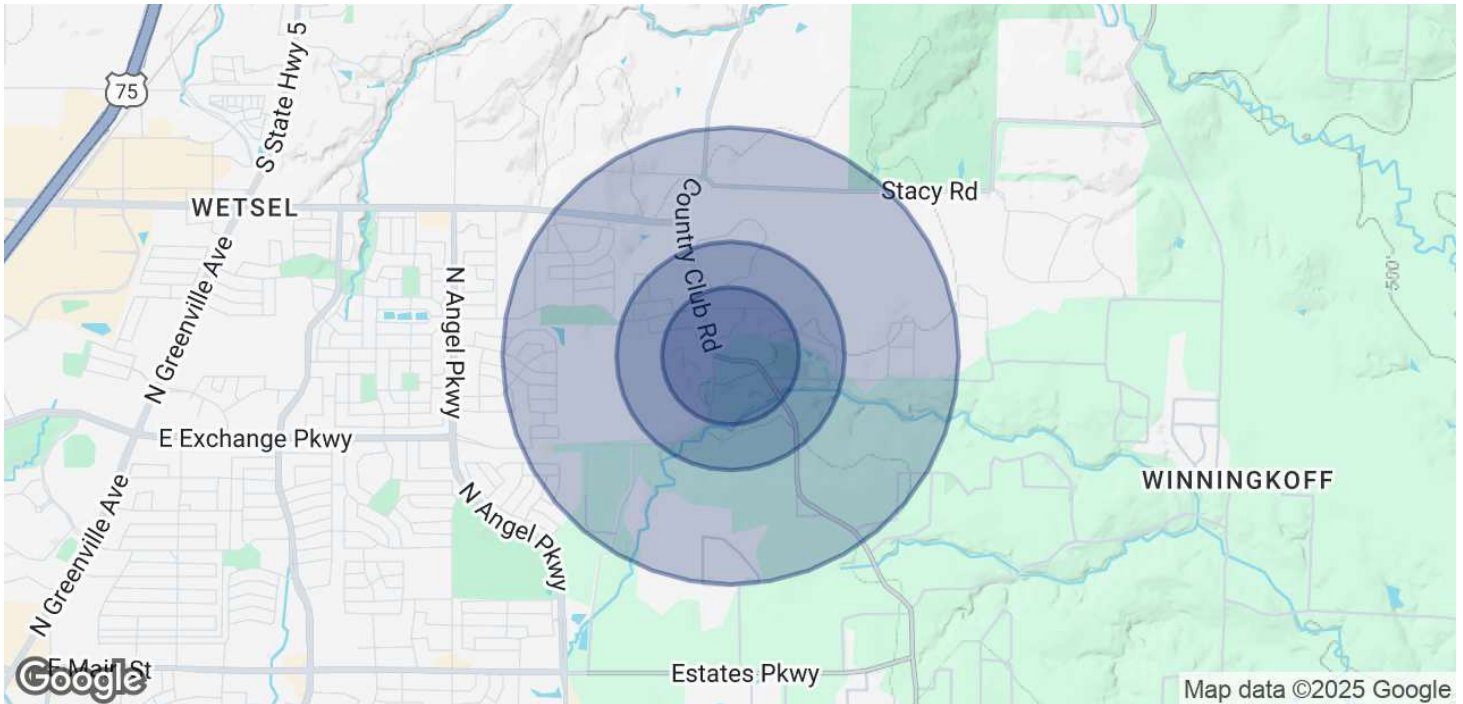


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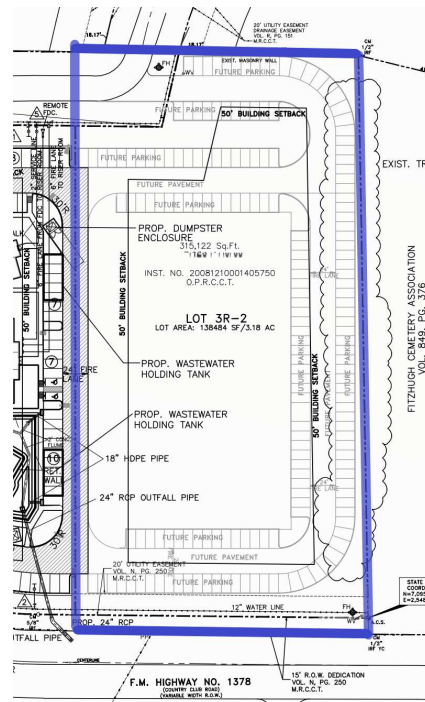
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	191	892	4,762
Average Age	38	37	39
Average Age (Male)	37	37	38
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	53	248	1,392
# of Persons per HH	3.6	3.6	3.4
Average HH Income	\$213,666	\$215,559	\$207,167
Average House Value	\$783,584	\$787,010	\$753,036

TRAFFIC COUNTS

Jessica Ln /day

Demographics data derived from AlphaMap



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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.

Coldwell Banker Apex, Realtors	590914	lori@cbapex.com	
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
CB Apex Realtors, LLC	590914	lori@cbapex.com	972-727-3377
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Jason Corpuz	633959	jasoncorpuz@cbapex.com	(972)727-3377
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Jose Duarte	0632437	j.duarte@orioncrg.com	(972)885-8180
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

IABS 1-0 Date