

WYNNE RANCH

RANGE

KAUFMAN COUNTY

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RANGE REALTY ADVISORS
3625 N. HALL STREET, SUITE 630
DALLAS, TX 75219

214-416-8222 | [RANGEREALTYADVISORS.COM](https://rangerealtyadvisors.com)

WYNNE RANCH

Range Realty is proud to offer the Wynne Ranch as an exclusive investment and/or development opportunity. This property is located just 30 minutes southeast of Dallas, Texas in Kaufman County.

The 800-acre parcel features open pace, woodlands, stocked fishing ponds, and is an excellent property for residential development.

Star Brand Ranch, a well-established corporate retreat and event center which encompasses nearly 5,000 acres, is located east of Wynne Ranch along Highway 175. Star Brand Ranch is owned by unaffiliated third parties and is not a part of this offering.

LOCATION

Hwy 175 @ FM 1390
Kaufman, Texas, 75142

COUNTY

Kaufman

SUBMARKET

Kaufman / Forney / Terrell

LAND AREA

Gross: ± 800 Acres

UTILITIES

Water: to-site
Sewer: off-site

ZONING

AG (Agricultural)
Kaufman ETJ

LAND USE

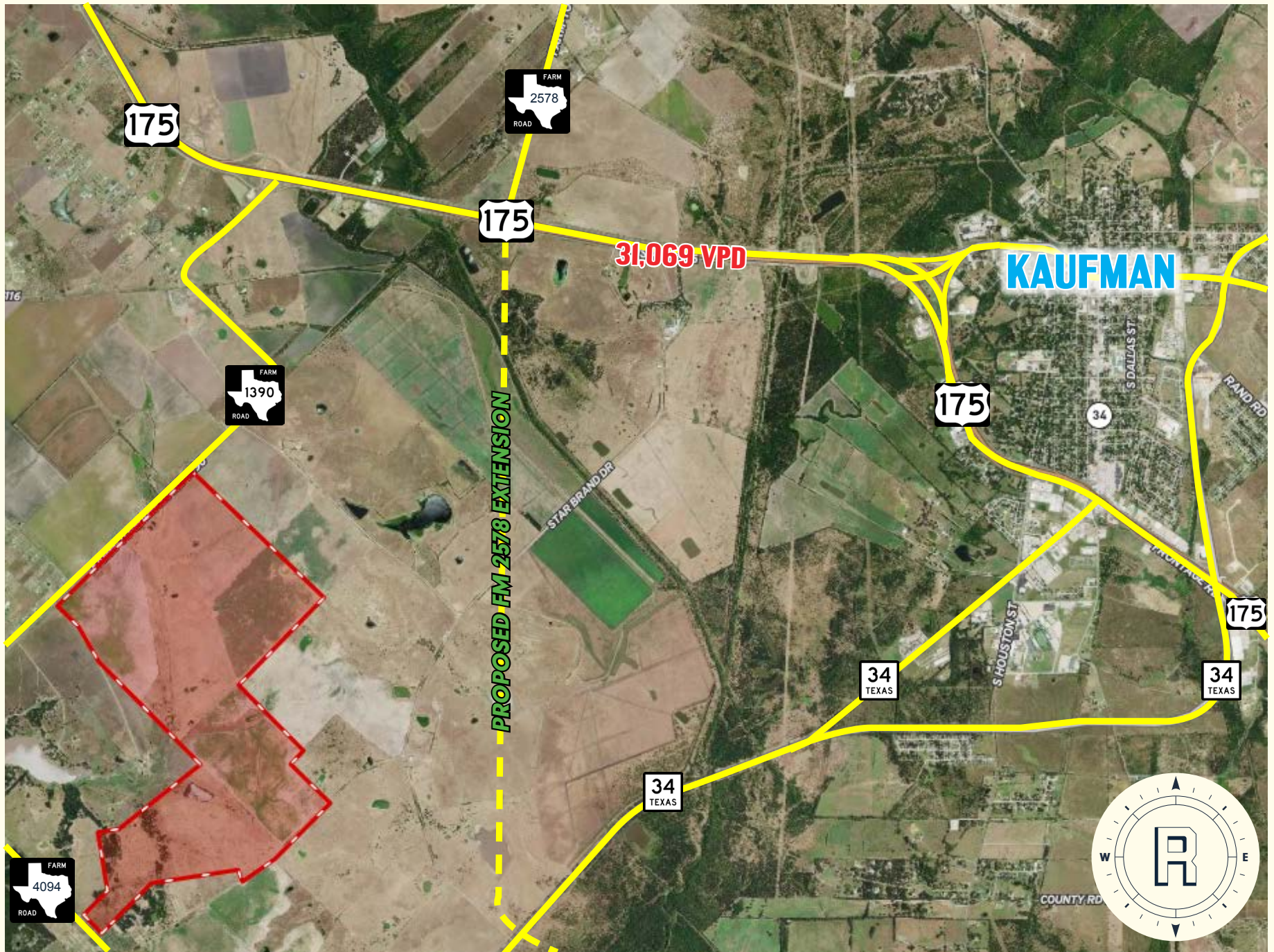
Residential Development / Recreational /
Investment Hold

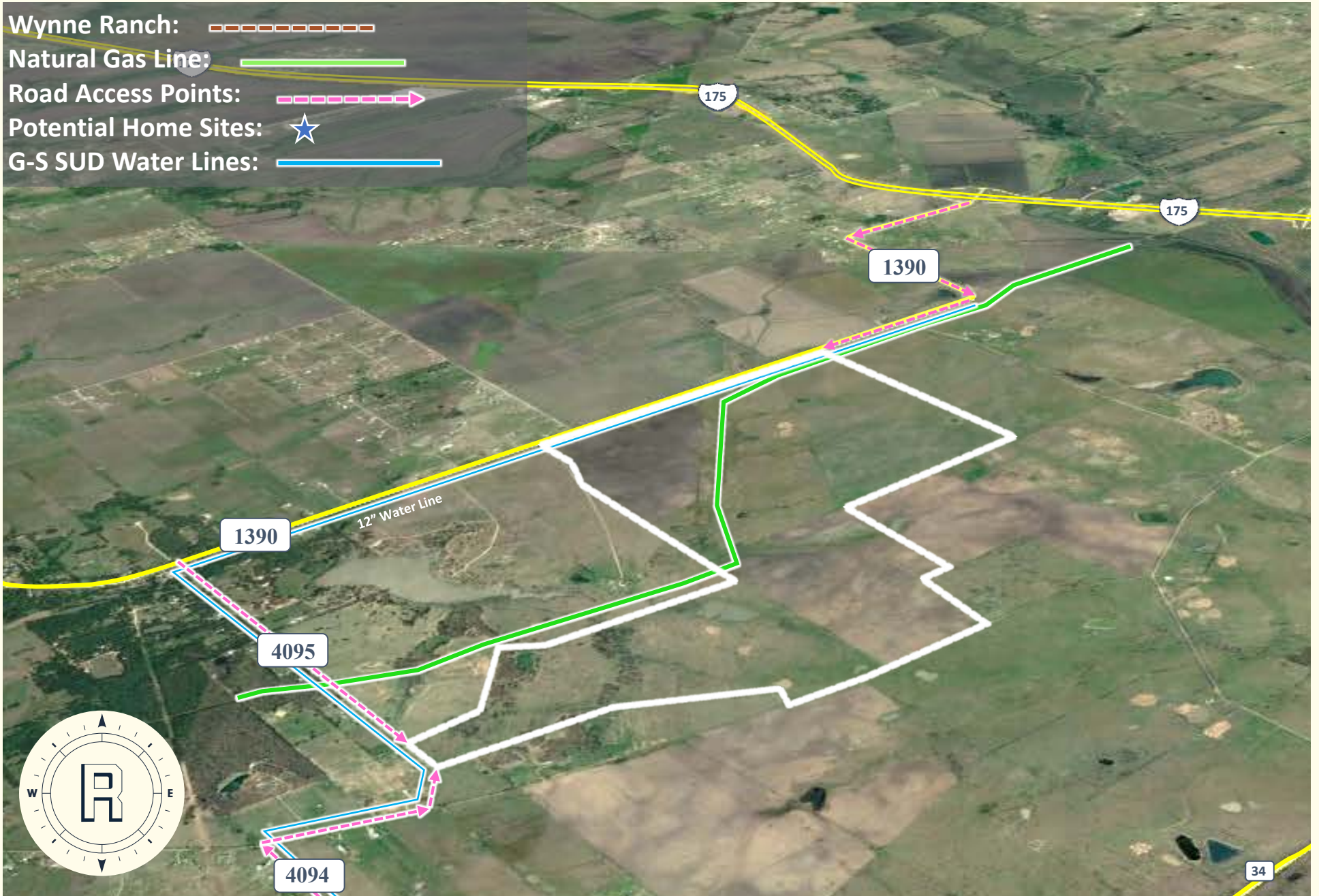
FRONTAGE

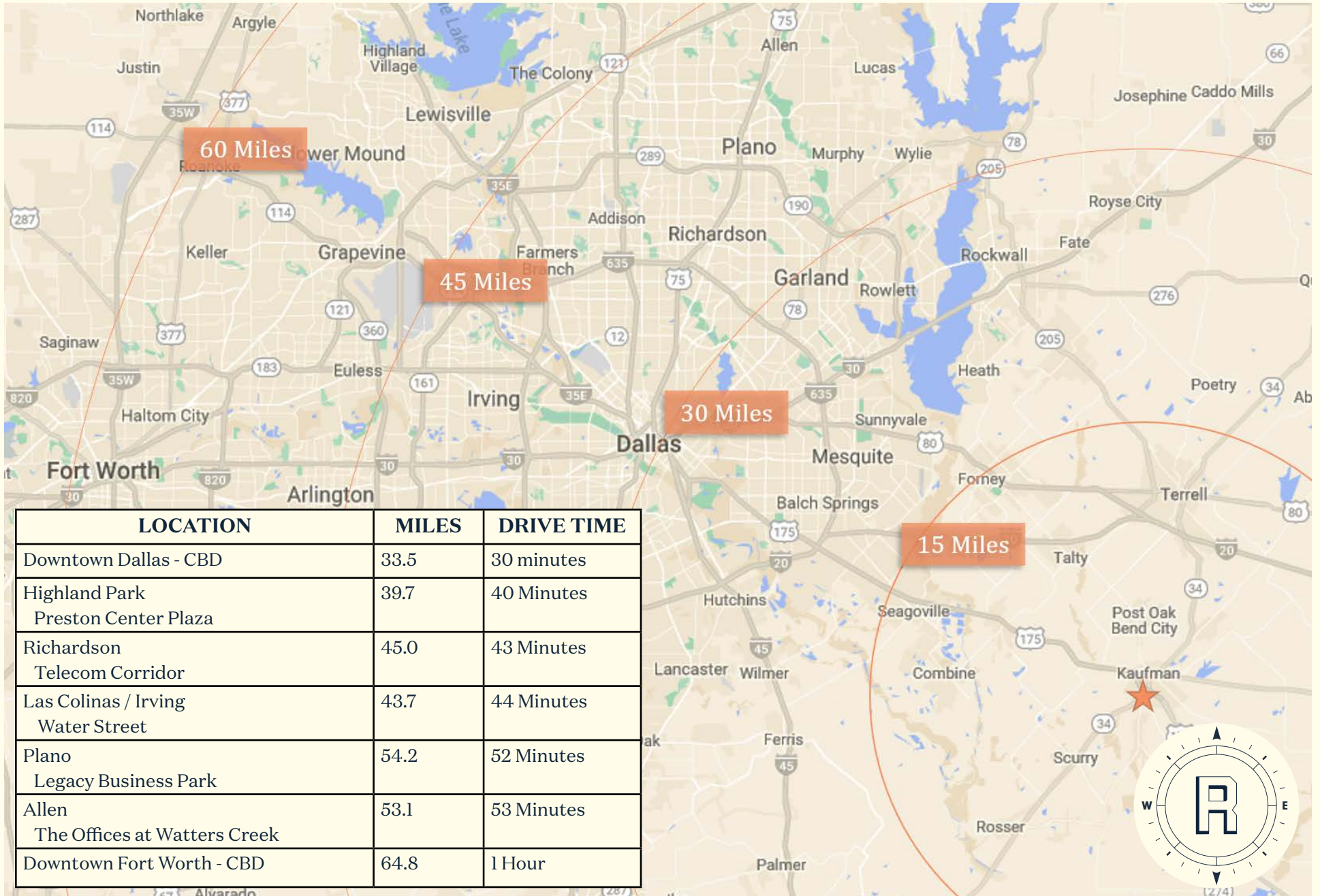
± .085 Miles along 1390

SCHOOL DISTRICT

Scurry Rosser ISD







KAUFMAN, TEXAS

Kaufman is an attractive community of 7,000 people located just a few miles outside the Dallas, Texas city limits. Residents enjoy all the amenities of small town living, but also enjoy the diverse resources of a major growing metropolitan community of Dallas-Fort Worth. Kaufman has a total area of 6.8 square miles that lies in a county of 80,000 residents. State Highway 175 is the only divided highway between Interstate 45 and Interstate 20 that is the pathway from the Dallas-Fort Worth Metroplex to all of East Texas.

Located 33 miles southeast of Dallas and only 35 minutes from downtown, Kaufman is a community that is surrounded by incredible growth. Yet Kaufman still maintains its small town heritage by adopting development standards that are flexible enough to meet the challenges of new urbanism and still preserve what we have that is good. Kaufman is still surrounded by mini-ranches, working agricultural land and rural estate living.

Kaufman County comprises 788 square miles of the Blackland Prairie region of Northeast Texas. The terrain is predominantly level to gently undulating, with an elevation ranging from 300 to 550 feet above sea level. The county is on the divide between two large rivers, the Trinity and the Sabine. It is located in the Trinity River watershed and is drained, in its western half, by the East Fork of the Trinity River and its tributaries, and, in its eastern half, by Cedar Creek and its tributaries, which flow into Cedar Creek Reservoir in the southern part of the county. Prairie grasses and mesquite, oak, pecan, and elm trees grow along the streams of the county. The soils are slightly acidic, with dark to light loamy surfaces and clayey subsoils. Mineral resources include limestone, sand and gravel, oil, and gas. The climate is subtropical-humid. Temperatures range in July from an average low of 72° F to an average high of 97° and in January from 33° to 54°. Rainfall averages thirty-nine inches, and the growing season averages 245 days each year.

Kaufman County area attractions include Veterans Memorial Park, Vietnam Memorial Wall of Texas, City Lake Park, Kaufman Lake, Cedar Creek Lake, Creekview Golf Course, King's Creek Golf Club, Cedar Creek Country Club and The Shops at Kings Fork, pictured below. The Shops at Kings Fork is located 3 miles east of Wynne Ranch.

ABOUT US

WHAT WE DO

Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets. To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

AREAS OF PRACTICE

- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

OUR SERVICES

- Valuations
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement
- Property and Asset Management

CONTACT INFORMATION

Our Industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



CHRIS BURROW
Founding Partner, CEO

Office: 214-416-8222
Desk: 214-416-8224
Cell: 214-244-5047

cburrow@rangerealtyadvisors.com



DILLON COOK
Founding Partner, COO

Office: 214-416-8222
Desk: 214-416-8223
Cell: 214-738-3857

dcook@rangerealtyadvisors.com



JORDAN HARRIS
Associate

Office: 214-416-8222
Desk: 214-416-8226
Cell: 972-922-0642

jharris@rangerealtyadvisors.com

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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.

11-2-2015



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:
 - 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.

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.

William Owen Lyon III	335796	owen@owenlyon.com	972-317-0529
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William Owen Lyon III	335796	owen@owenlyon.com	972-317-0529
Designated Broker of Firm	License No.	Email	Phone
Chris Burrow	326076	cburrow@rangerealtyadvisors.com	214-416-8224
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date