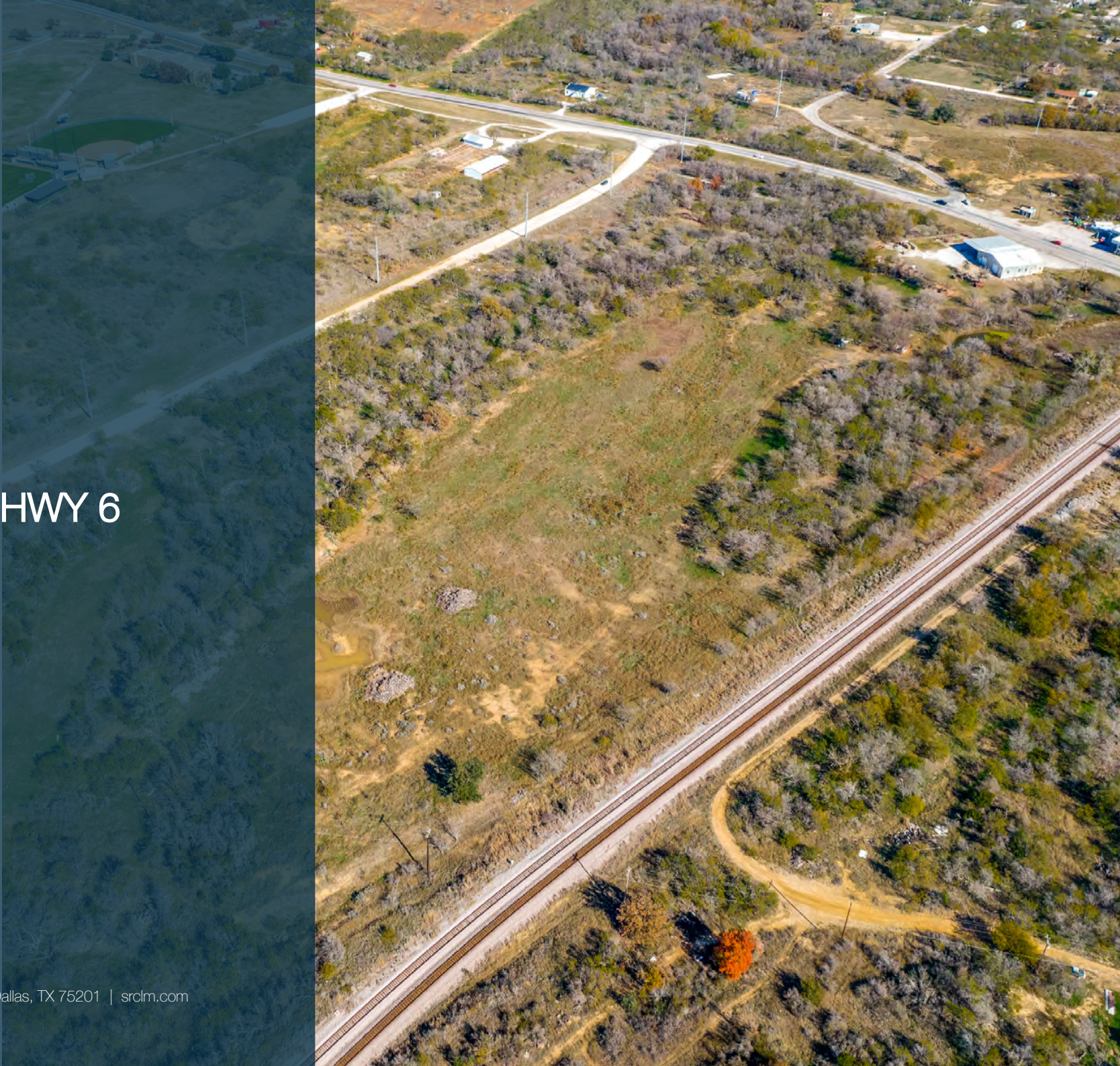




Franklin Avenue & HWY 6

Cisco, TX



Subject
Property

10.99± Acres



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Property

Overview

Address: Franklin Avenue & HWY 6

County: Eastland

Acres: 10.99± (can be combined with 10.98
acres to the west

Improvements: N/A

Frontage: 175± feet on Hwy 6

Terrain: N/A

Utilities: Close Proximity

Access: Hwy 6 & Lake Bernie Road











TRACT 1. Survey of a 10.90 acre tract of land out of and part of the W. A. Rhodes Survey, Abstract No. 858 of the SE/4 of Section 84, Block 4, H. & T.C. RR Co. Survey and out of and part of the D. W. Hunt Survey, Abstract No. 708 of the SW/4 of said Section 84, Eastland County, Texas, said 10.90 acre tract being out of and part of that tract of land described in a deed to Diamond Hands Holdings, LLC recorded in Instrument No. 2023-003537, Official Public Records, Eastland County, Texas, and being further described by notes and bounds and attached hereto for reference.

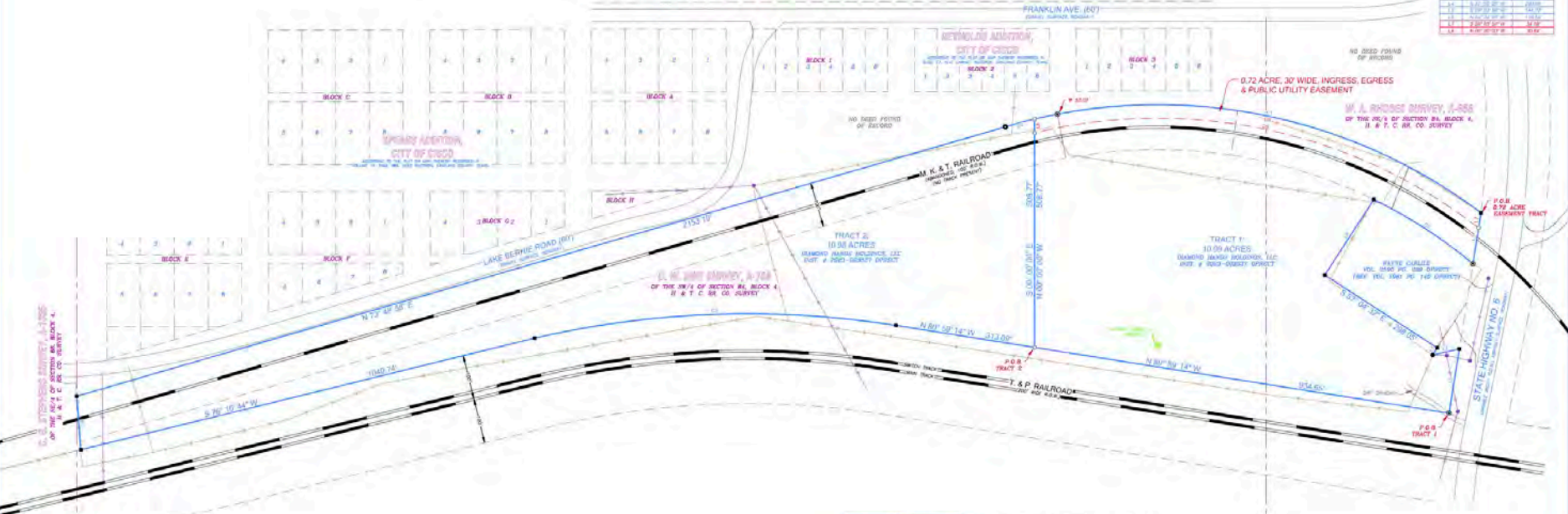
TRACT 2. Survey of a 10.90 acre tract of land out of and part of the D. W. Hunt Survey, Abstract No. 708 of the SW/4 of Section 84, Block 4, H. & T.C. RR Co. Survey, Eastland County, Texas, said 10.90 acre tract being out of and part of that tract of land described in a deed to Diamond Hands Holdings, LLC recorded in Instrument No. 2023-003537, Official Public Records, Eastland County, Texas, and being further described by notes and bounds and attached hereto for reference.

0.72 acre, 30' wide, ingress, egress & public utility easement; Survey of a 0.72 acre, 30' wide, ingress, egress & public utility easement out of and part of the W. A. Rhodes Survey, Abstract No. 858 of the SE/4 of Section 84, Block 4, H. & T.C. RR Co. Survey and out of and part of the D. W. Hunt Survey, Abstract No. 708 of the SW/4 of said Section 84, Eastland County, Texas, said 0.72 acre easement being out of and part of that tract of land described in a deed to Diamond Hands Holdings, LLC recorded in Instrument No. 2023-003537, Official Public Records, Eastland County, Texas, and being further described by notes and bounds and attached hereto for reference.



EASTLAND COUNTY, TEXAS

LINE	BEARING	DISTANCE	AREA
1	N 0° 00' 00" E	100.00	100.00
2	S 90° 00' 00" E	100.00	100.00
3	N 0° 00' 00" E	100.00	100.00
4	S 90° 00' 00" E	100.00	100.00
5	N 0° 00' 00" E	100.00	100.00
6	S 90° 00' 00" E	100.00	100.00
7	N 0° 00' 00" E	100.00	100.00
8	S 90° 00' 00" E	100.00	100.00
9	N 0° 00' 00" E	100.00	100.00
10	S 90° 00' 00" E	100.00	100.00
11	N 0° 00' 00" E	100.00	100.00
12	S 90° 00' 00" E	100.00	100.00
13	N 0° 00' 00" E	100.00	100.00
14	S 90° 00' 00" E	100.00	100.00
15	N 0° 00' 00" E	100.00	100.00
16	S 90° 00' 00" E	100.00	100.00
17	N 0° 00' 00" E	100.00	100.00
18	S 90° 00' 00" E	100.00	100.00
19	N 0° 00' 00" E	100.00	100.00
20	S 90° 00' 00" E	100.00	100.00



LEGEND

- 1/2" (1/4" BEARING) (1/4" DISTANCE) (1/4" BEARING) (1/4" DISTANCE) (1/4" BEARING) (1/4" DISTANCE)
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Notes:

(1) According to the Flood Insurance Rate Map for the City of Clack, Eastland County, Texas, Community Panel No. 400023 0001 B dated January 25th, 1979 this lot is in Zone C which is defined as areas of minimal flooding.

Schedule B notes. Property shown herein which may be subject to the following covenants:

(2) Deed to A. M. Bostler recorded in Volume 85, Page 284, Deed Records, Eastland County, Texas (does not apply)

(3) Deed to The Texas Company recorded in Volume 149, Page 170, Deed Records, Eastland County, Texas (described as income, no green with, may apply)

(4) Deed to F. J. Spang recorded in Volume 185, Page 584, Deed Records, Eastland County, Texas (does not apply)

(5) Deed to Maxine Petroleum Company recorded in Volume 174, Page 188, Deed Records, Eastland County, Texas (does not apply)

(6) Deed to Cline Oil Mill recorded in Volume 193, Page 288, Deed Records, Eastland County, Texas (does not apply)

(7) Deed to Abilene Gas and Electric Company recorded in Volume 186, Page 335, Deed Records, Eastland County, Texas (does not apply)

(8) Deed to Cline Oil Mill recorded in Volume 193, Page 288, Deed Records, Eastland County, Texas (does not apply)

(9) Deed to The Texas Company recorded in Volume 149, Page 170, Deed Records, Eastland County, Texas (described as income, no green with, may apply)

(10) Deed to the State of Texas recorded in Volume 206, Page 464, Deed Records, Eastland County, Texas (does not apply)



[Learn More](#)

Why SRC Local Markets?

SRC Local Markets, LLC was started by two real estate veterans with the following goal in mind "To give our clients the highest level of customer service and to treat every client like they were our only client". Thousands of transactions later we are still guided by that one goal. We make sure that each and every one of our clients gets the same high level of customer services, access to decades of real estate expertise and a team of dedicated individuals that are committed to making sure that our clients real estate goals are achieved with every transaction. In addition, we have access to all of the top real estate research tools to use on our clients behalf, relationships with the top real estate marketing websites and even our own in-house real estate attorney that is available to our clients. Currently, SRCLM is marketing in excess of \$100M in property for our clients nationwide.

Land

Disposition Group

About Us

SRCLM's Land Disposition Group serves individual, corporate, public, and private clients in acquiring and disposing of real property investments and developments. We pride ourselves on the 40 years of combined market knowledge our team has accrued in national and international commercial real estate markets. With this knowledge and foresight, we strive to strategically position our clients to achieve their real estate objectives. We offer extensive market analysis to our clients in order to provide them with the most up-to-date information regarding their property's value.

Our Objective

Our objective is to provide each client with the utmost care and service. This is done through our personal and hands-on approach to real estate transactions. Each real estate professional assigned to your account is accessible 24/7 by e-mail or phone to assist with any questions or concerns.

Our Approach

[Are you looking to invest or dispose of real estate assets?](#) SRCLM has the knowledge and resources to analyze and assist you with your real estate needs. We'll assess your real estate portfolio and suggest solutions, including disposition of property, farm and ranch land and help with real estate investments.

When you choose SRCLM, a dedicated team of real estate professionals will serve as your partners, getting to know your specific needs and priorities. We place a premium on accurate, real-time data, and will closely analyze the market to identify and predict long-term trends. Empowered by this valuable data, we'll sit down with you to determine the best course of action for you. From optimizing your real estate portfolio to negotiating contracts, SRCLM provides the expertise you need to keep your real estate investments [on point](#).

Get In Touch

Contact Information

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Disclaimer

The following information is from sources believed to be reliable. SRC Local Markets, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes or conditions, including price or rental, or with-drawal without notice. Any projections, assumptions, or estimates are for illustrative purposes only. Recipients should conduct their own due diligence.



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:
 - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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