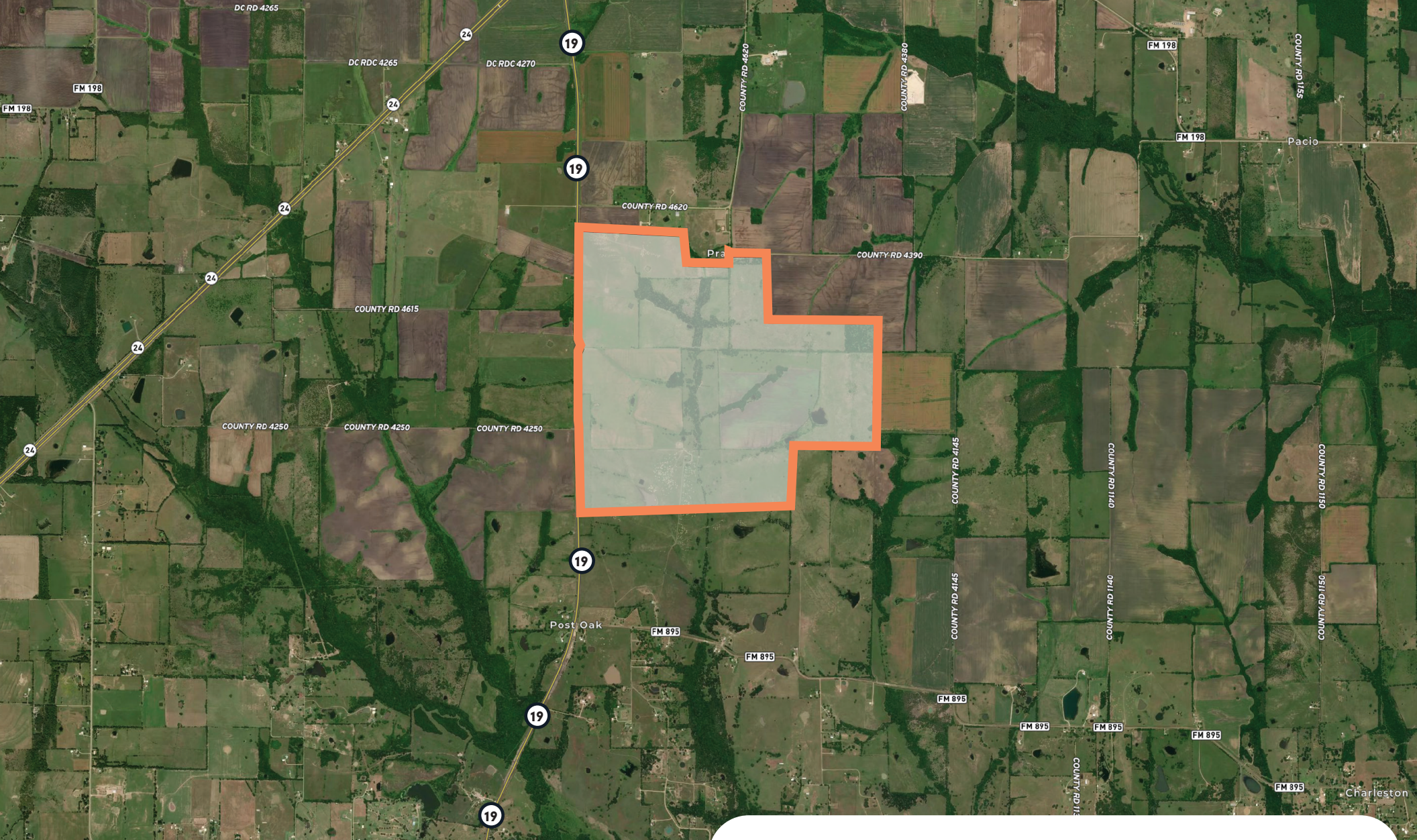




STATE HWY 19 COOPER, TX 75432

RANGE
REALTY ADVISORS

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MILTON BLACK
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PROPERTY OVERVIEW



LOCATION

State Hwy 19
Cooper, TX 75432



ACREAGE

Gross: $\pm 1,000.18$
Net: ± 970.69



ZONING

Delta County



FUTURE LAND USE

Investment



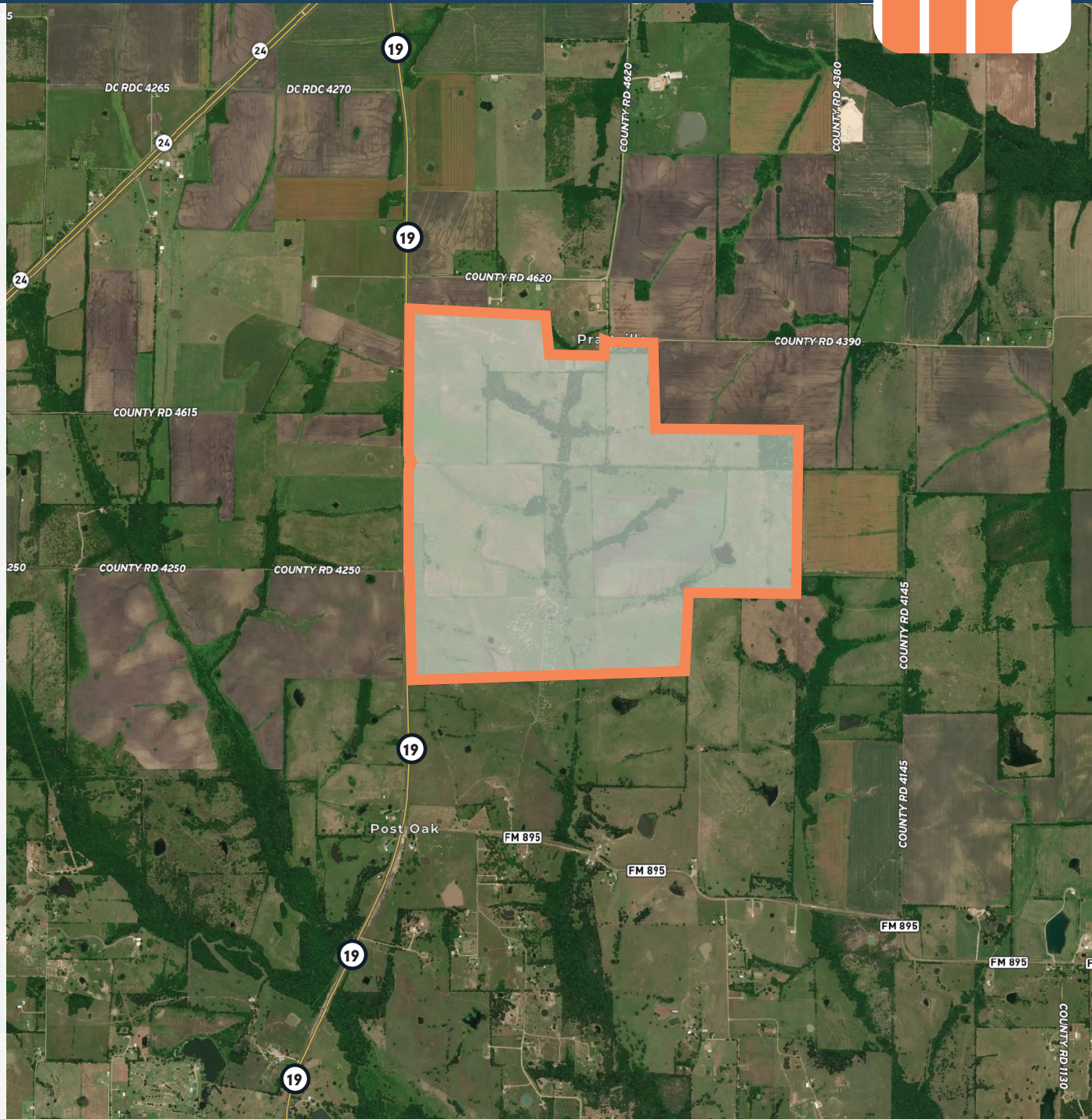
UTILITIES

Water: Off Site
Sewer: Off Site



ISD

Cooper ISD



Disclaimer: Range Realty Advisors, LLC makes no guarantee, warranty or representation regarding any information contained in this marketing flyer. All prospective buyers are solely responsible for conducting any and all due diligence to determine the feasibility for your intended use. The content within this marketing flyer is for speculative marketing purposes only.

MARKET OVERVIEW



SUMMARY

NESTLED IN THE HEART OF A COMMUNITY THAT CHERISHES ITS CULTURAL HERITAGE AND ENVIRONMENTAL BEAUTY, THIS PROPERTY PRESENTS A RARE INVESTMENT OPPORTUNITY. THIS EXPANSIVE SITE IS AN IDEAL CANVAS FOR VISIONARY DEVELOPMENT. THE RESIDENTS' STRONG COMMITMENT TO A WHOLESOME LIFESTYLE AND A PROGRESSIVE BUSINESS ETHOS MAKES THE AREA NOT JUST A PLACE TO LIVE, BUT A PLACE TO THRIVE. AS THE TOWN CONTINUES TO GROW, THIS PROPERTY STANDS AS A PROMISING PROSPECT FOR THOSE LOOKING TO CONTRIBUTE TO A COMMUNITY THAT BALANCES RESPECT FOR ITS RICH HISTORY WITH AN ENTHUSIASTIC EMBRACE OF THE FUTURE.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2023 POPULATION	410	1,117	5,967
2028 POPULATION	415	1,131	6,081
POP. GROWTH 2023-2028	0.2%	0.3%	0.4%
2023 TOTAL HOUSEHOLDS	168	455	2,357
MEDIAN HOUSE HOLDS INCOME	\$79,861	\$77,394	\$76,011
2023 TOTAL BUSINESSES	13	27	164
2023 TOTAL EMPLOYMENT	96	135	1,097



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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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tom Allison	627781	tallison@rangerealtyadvisors.com	214-416-8218
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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