



196 FM 1138, Fate TX



**3 Acres for Sale
Outside City Limits
Utilities On-Site
No Flood Zone
Just off SH-66**

**ROD
HOLLAND**
Real Estate
GROUP

JUDY KURTZ

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ROD HOLLAND REAL ESTATE TEAM

KW
COMMERCIAL SM

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195 FM 1138, FATE, TX

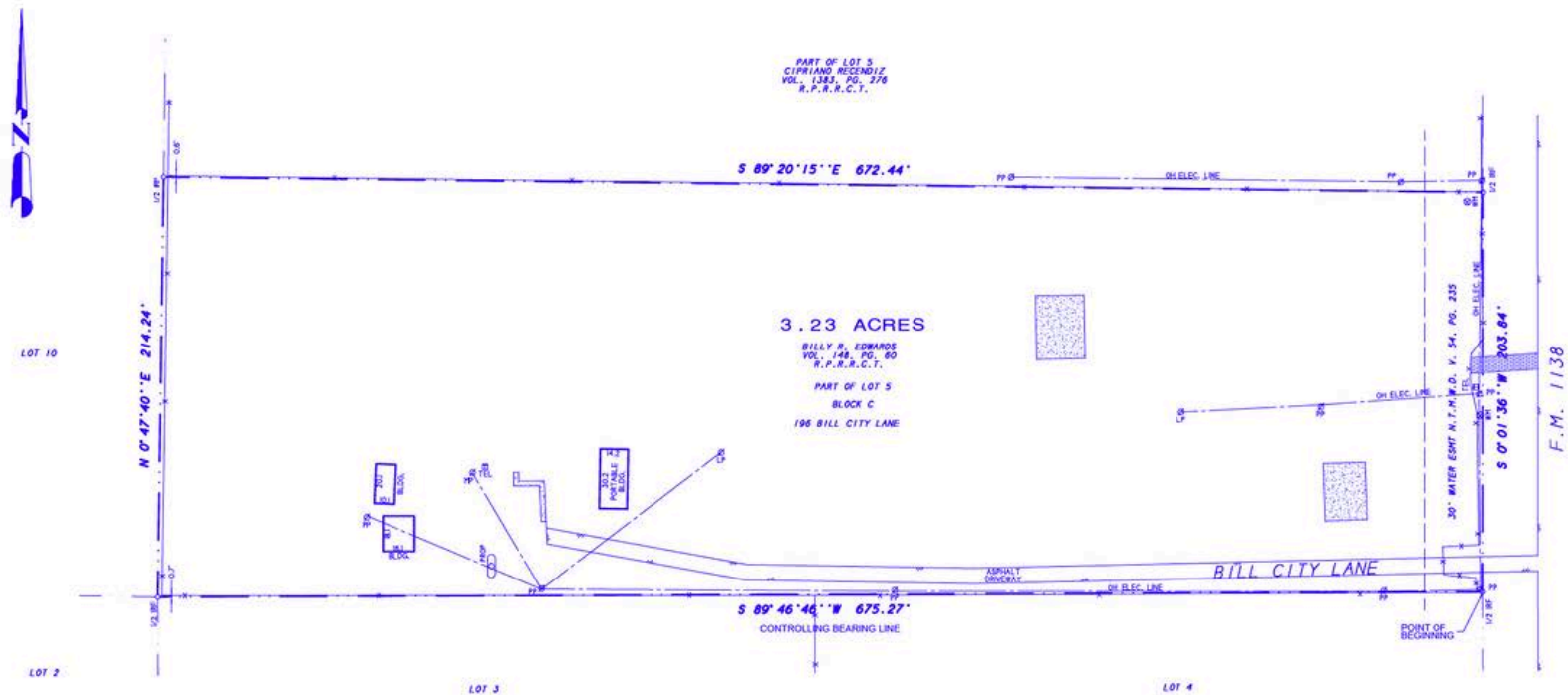
PROPERTY OVERVIEW

This 3-acre tract is located just off the hard corner of FM 1138 and State Highway 66 with over 20,000 vehicles per day. The property features all utilities on-site including water, electric, and septic. Situated outside of city limits with no flood zone, the property is ready for development and would be suitable for a light industrial or flex space. Surrounding retailers include Exxon, Ponderosa Pet Resort, Pasturas Los Alazanes, and more. Contact the listing agent for more information.



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DESCRIPTION

BEING a part of Lot 5, Block C of LEISURE LANDS LIMITED SUBDIVISION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 83 and 84, of the Plat Records of Rockwall County, Texas, and being the same tract of land as described in a Warranty deed to Billy R. Edwards, as recorded in Volume 148, Page 60 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way line of F.M. 1138 and at the southwest corner of Lot 5, Block C, and the northeast corner of Lot 4, Block C;

THENCE S. 89 deg. 46 min. 46 sec. W. along the south line of Lot 5, Block C, a distance of 675.27 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 47 min. 40 sec. E. a distance of 214.24 feet to a 1/2" iron rod found for corner at the southwest corner of a tract of land as described in a Warranty deed to Sergio Recendiz, dated May 4, 1998 and being recorded in Volume 1353, Page 276 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 20 min. 15 sec. E. along the south line of said Recendiz tract, a distance of 672.44 feet to a 1/2" iron rod found for corner in the west right-of-way line of F.M. 1138;

THENCE S. 00 deg. 01 min. 36 sec. W. along said right-of-way line, a distance of 203.84 feet to the POINT OF BEGINNING and containing 3.23 acres of land.

THENCE

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C 055 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034"

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for MICHAEL TEXANNA at 196 F.M. 1138, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 27th, 2002, and subsequent revisions, and the same was surveyed under my supervision on the ground this the 27th day of June, 2013.

Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND									
1/2" IRON ROD	1/4" IRON ROD	1/8" IRON ROD	3/16" IRON ROD	1/2" IRON ROD	3/4" IRON ROD	1" IRON ROD	2" IRON ROD	4" IRON ROD	6" IRON ROD
1/2" IRON PIPE	1/4" IRON PIPE	1/8" IRON PIPE	3/16" IRON PIPE	1/2" IRON PIPE	3/4" IRON PIPE	1" IRON PIPE	2" IRON PIPE	4" IRON PIPE	6" IRON PIPE
1/2" IRON PIPE	1/4" IRON PIPE	1/8" IRON PIPE	3/16" IRON PIPE	1/2" IRON PIPE	3/4" IRON PIPE	1" IRON PIPE	2" IRON PIPE	4" IRON PIPE	6" IRON PIPE
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SURVEY DATE: JUNE 27, 2013
SCALE: 1" = 40'
CLIENT: JECAPPAH
FILE # 20130203
SHEET # 3068

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9879 FAX

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195 FM 1138, Fate, TX Retail Map



The property is located off the corner of FM 1138 and SH-66 with over 20,000 VPD.

18 Miles to Garland

30 Miles to Dallas

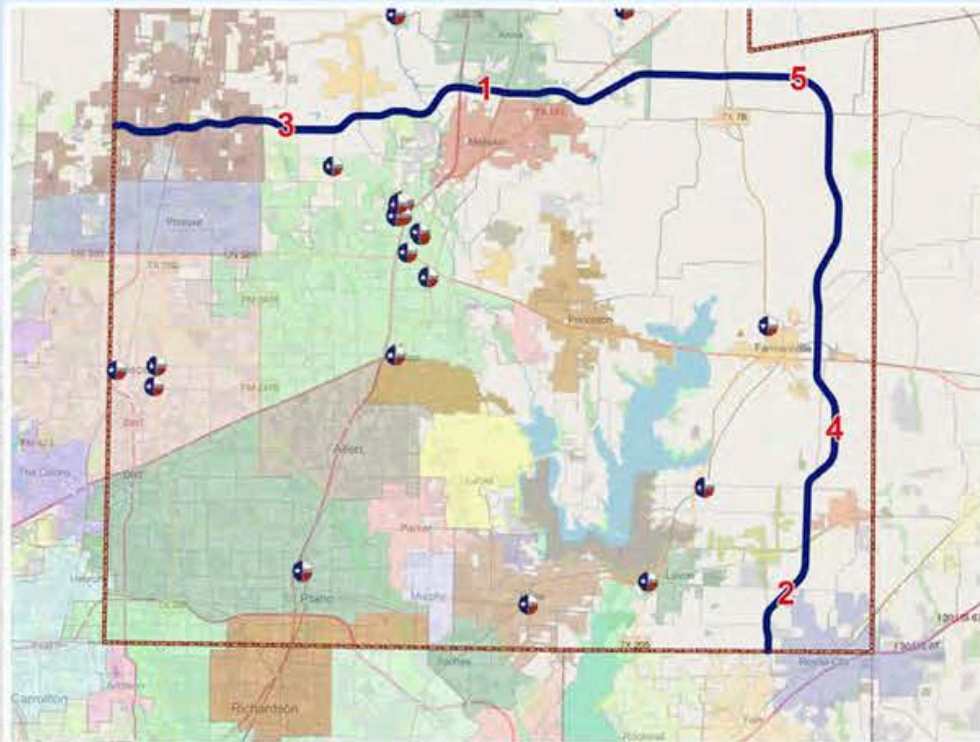
49 Miles to DFW Airport

62 Miles to Ft. Worth



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New Outerloop Development



Just north of the property is the new development for an outerloop that will connect Royse City's FM 1138 to County Rd 6 in Celia, Texas. The development will allow easy access across Collin County

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Rockwall County Demographic Overview

Fate, Texas is located in the east corner of Rockwall County and is just 34 miles east of Downtown Dallas. Fate has two major airports (DFW International Airport & Dallas Love Field) less than a hour away. The city of Fate has grown nearly 35 percent in the past decade. Residents have easy access to four area malls, two outlet malls, Uptown Dallas nightlife, close proximity to area colleges, and are also close to recreational facilities at Lake Ray Hubbard, Lavon Lake and Lake Tawakoni. Fate is just 10 miles from the Rockwall Harbor District. The Harbor District opened in 2005 and provides musical entertainment, festivals and weddings with more than 24 places to dine, shop and have fun. Located on Lake Ray Hubbard, one of the largest lakes in North Texas, visitors come from all over to see the gorgeous sunsets. Over 80,000 visitors come every year to shop, stay in the upscale Hilton Hotel, relax at the spas and dine at some of the finest restaurants in North Texas. Rockwall County is located in the northeastern outlying sub-market of DFW, a regular target among retail investors in Dallas-Fort Worth. Helping drive population growth is excellent job growth of 19 percent from 2015 to 2020. Rockwall County was the third fastest-growing county in the country during the last decade and its population has nearly doubled since 2000. Not far behind was Collin County, which ranked #13, growing more than 60 percent. The county was also ranked the #1 Richest County in Texas and one of the Top Five Best Places to Live in the Nation. Strong population growth coupled with tax incentives for development make Rockwall County an excellent choice for commercial investors



116,381

**2021 POPULATION
ROCKWALL COUNTY**



\$105,956

**2020 MEDIAN HH INCOME
ROCKWALL COUNTY**



\$551,630

**JUNE '22 AVERAGE
HOME VALUE
ROCKWALL COUNTY**



37.6

**2020 MEDIAN AGE
ROCKWALL COUNTY**

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Property Summary

Location	196 FM 1138, Fate, TX
County	Rockwall County
Zoning	None
Acres	3 Acres
Utilities	All On-Site
Topography	Level
Flood Zone	None
Grading	Raw Land



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Keller Williams Rockwall</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>535327</u> License No.	<u>klrw552@kw.com</u> Email	<u>972-772-7000</u> Phone
<u>Russell Ratterree</u> Designated Broker of Firm	<u>688529</u> License No.	<u>russellr@kw.com</u> Email	<u>214-448-0247</u> Phone
<u>Sherry Price</u> Licensed Supervisor of Sales Agent/ Associate	<u>562555</u> License No.	<u>sherryprice@kw.com</u> Email	<u>214-395-9537</u> Phone
<u>Judy Kurtz</u> Sales Agent/Associate's Name	<u>0436159</u> License No.	<u>judy@rodholland.com</u> Email	<u>469-323-0485</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date