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**For Sale - Income Producing Property with Extra Land**

**16583 Bowling Lane in Terrell TX**

**\$899,000**



**ALEX SANTAMARIA**

AGENT

ALEJANDROSANTAMARIA@KW.COM  
(972) 835-6623

**kw**CENTRAL 75  
KELLERWILLIAMS. REALTY



**TJ MCNEECE, MBA**

MANAGING DIRECTOR  
TJ.MCNEECE@KW.COM

(972) 755-3734

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Richardson, TX in compliance with all applicable fair housing and equal opportunity laws.

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# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW:

Income-producing investment opportunity with future development potential located on approximately 13.96 acres in Terrell, Texas. The property at 16583 Bowling Lane features a diverse mix of improvements, including five slab-built homes, two trailer homes, and two ponds, currently generating approximately \$4,800 per month in rental income.

This unique asset provides immediate cash flow while offering investors, developers, and owner-operators the flexibility to pursue various value-add strategies. Potential opportunities include continued rental operations, redevelopment, workforce housing, land banking, or future residential development, subject to local approvals.

Positioned within one of Kaufman County's growing markets, the property offers convenient access to major transportation corridors and combines existing income with significant long-term appreciation potential.

## PROPERTY HIGHLIGHTS:

- Approximately 13.96 acres in the growing Terrell market
- Income-producing asset generating approximately \$4,800 per month
- Five slab-built homes and two trailer homes
- Two ponds on the property
- Opportunity for redevelopment or future expansion
- Potential uses include workforce housing, land banking, or residential development (subject to approvals)
- Existing infrastructure and multiple residences already in place
- Flexible investment opportunity with value-add potential
- Located within the path of growth in Kaufman County
- Convenient access to major transportation corridors
- Combination of immediate cash flow and long-term appreciation potential

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# PROPERTY PHOTOS



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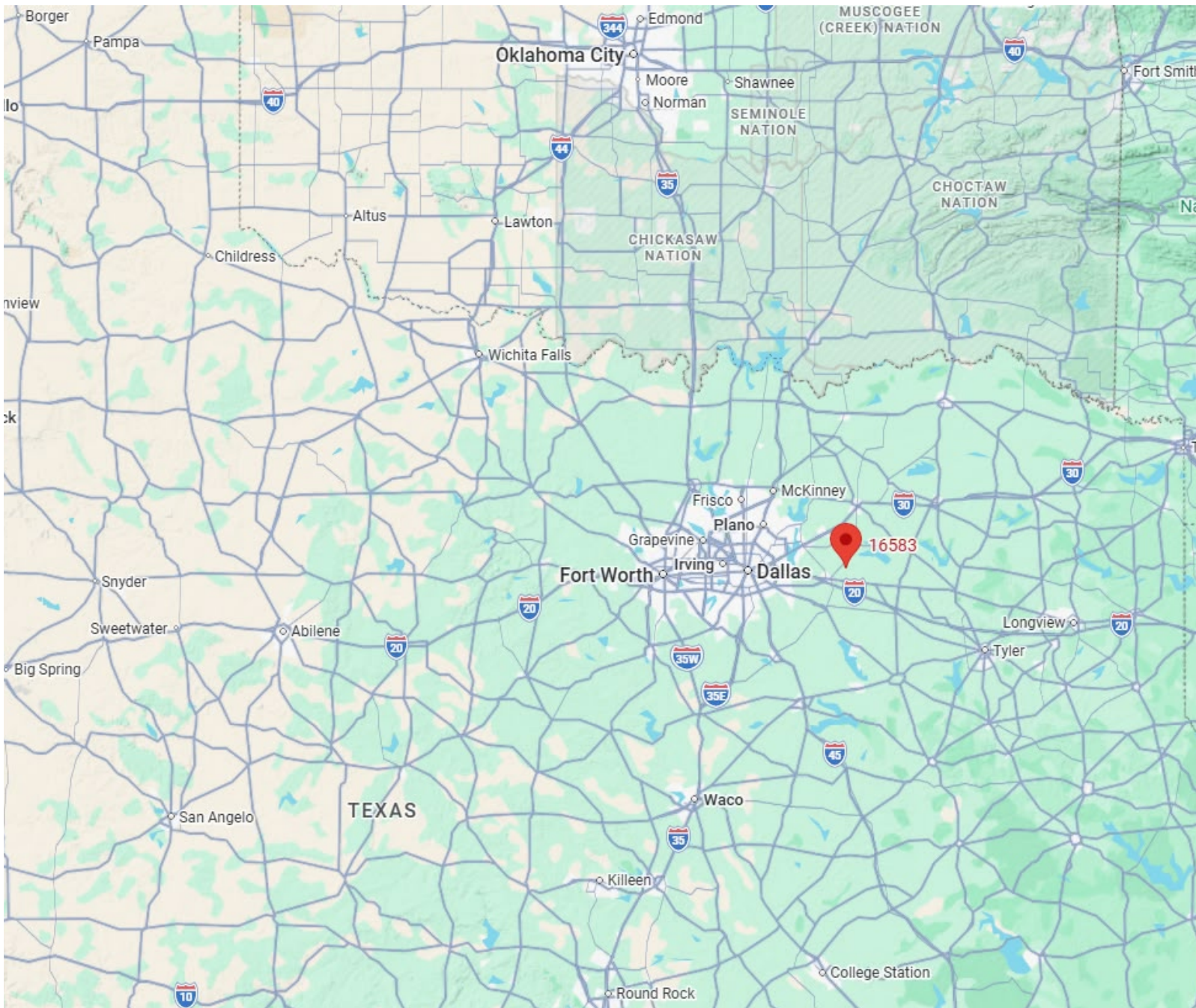
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# PROPERTY LOCATION



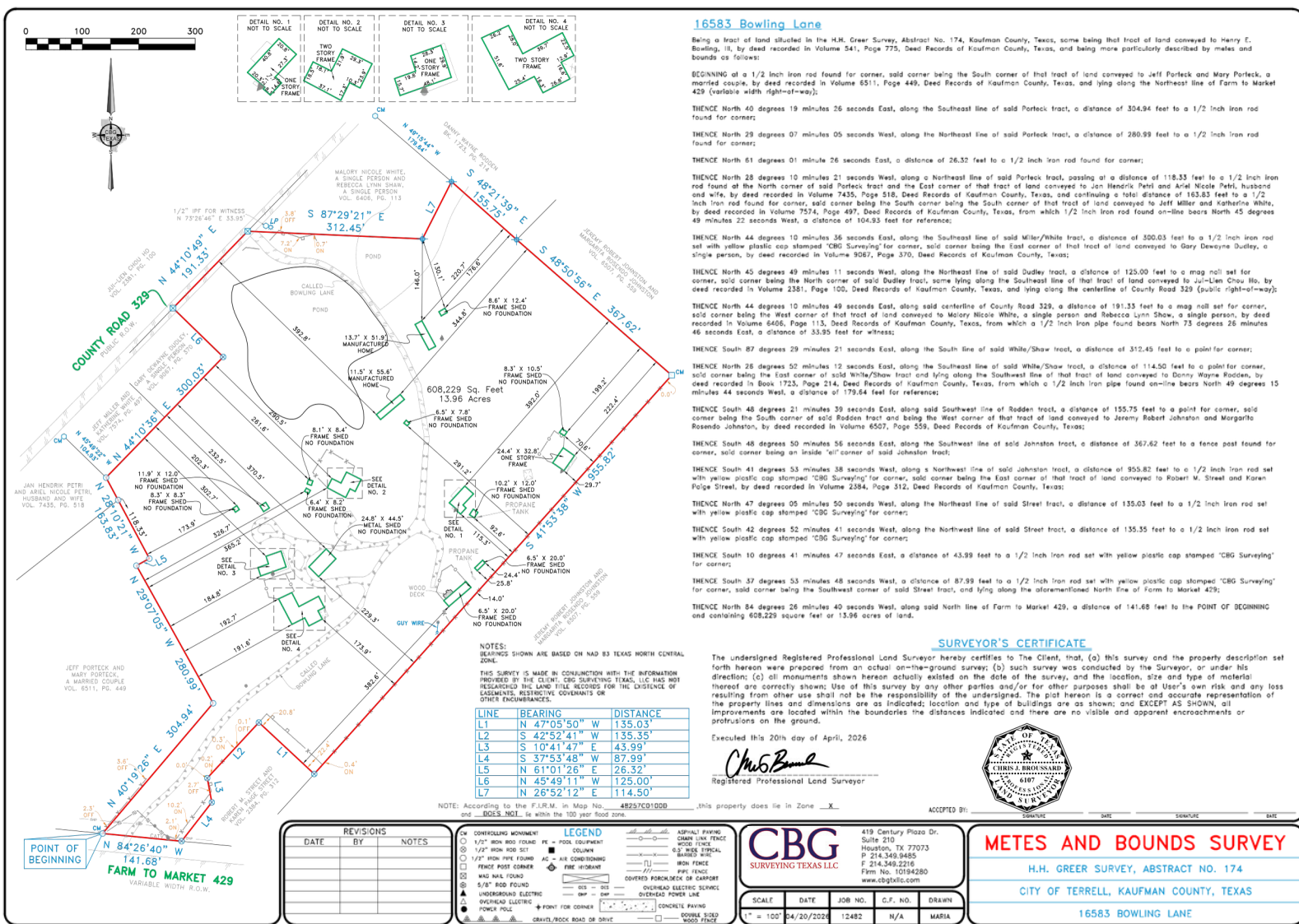
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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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:
  - 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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>Keller Williams Central</b>                                       | <b>567902</b>  | <b>klrw746@kw.com</b>             | <b>469-467-7755</b> |
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No.    | Email                             | Phone               |
| <b>James Tan</b>                                                     | <b>432986</b>  | <b>jamesltan@yahoo.com</b>        | <b>469-467-7755</b> |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No.    | Email                             | Phone               |
| <b>James Tan</b>                                                     | <b>432986</b>  | <b>jamesltan@yahoo.com</b>        | <b>469-467-7755</b> |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No.    | Email                             | Phone               |
| <b>Alex Santamaria</b>                                               | <b>0741824</b> | <b>alejandrosantamaria@kw.com</b> | <b>972.835.6623</b> |
| Name of Sales Agent/Associate                                        | License No.    | Email                             | Phone               |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-2

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