



LAND-STAR



**TBD PARKER
HILL RD, PALMER TX,
75152-4495**

**LAND-STAR LLC
+1 214-455-7623**



HIGHLIGHTS OF THE LOCATION:

The Ellis County seat is Waxahachie. The county was founded in 1849 and organized the next year. It is named for Richard Ellis, president of the convention that produced the Texas Declaration of Independence. As of the census of 2000, 111,360 people, 37,020 households, and 29,653 families resided in the county.

10 Miles to INLAND PORT

International Inland Port of Dallas (IIPOD)

Connect to the Market

The International Inland Port of Dallas (IIPOD) is your connection to markets – global, national, regional and local. An intermodal and logistics district that encompasses 7,500 acres and 5 municipalities, the IIPOD is located at the hub of the nation's best logistics transportation infrastructure.

Advantages:

The DFW Region

- The confluence of three major railroad networks (Union Pacific, Burlington Northern-Santa Fe, and Kansas City Southern) puts 98% of the US market within 48 hours by train;
- Dallas-Fort Worth International Airport, the nation's ninth largest cargo airport and only airport with the capacity to double operations in its existing footprint. All major US markets can be reached by air in 3.5 hours or less;

International Inland Port of Dallas

- Direct access to three major interstate highways (I-35, I-20 & I-45) with all major North American markets accessible within 48 hours by truck;
- The Union Pacific Dallas Intermodal Terminal in southern Dallas County provides intermodal access to the Ports of Los Angeles and Long Beach;
- Foreign Trade Zone 39 and its alternative site management framework allows for "usage-driven" trade zone sites in the IIPOD area. FTZ designation may allow businesses to delay, reduce or eliminate customs duties on some import categories.

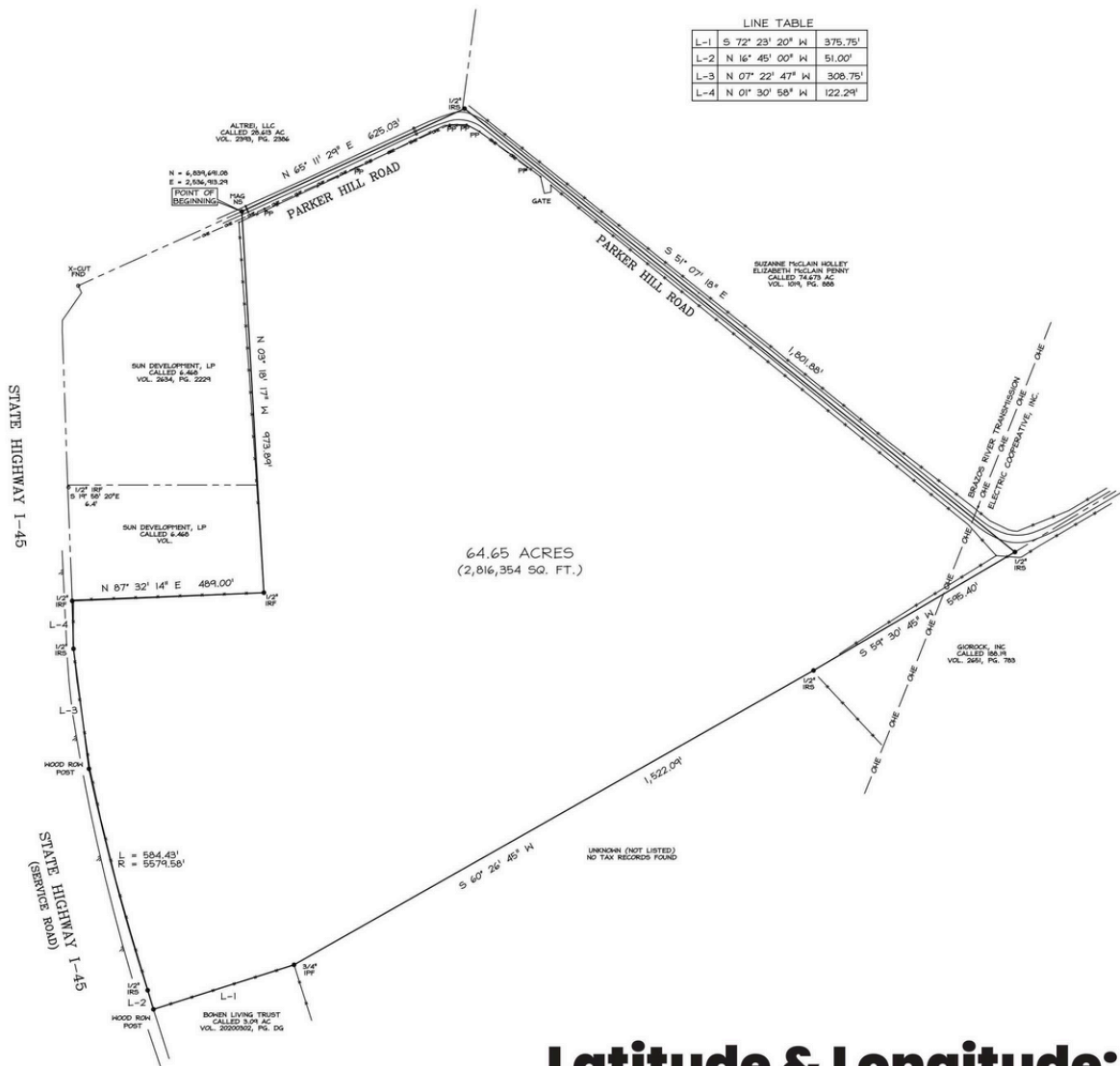
City of Dallas:

The City of Dallas has invested substantially in infrastructure upgrades in the past decade to facilitate the free movement of goods, enhance utilities, and enable developers to provide shovel-ready sites to prospective users. The market has responded with over 10 million square feet in new construction for tenants in distribution/logistics, retail sales and light manufacturing operations.



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LAND SURVEY:

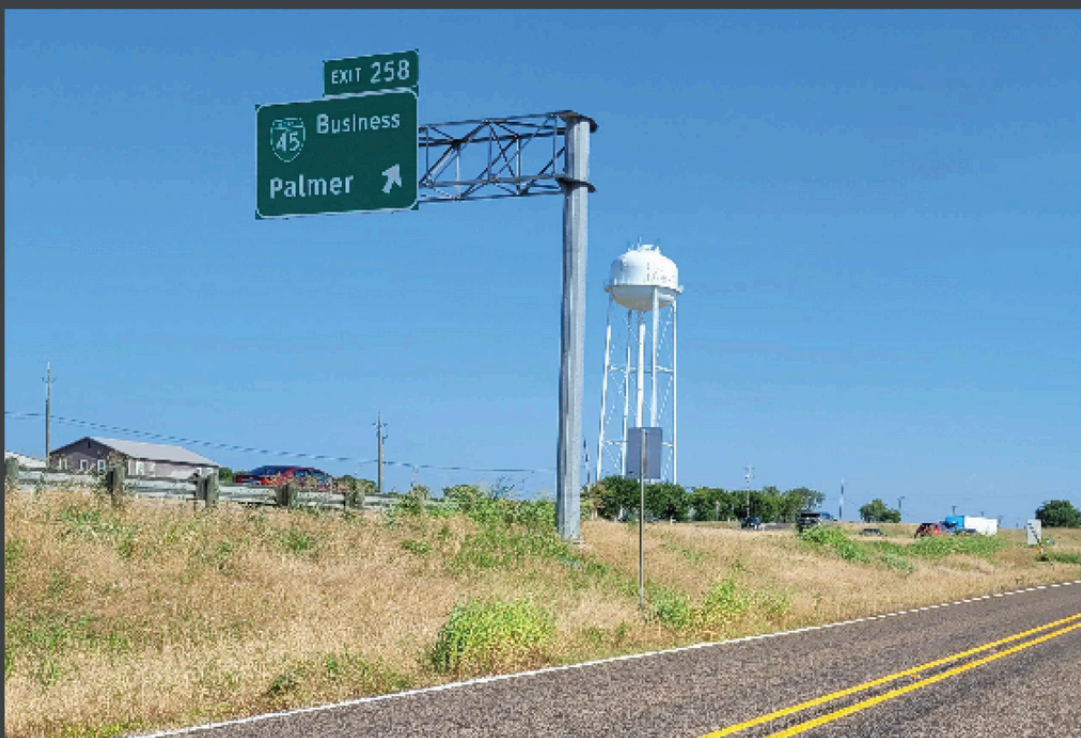


Latitude & Longitude:
32.415236, -96.656

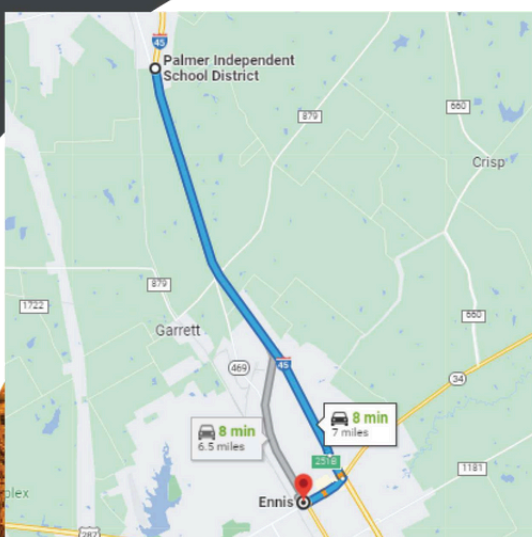


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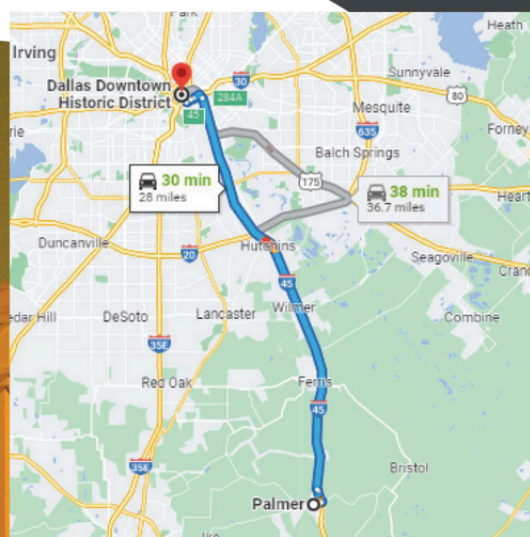
Adjoining I-45 Connecting Dallas & Houston



- **Within 25 Miles to Dallas Downtown.**
- **7 Miles to Ennis City.**



7 Miles to Ennis City



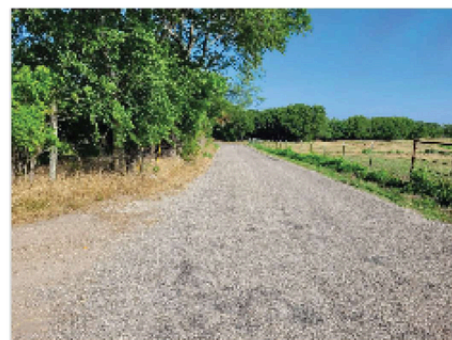
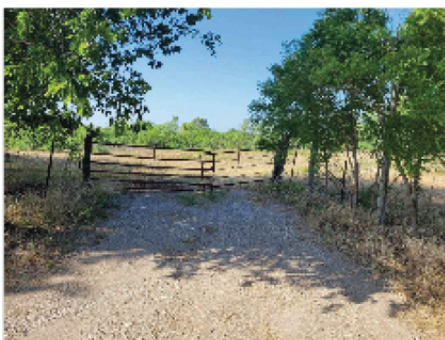
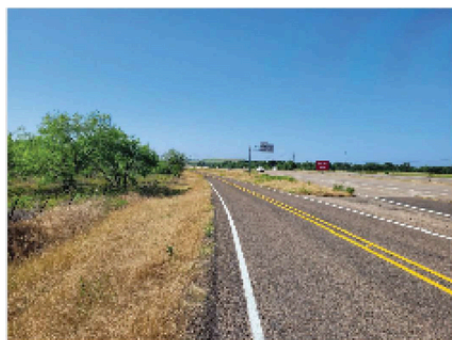
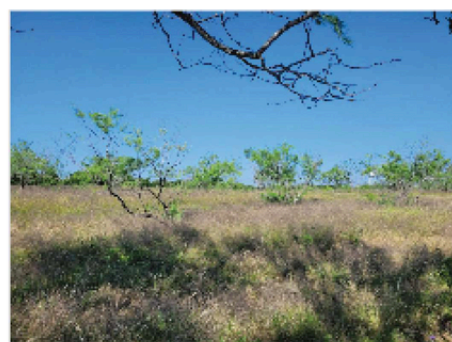
28 Miles to Dallas Downtown



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DETAILS OF LANDS:

- 2.5 Miles to Palmer High School
- 3.1 Miles to Galaxy Drive-In movie theater
- 7 Miles to Walmart Super Center
- 9.3 Miles to Blue Bonnet Park.



UTILITIES:

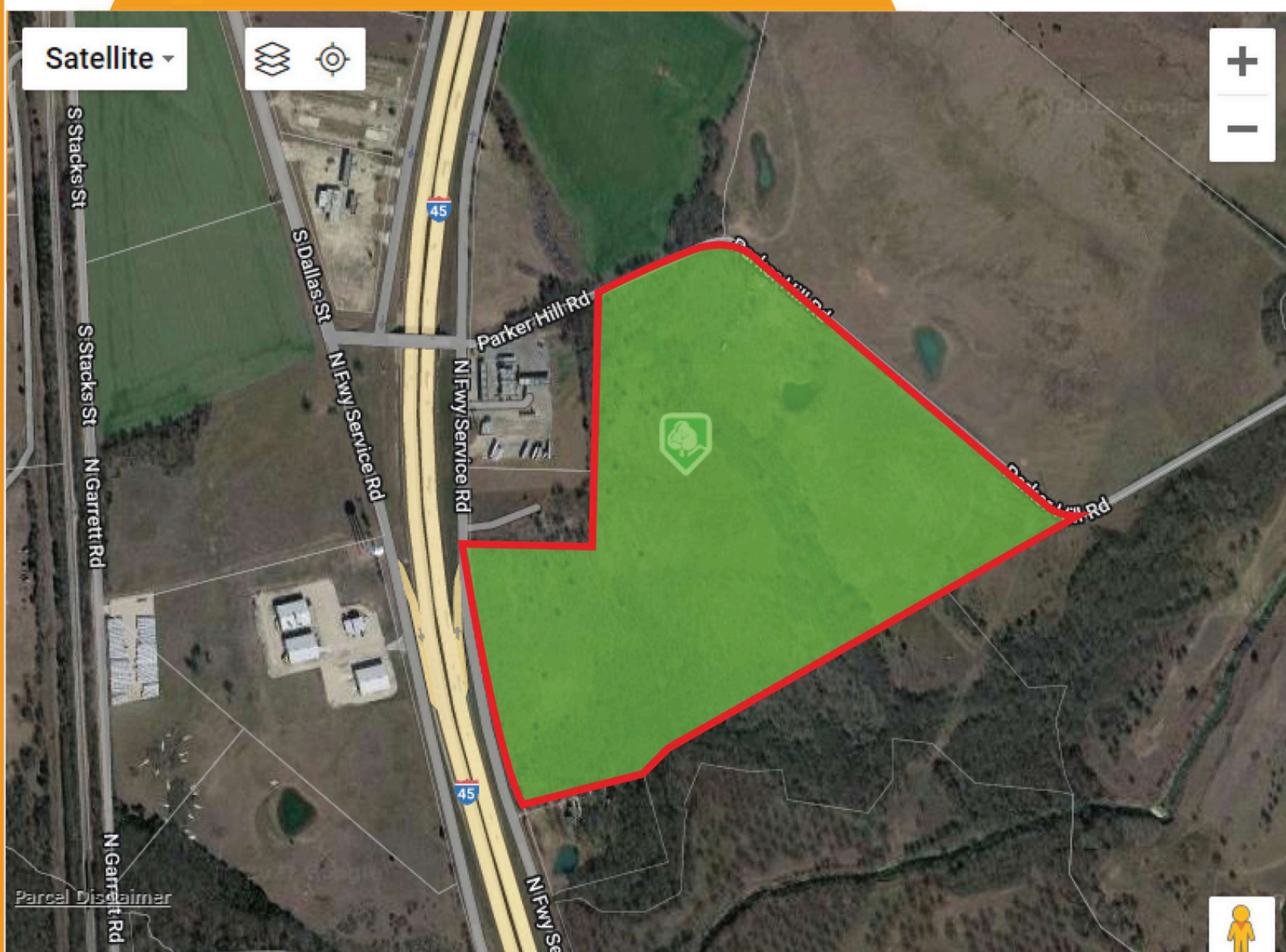
- Water (4 Inches of Water pipe line)
- Electricity (Co-op Electric)

VENKAT(VICTOR)GOTTIPATI | VENKAT@LAND-STAR.US



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DETAILS OF LANDS:



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CONTACT US:

VENKAT(VICTOR)GOTTIPATI

Email: venkat@land-star.us

Phone: 214-455-7623

**Mailing Address: 5 Cowboys Way,
Ste #300, Frisco,
TX 75034**



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.

Land-Star Real Estate LLC	9005447	victor@land-star.us	972-900-5391
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kurosh Bian	0466341214	kuroshbian@yahoo.com	214-683-5815
Designated Broker of Firm	License No.	Email	Phone
Venkat (Victor) Gottipati	0541319	victor@land-star.us	214-455-7623
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date