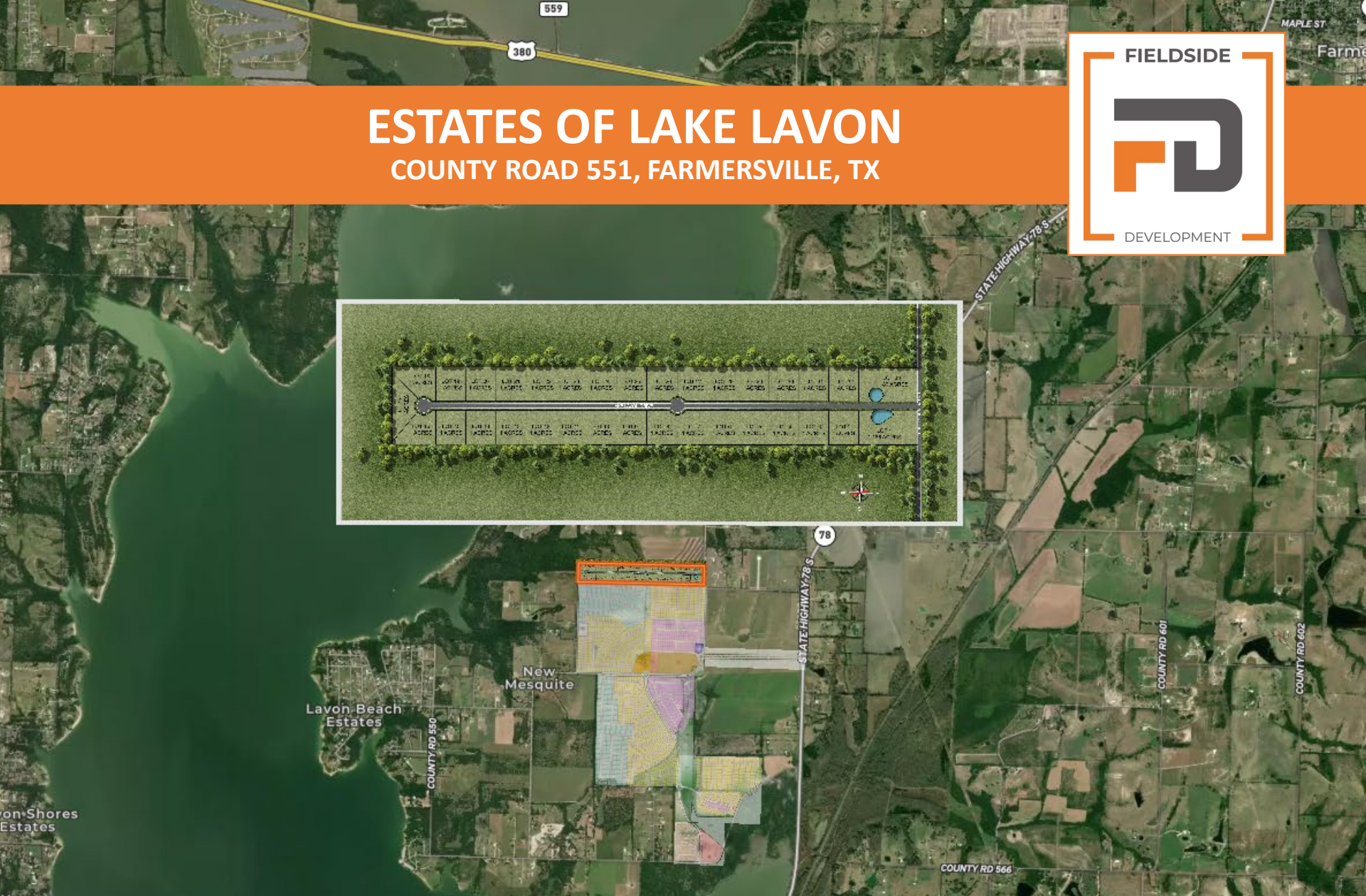
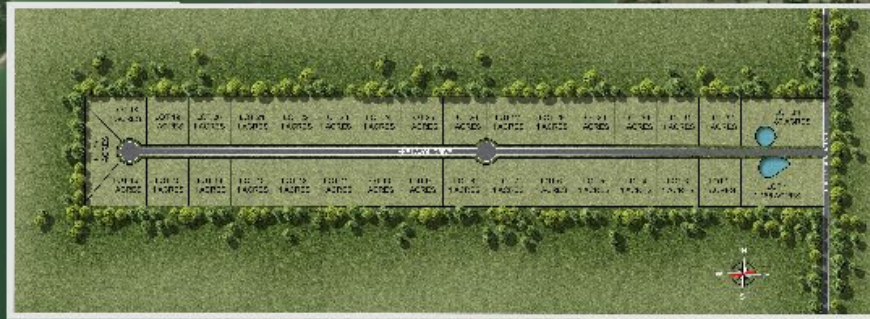


ESTATES OF LAKE LAVON

COUNTY ROAD 551, FARMERSVILLE, TX



FIELDSIDE DEVELOPMENT
FIELDSIDECO.COM

TERENCE BURNSIDE
214.406.3724
terence@fieldsideco.com

MITCHELL FIELDING
214.422.1219
mitchell@fieldsideco.com

MEGHANN LN



CONCEPT OF 40's or 50's ESTATES OF LAKE LAVON

40'S - 261 LOTS 50'S 211 LOTS



COUNTY RD 551

New Mesquite

FIELDSE DEVELOPMENT
FIELDSECO.COM


TERENCE BURNSIDE
214.406.3724
terence@fieldsideco.com

MITCHELL FIELDING
214.422.1219
mitchell@fieldsideco.com

PROPERTY INFORMATION

ESTATES OF LAKE LAVON



 **SIZE: 39.5 Acres**
PARCELS: (33) ONE ACRE LOTS

 **WATER: AT CR 551**
SEWER: SEPTIC REQUIRED

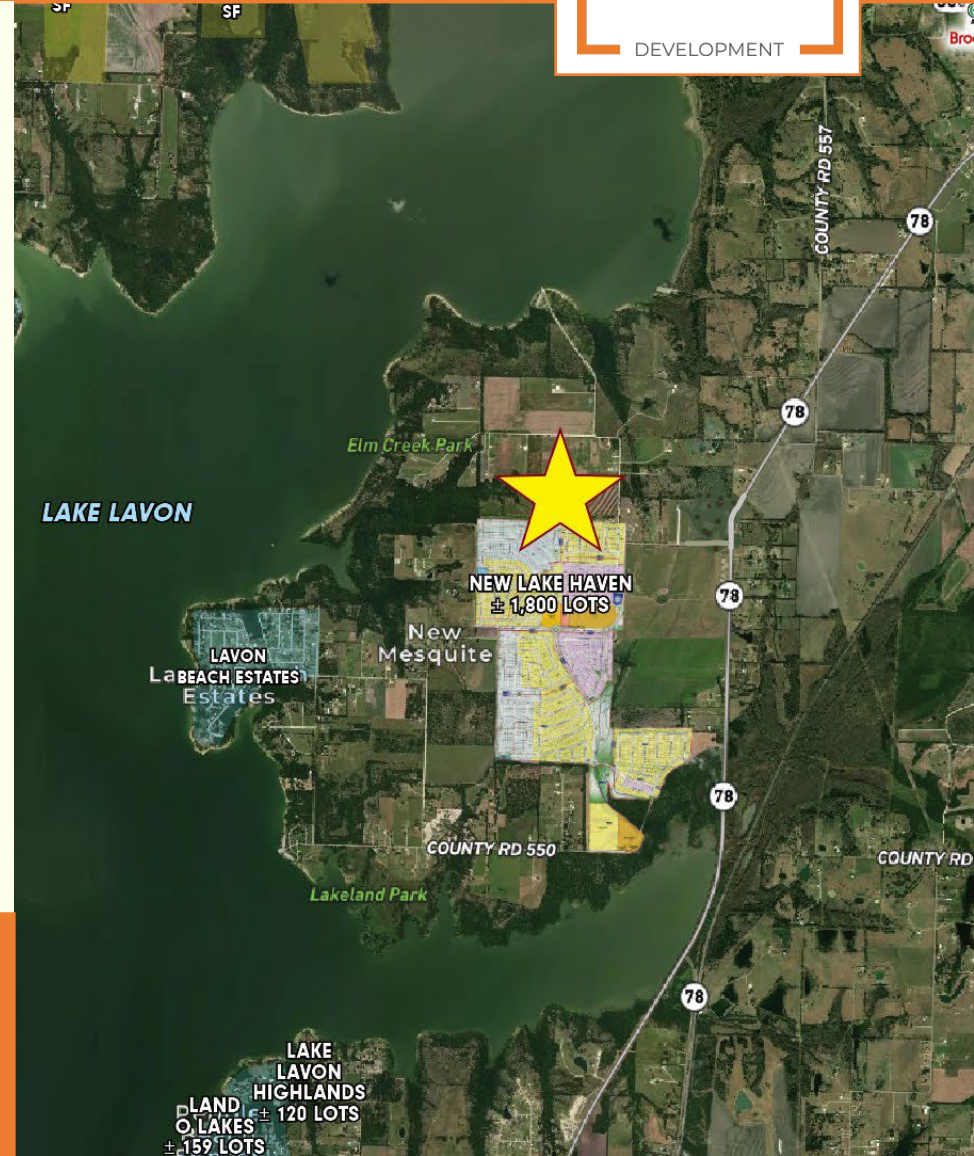
 **CR 551 / CR 553 FARMERSVILLE**

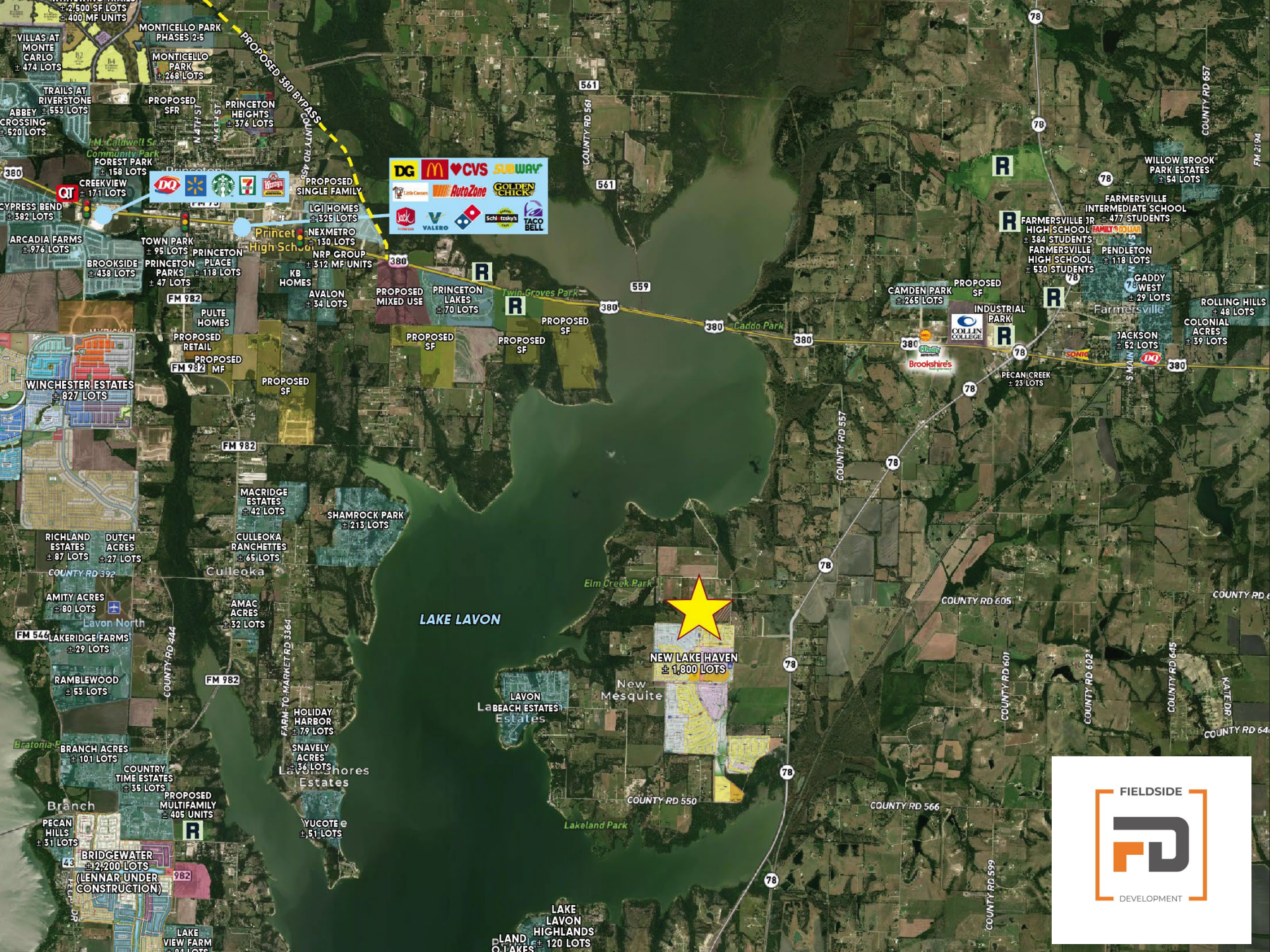
 **COUNTY: COLLIN COUNTY**

 **FARMERSVILLE ISD Schools**

DIRECTIONS

**GPS: 2462 COUNTY ROAD 551, FARMERSVILLE,
TX, 75442**





NEW LAKE HAVEN
± 1,800 LOTS





ESTATES OF LAKE LAVON

- 39.5 acres located on CR 551 near CR 553
- Parcel number R673900115701 & R673900115301 (Collin County)
- (34) Large Lot Residential Subdivision. Minimum 1 Acre.
- No city sewer. Septic System Required
- Final Plat and Engineering Complete (Paper Lots).
- Perimeter Roads is Asphalt.
- Adjacent the new Lake Haven Residential Development
- If sewer becomes available, concept shows (261) 40' Lots or (211) 50' Lots

DEMOGRAPHICS

Mile Radius	3 Mile	5 Mile	10 Mile
2022 Population	341	4,621	44,294
Pop. Growth 2022-2027	0.5%	2.1%	3.8%
Avg. HH Income	\$106,885	\$81,105	\$98,546



(33) 1 ACRE ESTATE LOTS

- TYPICAL LOT 60x120 - 267 LOTS
 - TYPICAL LOT 50x120 - 107 LOTS
 - TYPICAL LOT 40x120 - 579 LOTS
- TOTAL SF LOTS - 1923
COTTAGE UNITS - 146

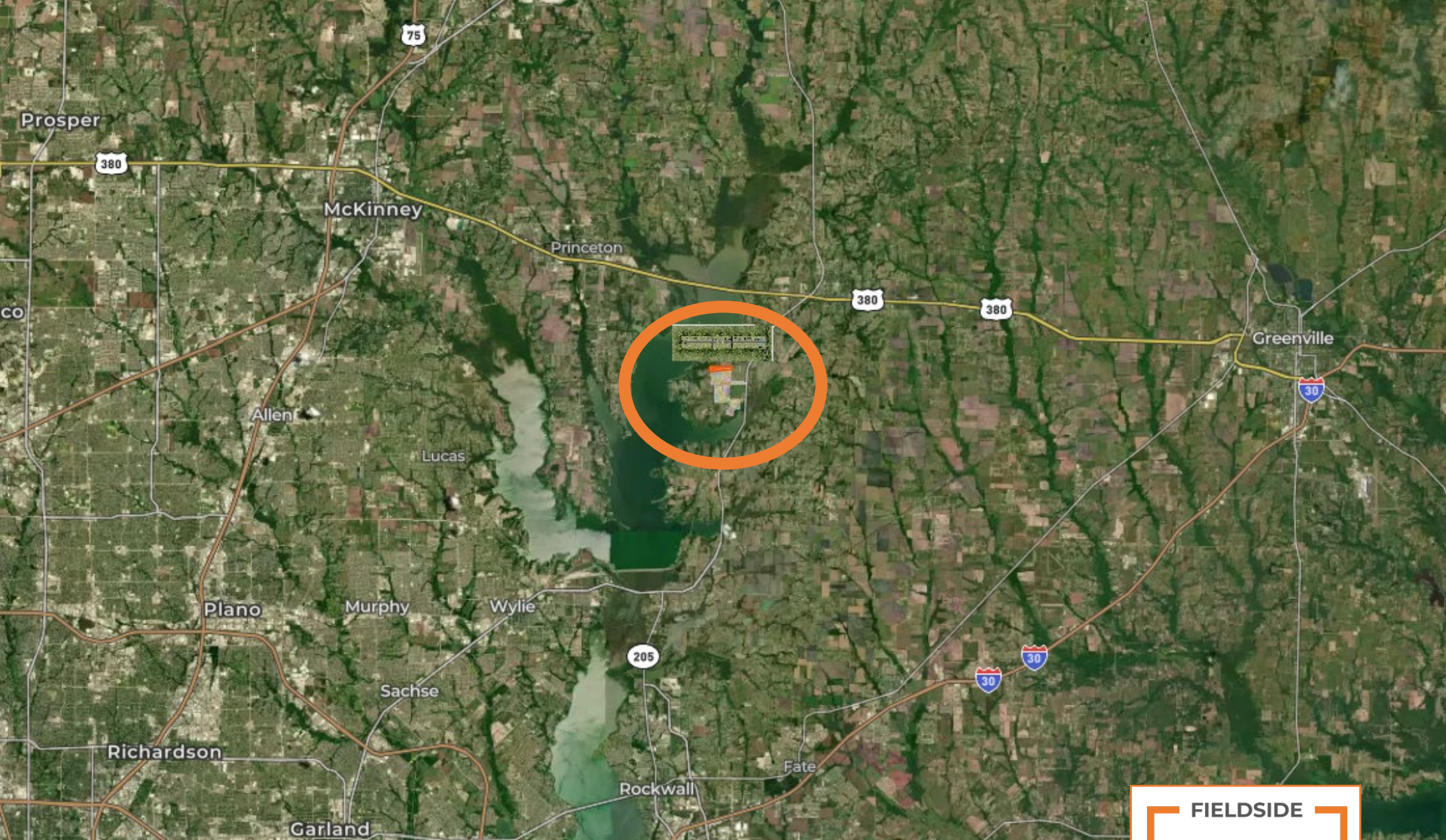
**Concept Plan
LAKE HAVEN**

1923 Total SF Lots
 60s - 579, 50s - 107, 40s - 267
 Cottages Units - 146
 1 - School Site (13.2 Ac.)
 1 - Fire Station (2.40 Ac.)
 1 - Amenity Center (4.42 Ac.)
 1 - Water Tower Site (1.20 Ac.)
 1 - Wastewater Treat. Plant (8.28 Ac.)
 Open Space 18-X Lots, Landscape Buffer (45.0 Ac.)

Being a 478.575 acre tract of land situated in the S21m & Reed Survey, Abst. No. 738 in the E.U. of the City of Farmersville, Collin County, Texas.

LAKE HAVEN
 BY TCCI LAND DEVELOPMENT





ESTATES OF LAKE LAVON





Information About Brokerage Services

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

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.

Fieldside Realty Group powered by ONE LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9008156 License No.	Terence@FieldsideCo.com Email	(214)406-3724 Phone
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Terence Burnside Sales Agent/Associate's Name	0704196 License No.	Terence@FieldsideCo.com Email	(214)406-3724 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date Terence IABS