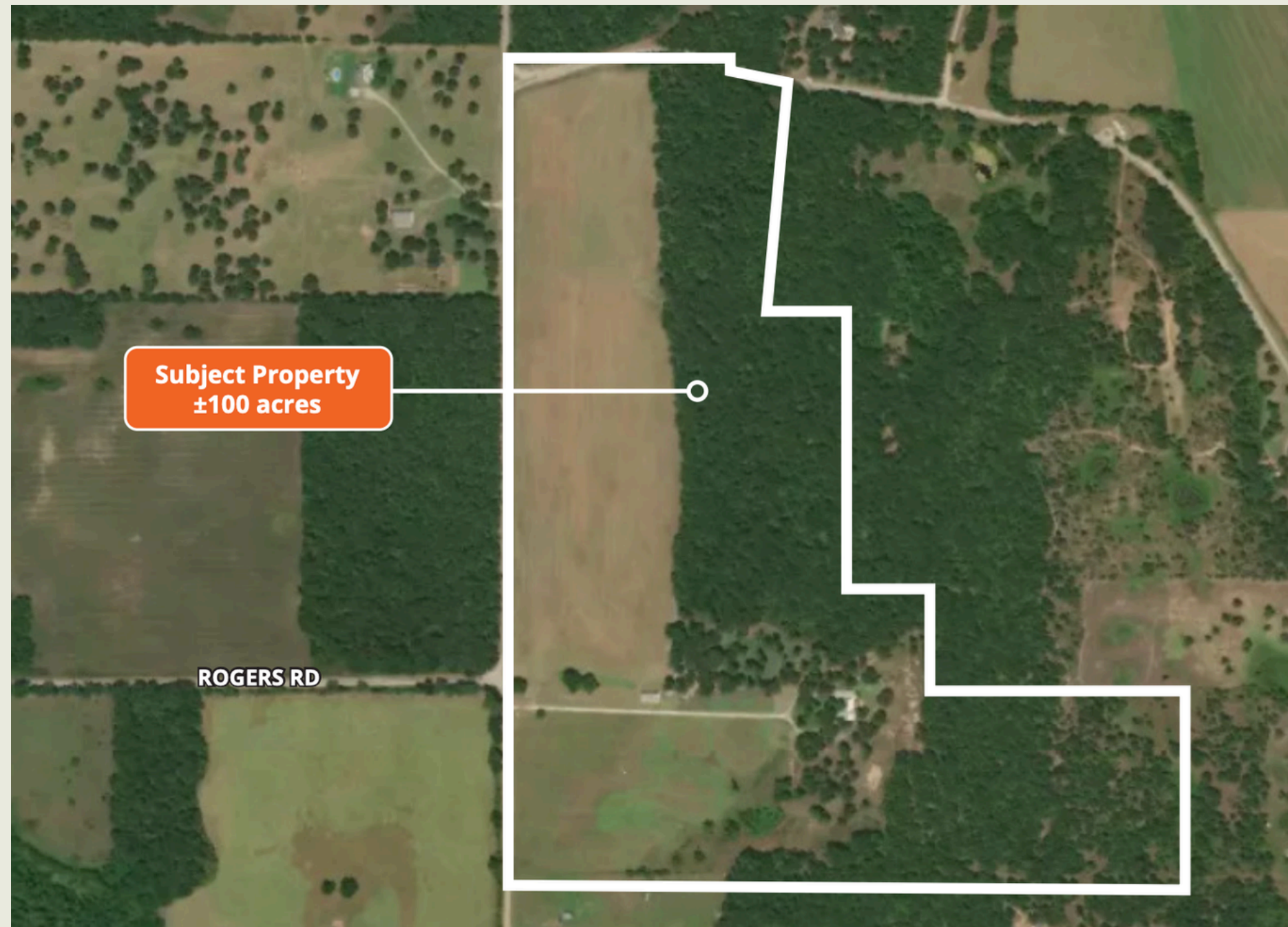




BROWN & GRIFFIN
— Real Estate Advisors, LP —

FOR SALE

21023 Jimbo Rd, Thackerville, OK 73459



Property Overview

Address: 21023 Jimbo Rd, Thackerville, OK 73459

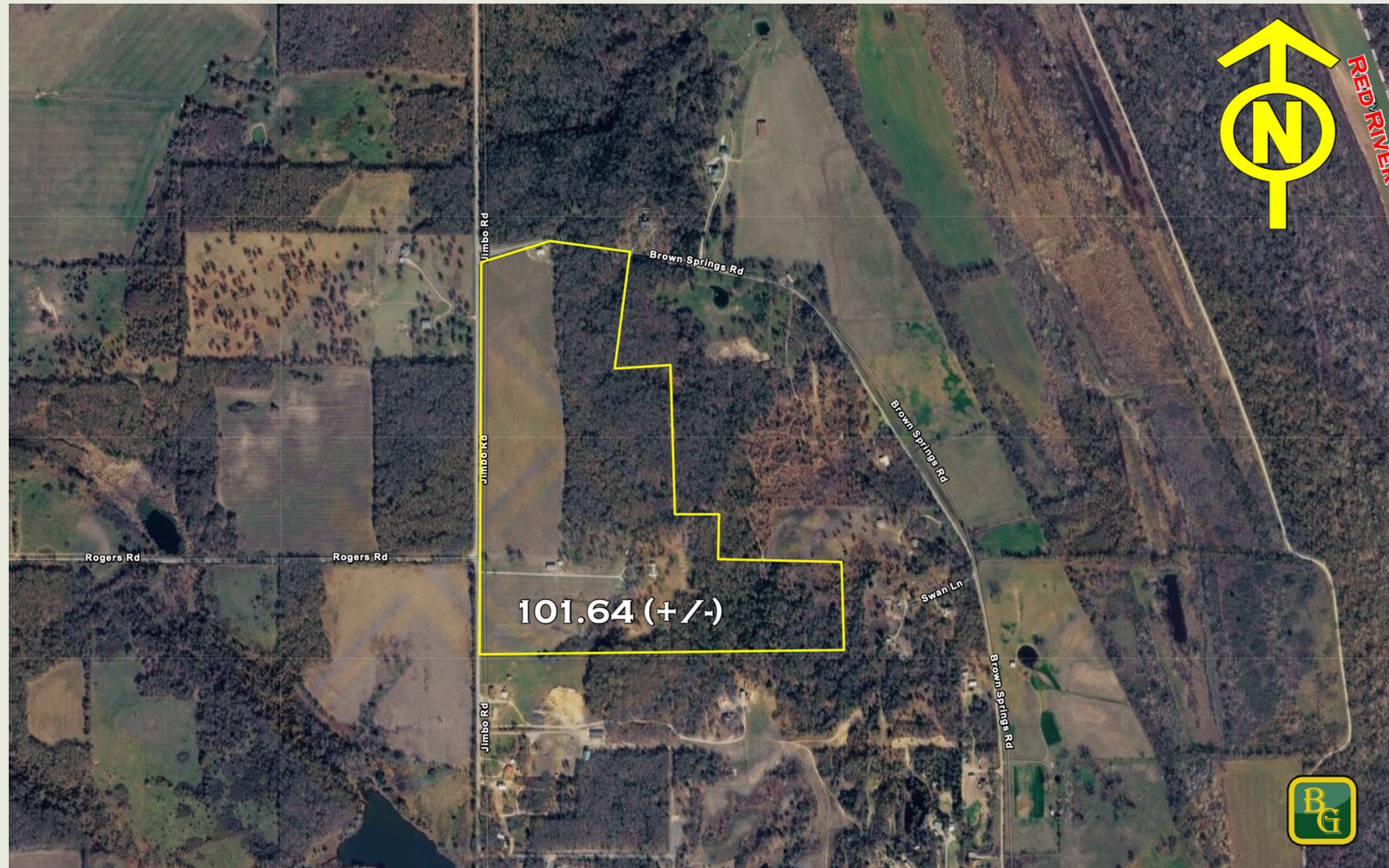
Location: Located just minutes from Interstate 35, the property offers direct north-south connectivity between Oklahoma City, Gainesville, and the greater Dallas-Fort Worth Metroplex, providing efficient regional access for residents, commuters, and commercial users.

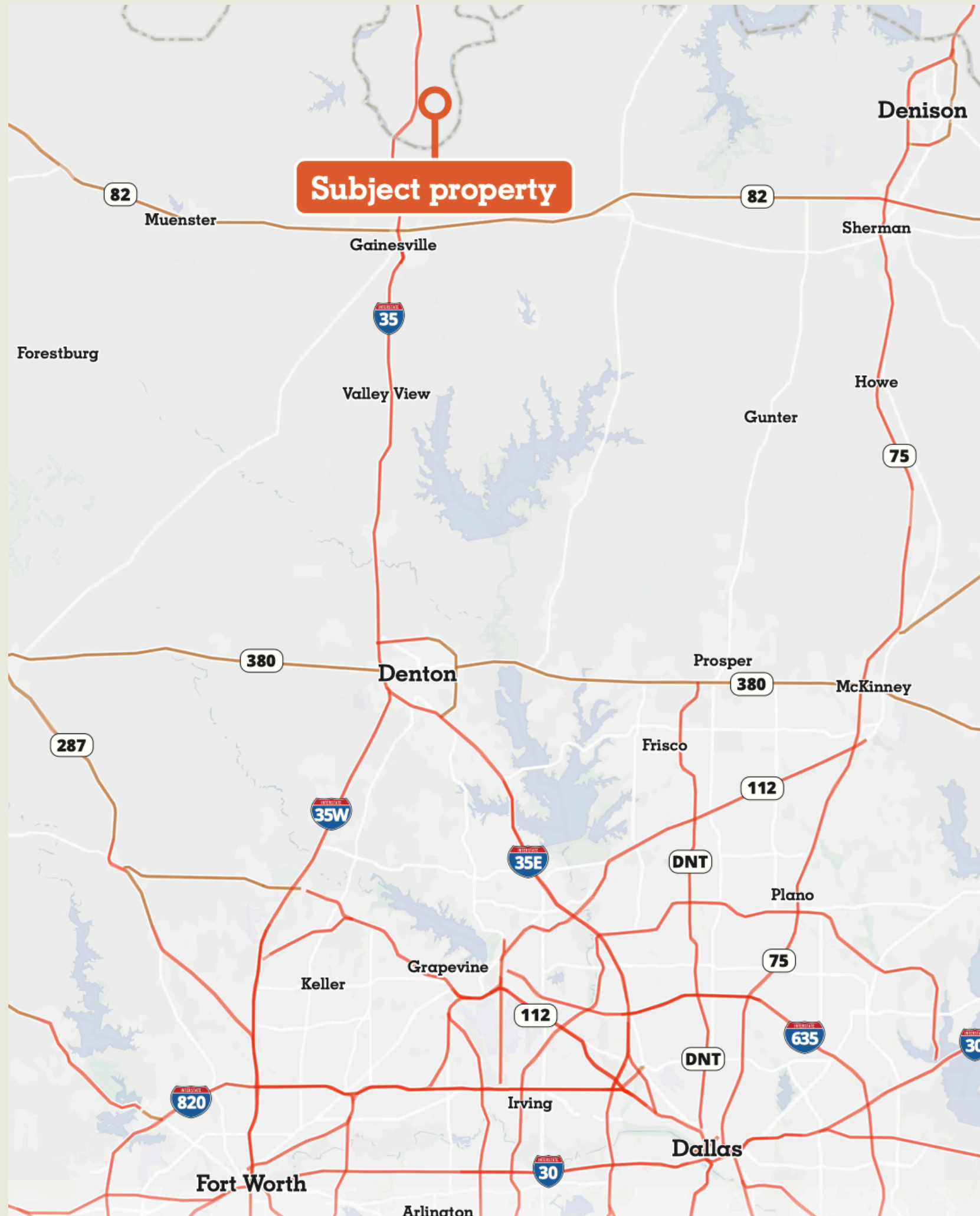
Acreage: Approx. 101 acres

Zoning: No restrictive zoning (located outside of Thackerville city limits)

Flood: Approx. 95% above floodplain

CALL FOR PRICING





- Positioned near the WinStar World Casino & Resort entertainment corridor, one of the region's largest tourism and employment drivers, attracting millions of annual visitors and supporting continued commercial growth.
- Situated in an emerging growth corridor between North Texas and Southern Oklahoma with proximity to major employers, hospitality destinations, recreational amenities, and regional transportation infrastructure.
- Located just east of Interstate 35 and minutes from the Texas state line, providing convenient access to the Dallas-Fort Worth Metroplex, Gainesville, and Southern Oklahoma markets.

Aerial Map



For more information reach out below:
Sam Clayton • Sam@bgrea.com • 214-793-2162

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyer, 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)

- * Put the interest 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 THE 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 THE 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 and underlined print, set forth the broker's obligations as an intermediary.

A broker who acts as a 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 or 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 interest of the owner first.

TO AVOID DISPUTE 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 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.

<u>Brown and Griffin Real Estate Advisors LP</u>	<u>9004057</u>	<u>Teague@bgrea.com</u>	<u>(972)347-9900</u>
Licensed Broker/Broker Firm Name or	License No.	Email	Phone

Brown & Griffin Real Estate Advisors LP
Primary Assumed Business Name

Designated Broker of Firm	License No	Email	Phone
Licensed Supervisors of Sales Agents/ Associate	License No	Email	Phone
Teague Griffin	0482884	teague@bgrea.com	(972)347-9900
Sales Agent/Associate's Name	License No	Email	Phone
Luke Brown	0505697	luke@bgrea.com	(972)347-9900
Sales Agent/Associate's Name	License No	Email	Phone



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