



LAND-STAR

Moore Remodel
& Make Ready
Temporarily closed

Vilas

2268

2268

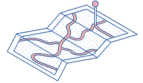
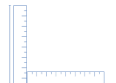
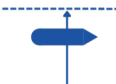
Val Verde Cemet

Pennington
Branch

FM 2268

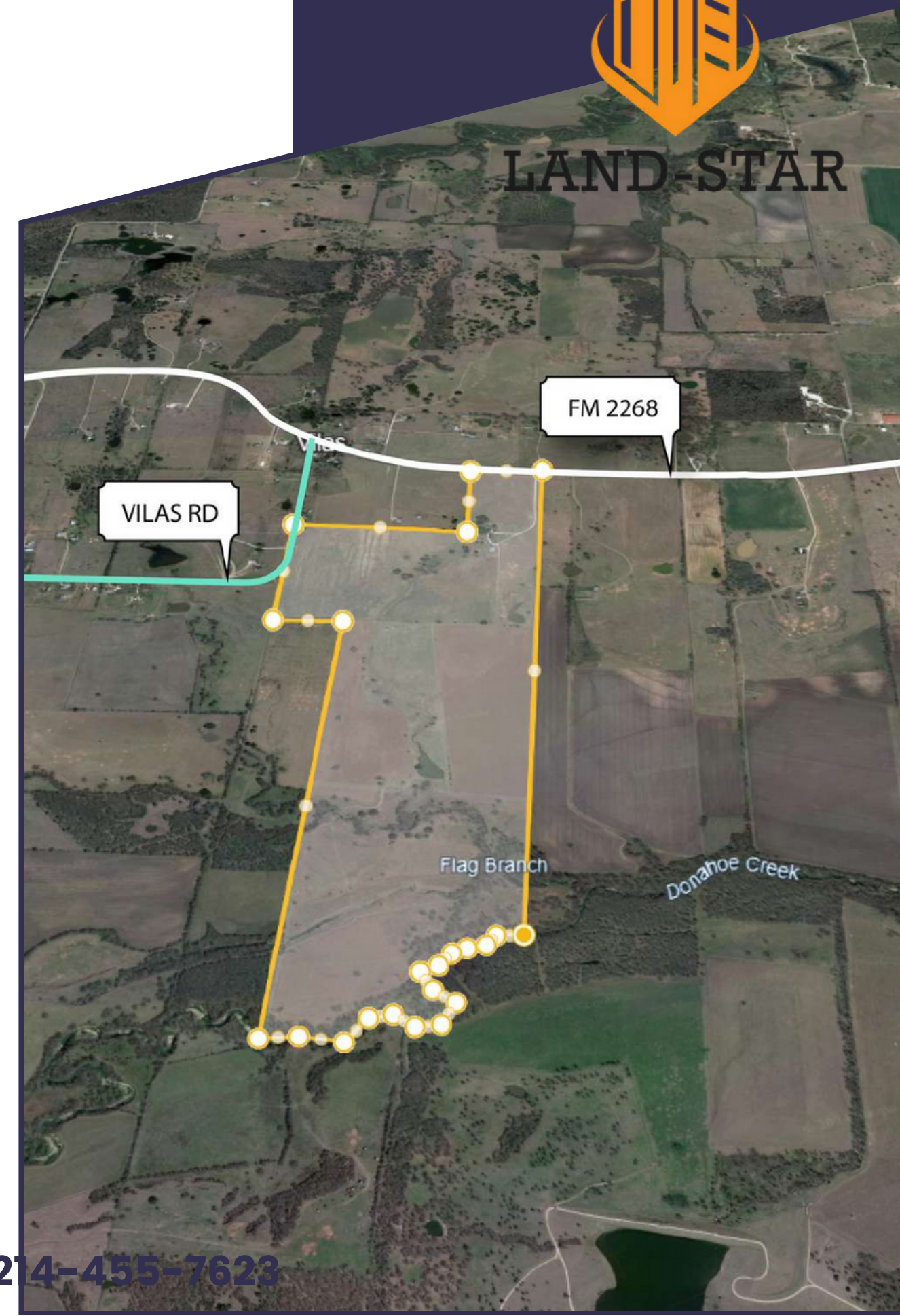
HOLLAND TX 76534

PROPERTY OVERVIEW

	ADDRESS	TBD FM 2268 HOLLAND, TX 76534
	INTERSECTION	FM 2268
	SCHOOL DISTRICT	Holland ISD
	SITE AREA ACREAGE	291.622 acres
	SITE AREA SFT	12,703,054 SFT
	COUNTY / CITY /STATE	BELL/HOLLAND/TEXAS
	CURRENT ZONING	-
	CURRENT USE	RAW LAND
	POTENTIAL USES	Residential/ Commercial
	LEGAL DESCRIPTION	A0008BC M DAVILA, 44, (PT OF 291.622AC TR), ACRES 217.642 , A0008BC M DAVILA, 45-1, (PT OF 291.622AC TR), ACRES 67.0, A0008BC M DAVILA, 43, (PT OF 291.622AC TR), ACRES 6.98



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PROPERTY OVERVIEW



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VENKAT(VICTOR)GOTTIPATI | venkat@land-star.us | 214-455-7623

SURVEY

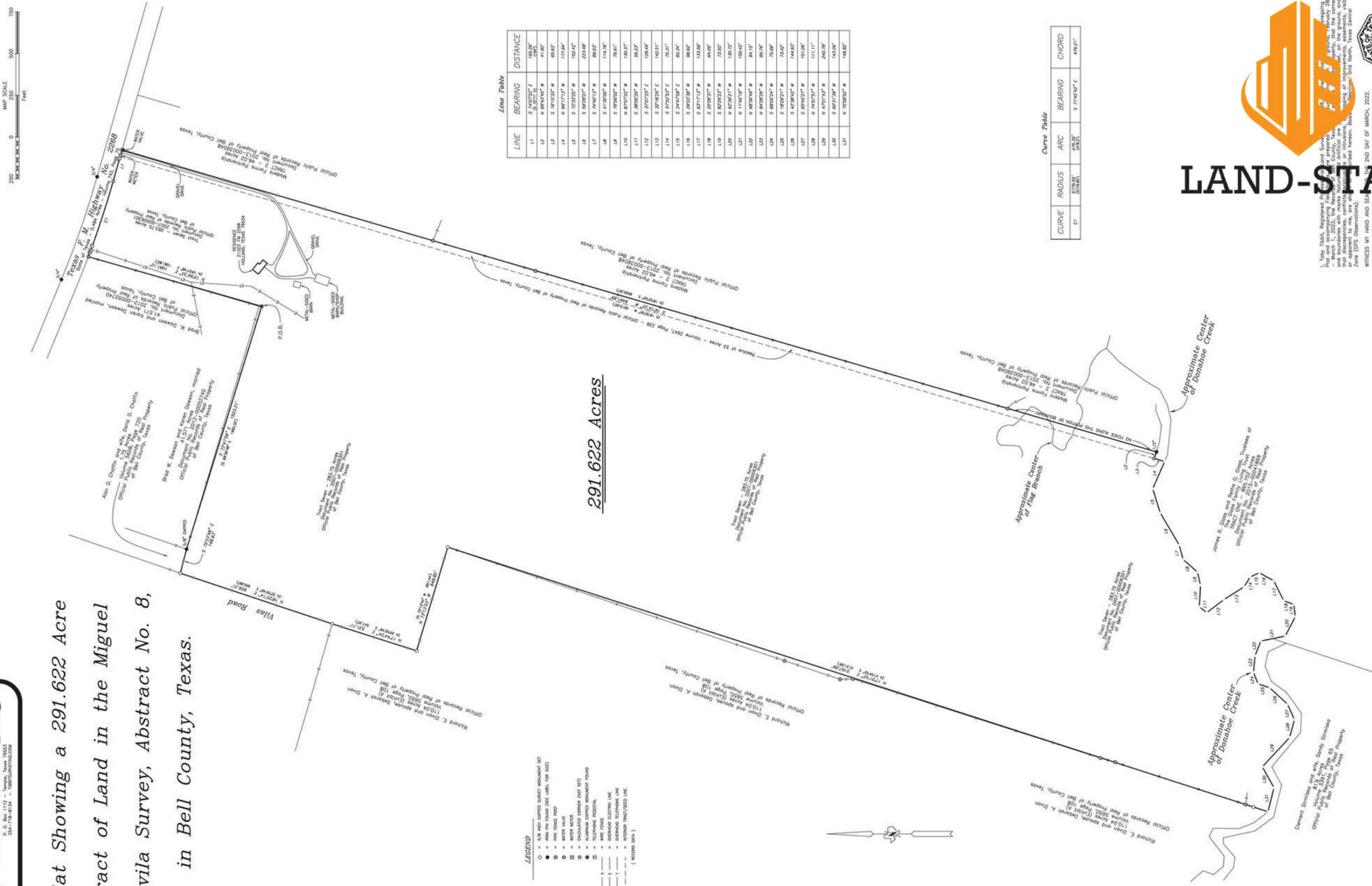


Tibbit Surveying

P. O. Box 1112 - Temple, Texas 76503
204-718-8134 - foia@survive2.com

*Plat Showing a 291.622 Acre
Tract of Land in the Miguel
Davila Survey, Abstract No. 8,
in Bell County, Texas.*

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NOTE:
1. P.O.B. = PLACE OF BEGINNING (ACCOMPANYING FIELD NOTE DESCRIPTION).

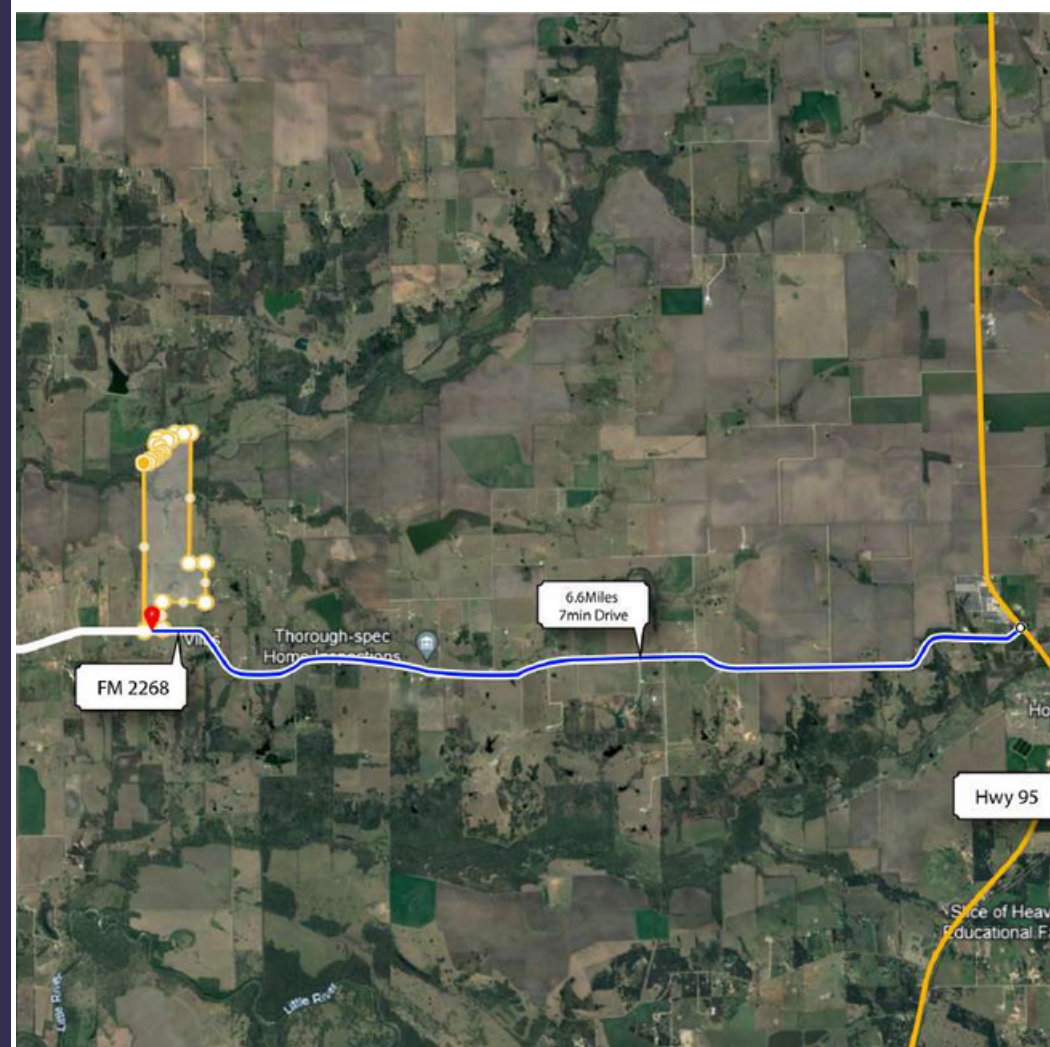
Toby Tibbit
Registered Professional Land Surveyor No. 5496

WITNESS MY HAND AND SEAL OF THE 2ND DAY OF MARCH, 2022.

DRIVE TIME



LAND-STAR



HWY 95 - 6.6MILES - 7MIN DRIVE



BARTLETT - 11.1MILES - 16MIN



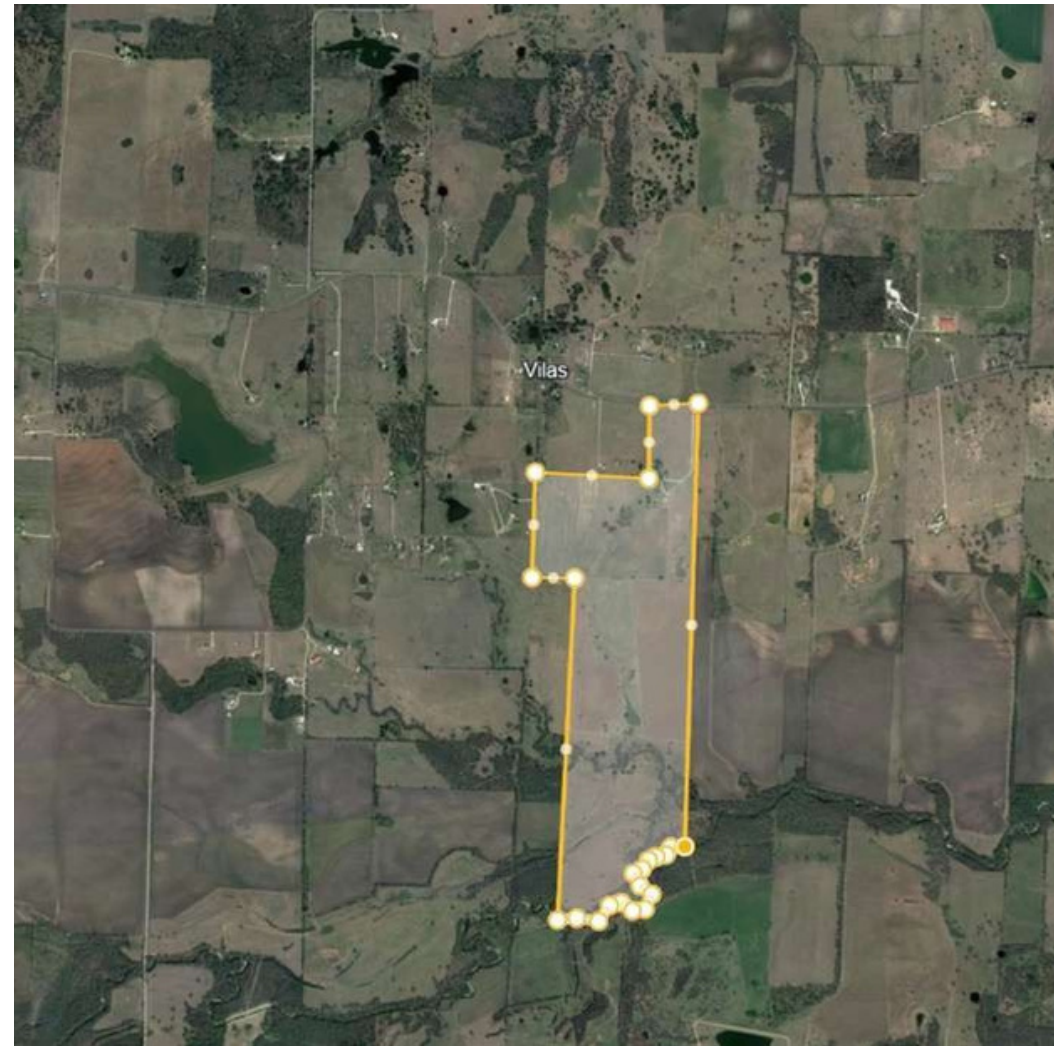
HOLLAND - 7.6MILES - 9MIN

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GALLERY



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CONNECT WITH US

**Phone**

214-455-7623

**Mail**

venkat@land-star.us

**Website**

www.land-star.us

**Address**

5 Cowboys Way, Ste #300,
Frisco, TX 75034



LAND-STAR



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