



LAND-STAR

BUILD  
YOUR  
FUTURE

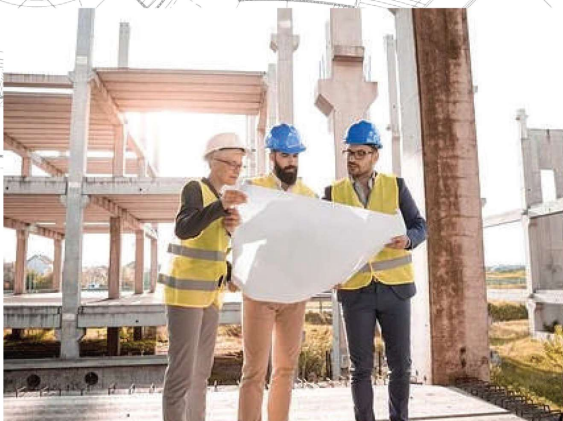


## ABOUT US

We choose locations that give you access to everything the local community has to offer, from shops to restaurants to arts and entertainment to the best nightlife and active-living hotspots.

## SERVICE's

We make service our top priority by giving our time, knowledge, and experience to serve the needs of our customers, community, and team members.



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**ANNOUNCEMENT**

Attention Builders/ Developers,

Fully Plat approved 53.75 Acre lots in High Growth Kaufman County in Terrell. Close to everything Entertainment District of TERRELL is just 3 Miles away. Very close to all the recent, future commercial & retail development in TERRELL. Very close to future Baylor & Scott Hospital in Terrell. One and half mile to I-20

The Best lots to put your future luxury Custom Homes.

Re/Star LLC.

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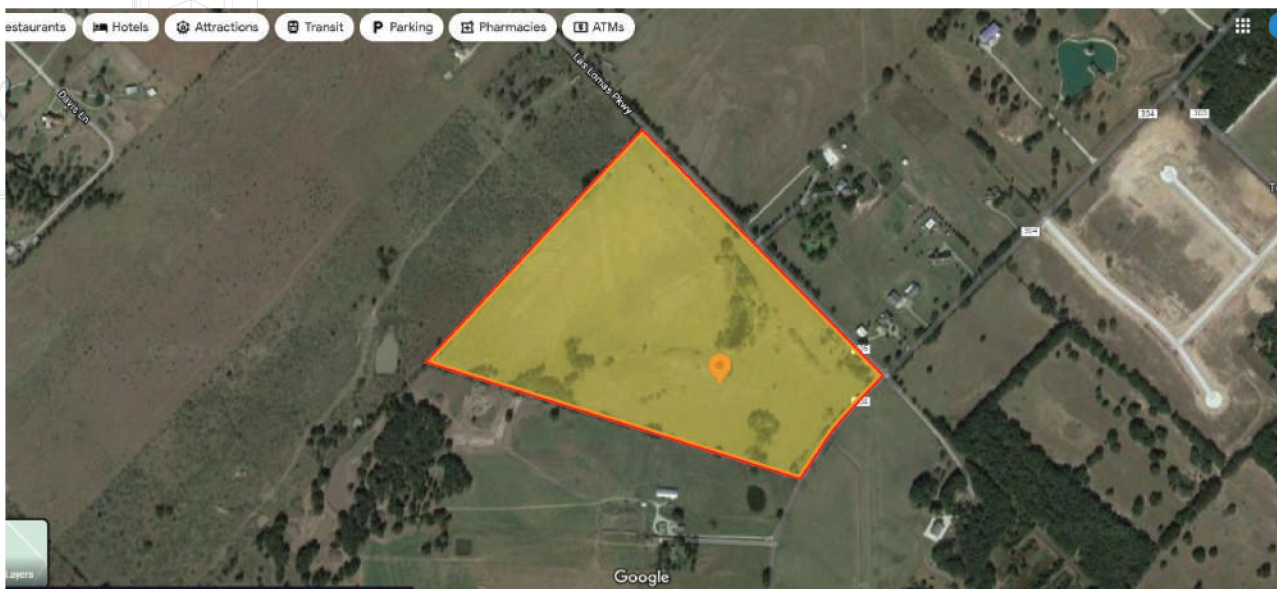


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## GROWTH

We will strive to consistently grow our company organically, as well as through selective business combinations that are strategic and culturally compatible. It is our goal to have a presence in all major markets.

## DETAILS OF PROPERTY



- 50 Plus Lots on 51.724 Acre development site
- Large  $\frac{3}{4}$  acre Lots
- Deed Restrictions with Architectural Review by HOA
- Preferable Most of them will be Contemporary/ Modern Homes
- Located in Terrell, Kaufman County which had the highest population growth in DFW
- Terrell ISD, Highly Ranked

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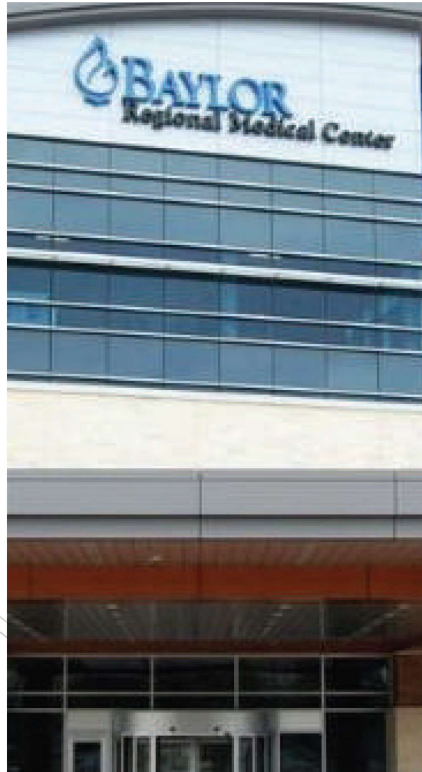
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Total Lot Size: **53+ Acres**  
Large Lot: **0.75 Acres**

## HIGHLIGHTS



Very near from new  
Buc-ees



Future site of Baylor  
Regional Hospital.

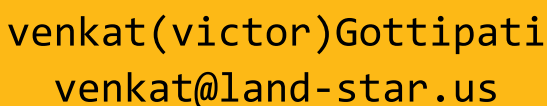


The new 255 acre Cross-  
roads Retail Center of  
Terrell

- Corner tract with frontage on CR 305 & CR 304 aka Rose Hill Road
- Great investment opportunity. Site in Terrell City limits South side of I-20.
- New Communities with Half million Dollar Homes ( Small Standard Lots) in Nearby Community with in Half a Mile.
- Unique development opportunity in rapidly growing Terrell, Texas Terrell Is the gateway to the expanded East Texas trade area Excellent Interstate 20 Frontage with great visibility.
- Kaufman is one of the fastest growing counties in the country

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The membership interests represented hereby have not been registered under the securities act (as hereinafter defined), and may not be sold, pledged or otherwise transferred without an effective registration thereof under the securities act or an opinion of legal counsel, that such registration is not required. The membership interests are being offered and sold under the exemption provided in section 4(a)(2) of the securities act and pursuant to rule 506(b) thereunder. There is no obligation on the issuer to register the membership interests under the securities act. A purchaser of any membership interest must be prepared to bear the economic risk of the investment for an indefinite period of time.

The membership interests represented hereby have not been reviewed or approved by the securities administrators of certain states or other jurisdictions nor have they been qualified or registered under the applicable securities laws of certain states or other jurisdictions and are being offered and sold in reliance on exemptions from the qualification or registration requirements of such laws. Therefore, a purchaser of any membership interest will not be able to resell it unless the membership interest is qualified or registered under the applicable state securities laws or laws of other jurisdictions or unless an exemption from such qualification or registration is available



# 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.

11-2-2015



## 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.

<b>RE/STAR LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9005447</b> License No.	<b>venkat@re-star.us</b> Email	<b>214-455-7623</b> Phone
<b>Rodney Henson</b> Designated Broker of Firm	<b>457024</b> License No.	<b>rodney@rodneyhenson.com</b> Email	<b>512-200-5853</b> Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Venkat ( Victor)Gottipati</b> Sales Agent/Associate's Name	<b>0541319</b> License No.	<b>victor@re-star.us</b> Email	<b>214-455-7623</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date