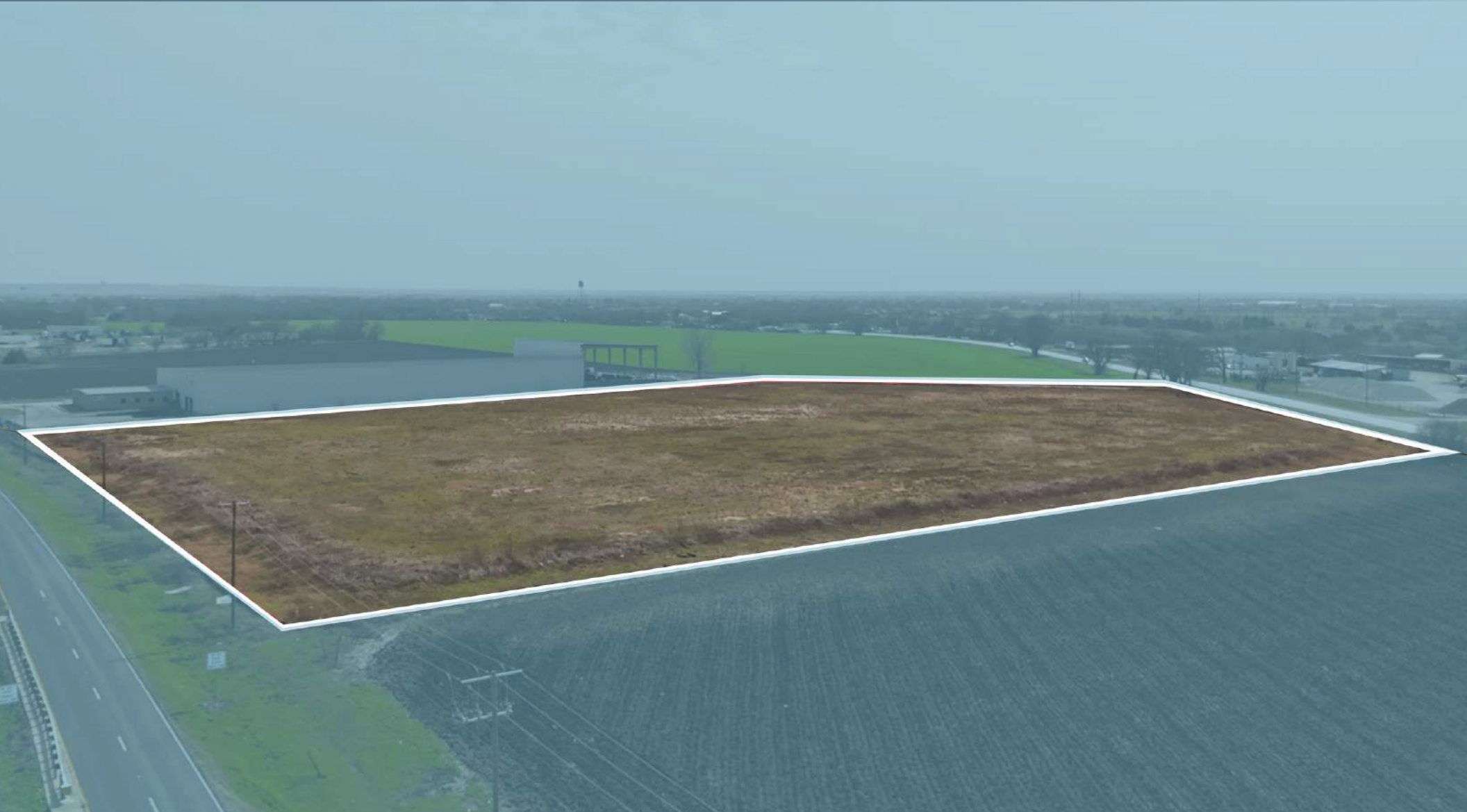




Property For Sale



11.113-acre RV Park Development Site

IH-45, Palmer, TX, 75152

The Ambrose Group

BROKER CONTACT:

Brandon Brooks

✉ brandon@theambrosegroup.com

☎ (817)-253-8362

Shane Wilder

✉ swilder@theambrosegroup.com

☎ (817)-676-3422





Property Details

Address

Interstate Highway 45, Palmer, Texas 75152

Size

11.113 Acres (484,091 Sq. Ft.)

Coordinates

32.44333448269581, -96.66539472600033

Zoning

C-2, Commercial 2

Plans

Owner will convey a full set of plans for a 103 unit RV complex to facilitate a shovel ready build

Tax Parcel (APN)

230643 and 178731

Tax Rate

2.093662%

Schools

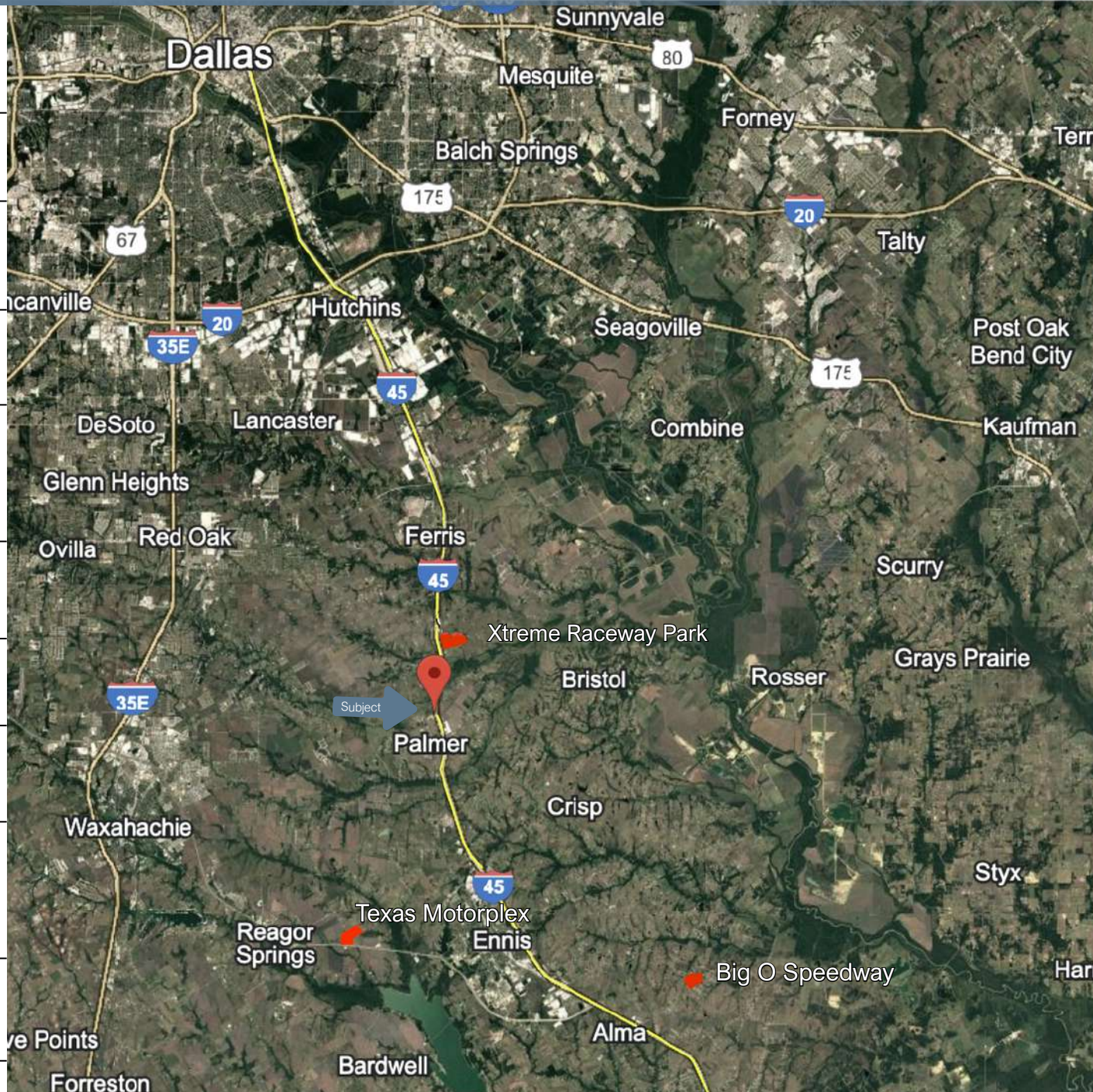
Palmer ISD

Legal

Situated in the J. Barker Survey, Abstract A-40, Palmer, Ellis County, Texas

Pricing

Call for pricing





2024 Demographics

Income

1 mile 5 miles 10 miles

Avg. Household Income	\$84,782	\$96,416	\$97,167
Median Household Income	\$73,392	\$81,857	\$86,084

Population

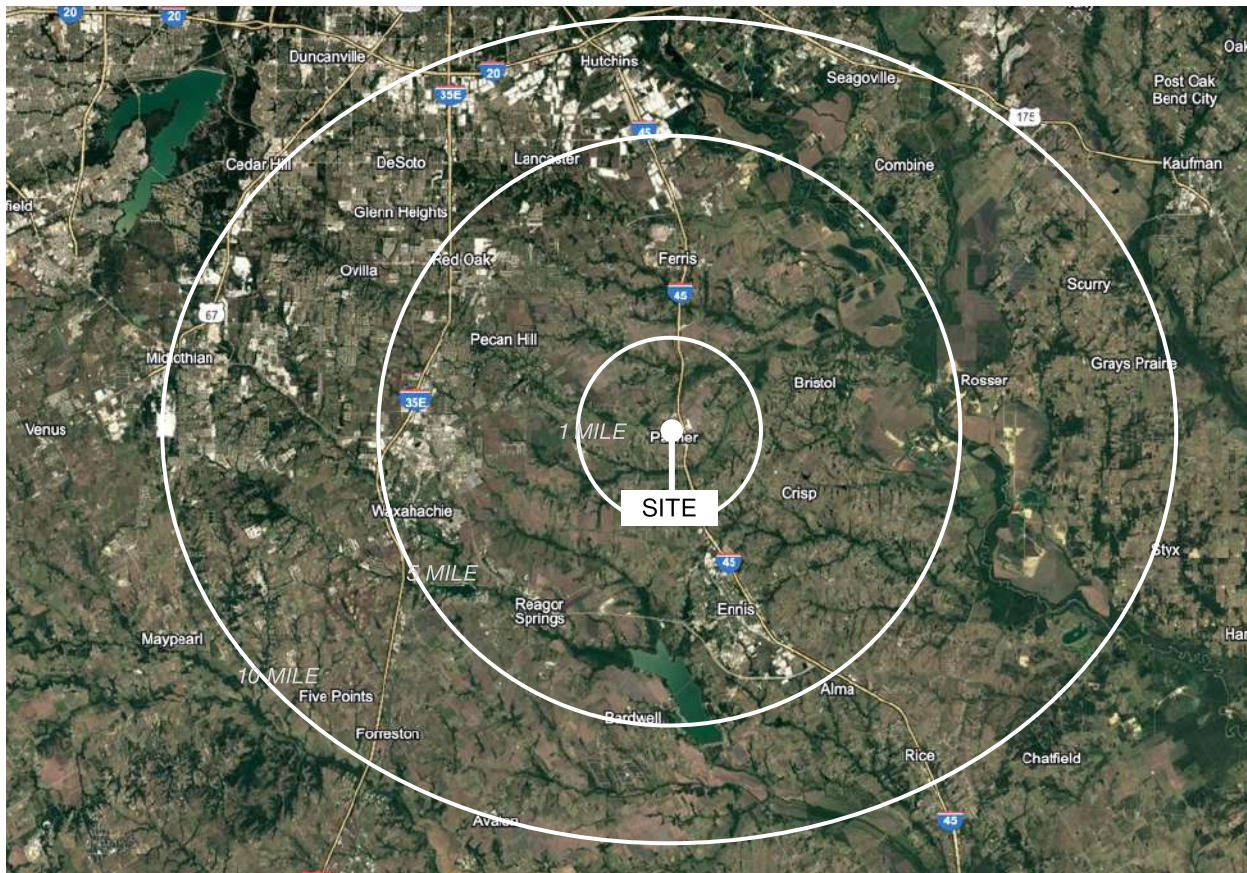
1 mile 5 miles 10 miles

2020 Population	702	7,193	80,028
2024 Population	779	7,983	93,139
2029 population projection	977	10,018	116,635
Annual Growth 2020-2024	2.7%	2.7%	4.1%
Annual Growth 2024-2029	5.1%	5.1%	5.0%

Housing

1 mile 5 miles 10 miles

Median Home Value	\$179,411	\$244,921	\$250,297
Median Year Built	1994	1994	1999



2024 TAX RATES

Ellis County	0.255357
Palmer ISD	1.050200
City Of Palmer	0.666947
EC ESD #9	0.100000
Ellis County LAT RD	0.018635



Dallas Market Overview

The Dallas/Fort Worth (DFW) area is a vibrant region spanning 12 counties, including the cities of Dallas, Fort Worth, and over 150 other municipalities. As the largest urban agglomeration in Texas and the fourth largest in the United States, DFW covers an area of 9,286 square miles and is home to approximately 7.1 million residents. The region is globally connected through the nation's fourth-busiest airport, which offers 55 international flights. North Texas' GDP is estimated at \$486 billion, and if DFW were a standalone state, it would rank as the 9th largest in the U.S. and the 23rd largest country in the world.



Texas By The Numbers



Texas is the **second-largest state** by land area in the US, with 268,596 square miles.

#1 STATE

For corporate relocations & expansions



Texas Economy is 8th largest in the world

Around **30.5 million residents**, making it the **second** most populous state after California

GDP

Texas's GDP reached **\$2.694 trillion** in 2023, making it the second-largest economy in the US after California



Texas has a **large** and **diverse** workforce, contributing to its economic strength.

ExxonMobil

Sysco

American Airlines

AT&T

53 Fortune 500 companies that are headquartered there, which include **ExxonMobil, AT&T, American Airlines, and Sysco.**



#1 STATE For Exports



Leading producer of crude oil nationwide



Texas is home to **3.2 million** small businesses

and **hundreds of** publicly traded firms



TAX

Texas **does not** have an estate tax or inheritance tax.



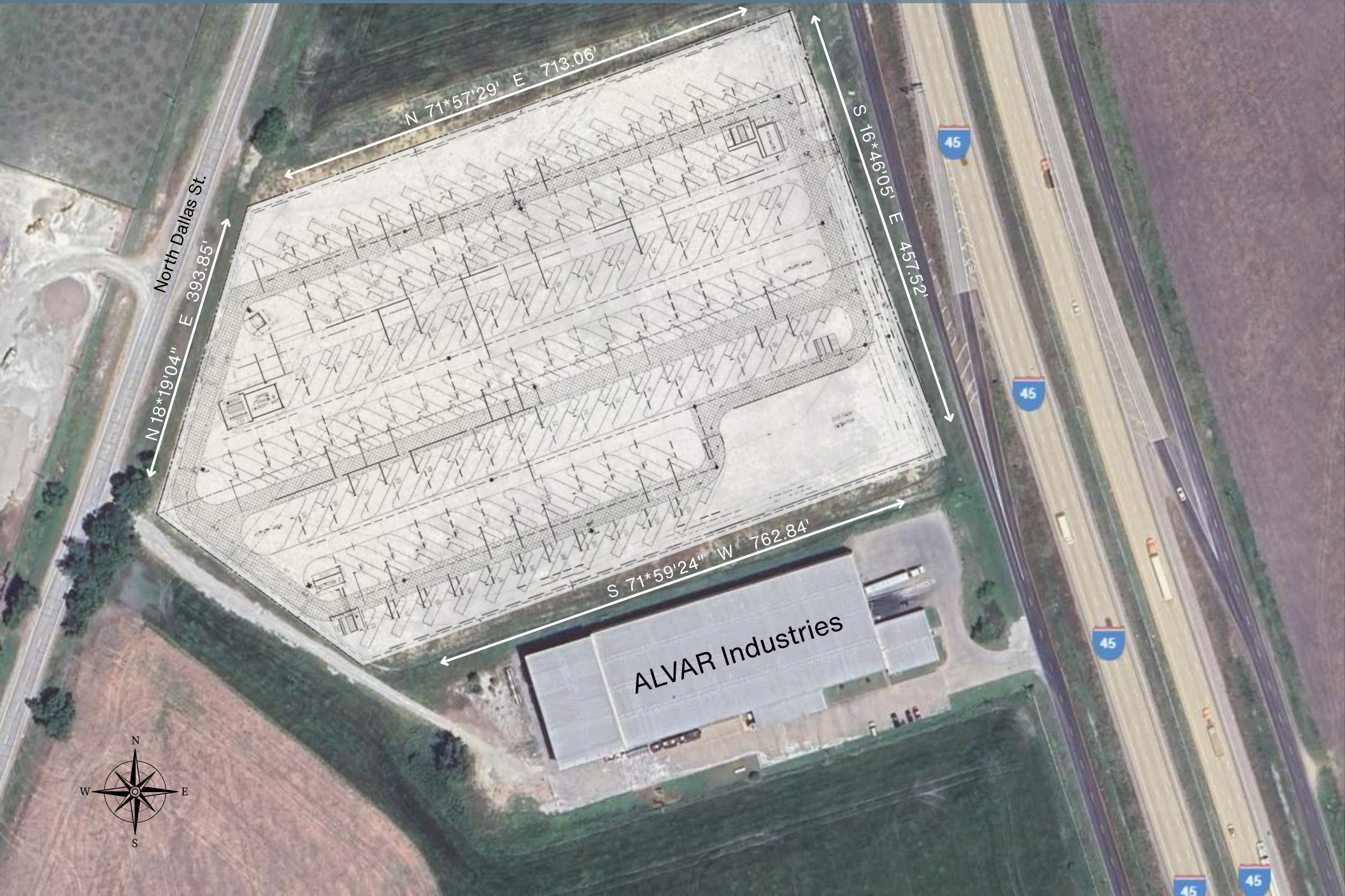
Number **1** jobs creator in 2023,

Texas added **326,700 jobs**

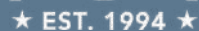


Site Plan

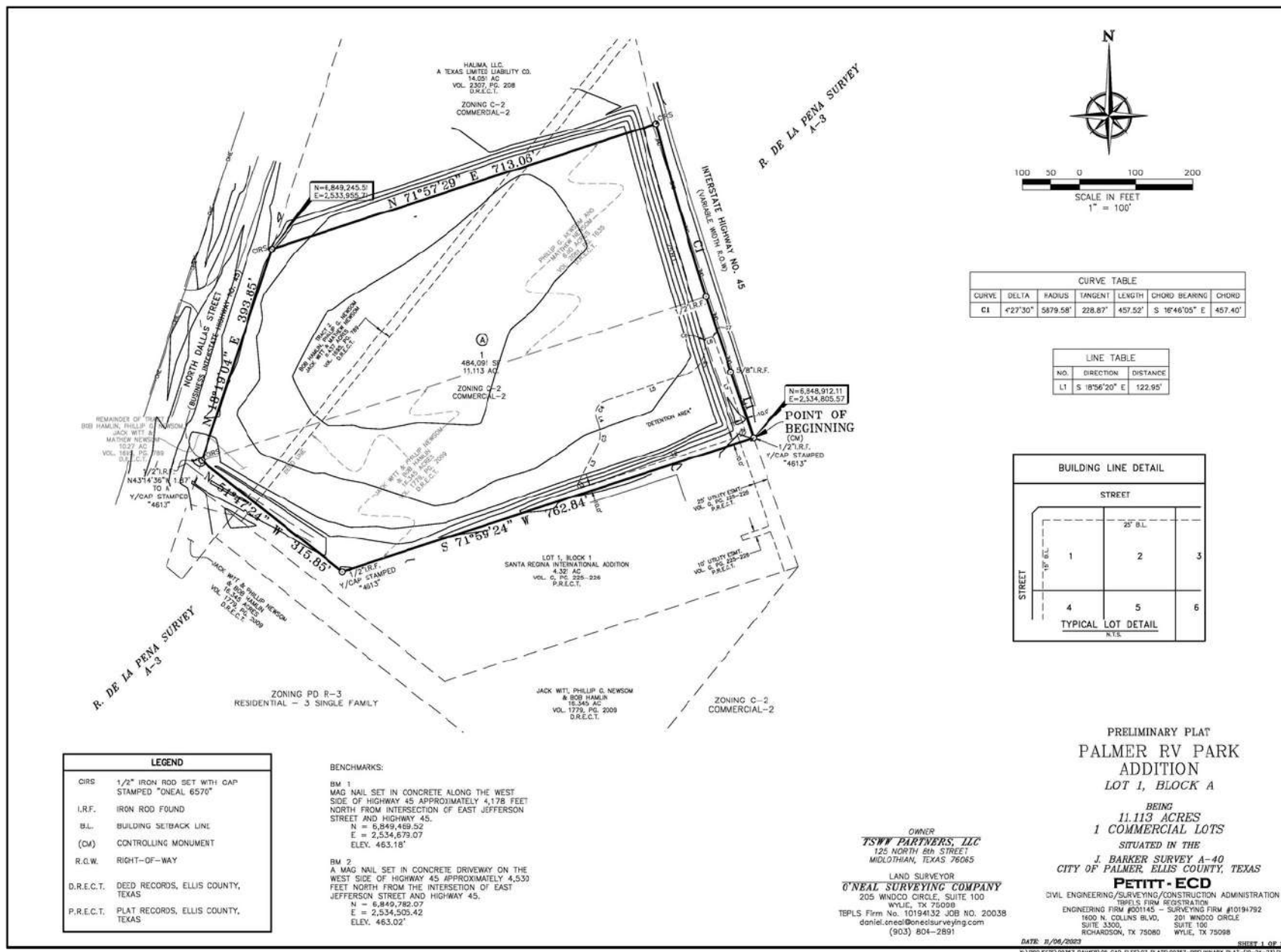
★ EST. 1994 ★



ALVAR Industries



Property Survey





Listing Team



Brandon Brooks
Executive Vice President
brandon@theambrosegroup.com
(817)-253-8362



Shane Wilder
Executive Director
swilder@theambrosegroup.com
(817)-676-3422





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.

David Michael Ambrose	382964	david@theambrosegroup.com	713.688.7733
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
			713.688.7733
Designated Broker of Firm	License No.	Email	Phone
David Michael Ambrose	382964	david@theambrosegroup.com	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brandon Miles Brooks	639787	brandon@theambrosegroup.com	817.253.8362
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shane Emmett Wilder	790036	swilder@theambrosegroup.com	817.676.3422
Sales Agent/Associate's Name	License No.	Email	Phone

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Date