



LAND FOR SALE - 9.53 ACRES

SWC of N HWY 36 & Osage Rd – Gatesville, TX 76528



LAND
FOR SALE

Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

C: 817.233.7100

rwebb@silveroakcre.com

Nick Minkoff

Broker

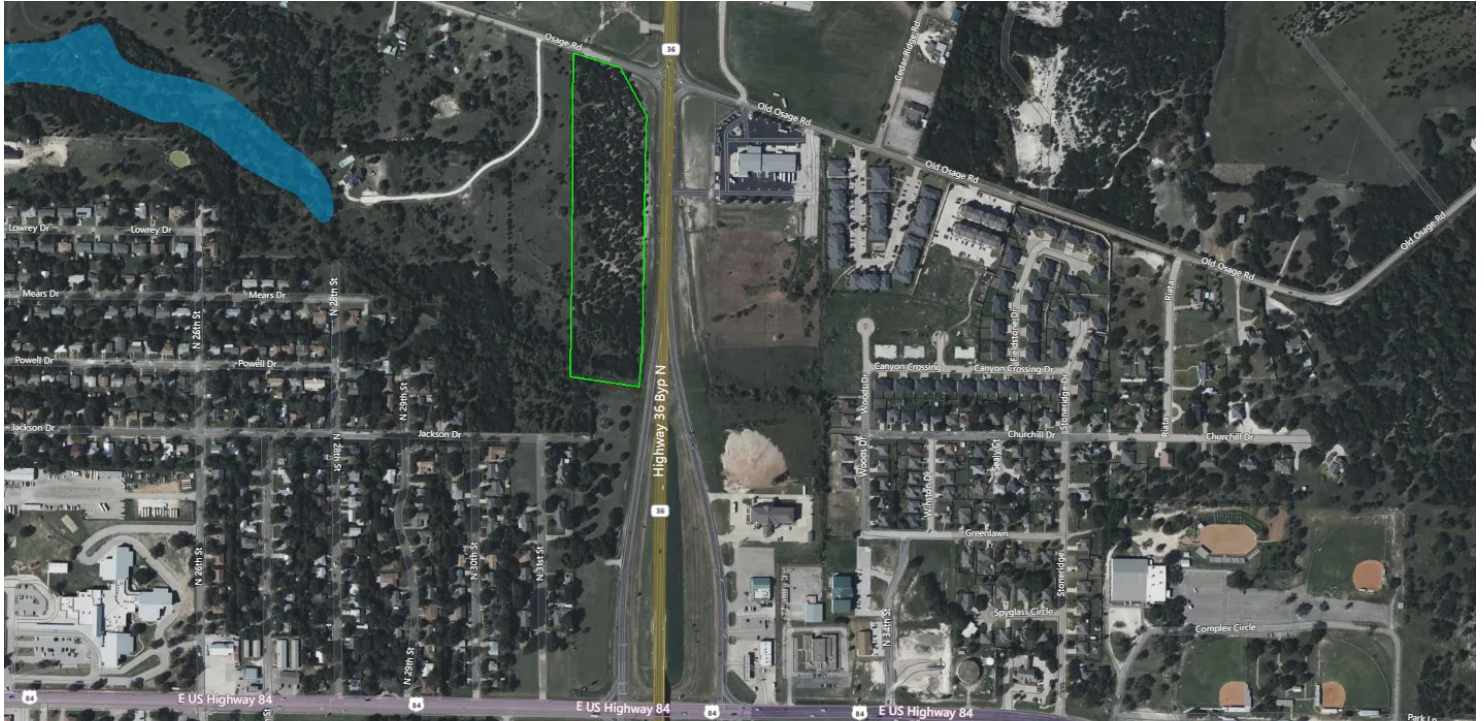
O: +12818934000 x4

C: 832.483.3234

nick.minkoff@edmonds-co.com

LAND FOR SALE - 9.53 ACRES

N Hwy 36 Gatesville, TX 76258



OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	9.53 Acres
Price / Square Foot:	\$1.32
Zoning:	Business Commercial

PROPERTY OVERVIEW

Discover a prime investment opportunity with this expansive property located in the sought-after Gatesville area. Spanning acres of versatile land, this property offers endless potential for development and expansion. Boasting a strategic location, it presents a favorable prospect for investors seeking to capitalize on the area's growth and economic opportunities. With its proximity to key amenities and thoroughfares, the property provides a strong foundation for a wide range of ventures. Whether envisioning a new development, expansion project, or other investment endeavor, this property in the Gatesville area stands as a compelling option for investors looking to make their mark in this thriving region.

PROPERTY HIGHLIGHTS

- Expansive acreage for versatile development opportunities
- Endless potential for growth and expansion
- Access to City of Gatesville utilities
- High visibility - Located on a major thoroughfare (HWY 30)
- • TXDOT Traffic Data (AADT=Annual Average Daily Traffic)
 - HWY 36: 9,072
 - US HWY 84: 11,430

Russ Webb

Managing Partner / CCIM / Broker
O: 817.849.8282 x106
C: 817.233.7100
rwebb@silveroakcre.com

Nick Minkoff

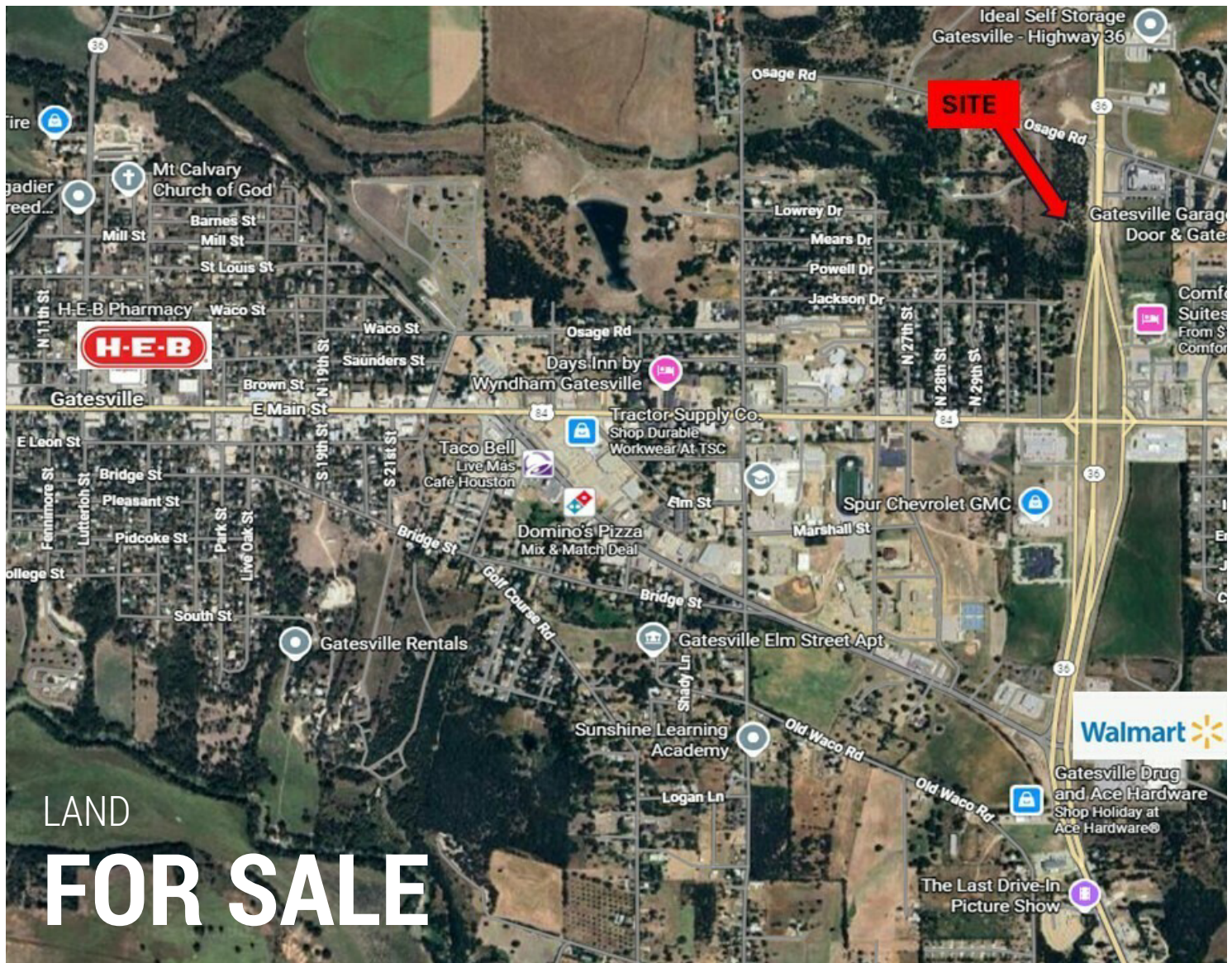
Broker
O: +12818934000 x4
C: 832.483.3234
nick.minkoff@edmonds-co.com



SILVER OAK
COMMERCIAL REALTY

LAND FOR SALE - 9.53 ACRES

Nearby Shopping/Attractions



Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

C: 817.233.7100

rwebb@silveroakcre.com

Nick Minkoff

Broker

O: +12818934000 x4

C: 832.483.3234

nick.minkoff@edmonds-co.com



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Silver Oak Commercial Realty, L	9000679	info@silveroakcre.com	817-849-8282
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Leatherwood	0493949	jleatherwood@silveroakcre.com	817-849-8282
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russ Webb	488983	rwebb@silveroakcre.com	817-849-8282
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date