



4500 White Settlement Road

289.725 acres in Eastern Parker County

\$11,590,000
\$40,000/acre



4500 White Settlement Road Weatherford, TX 76008

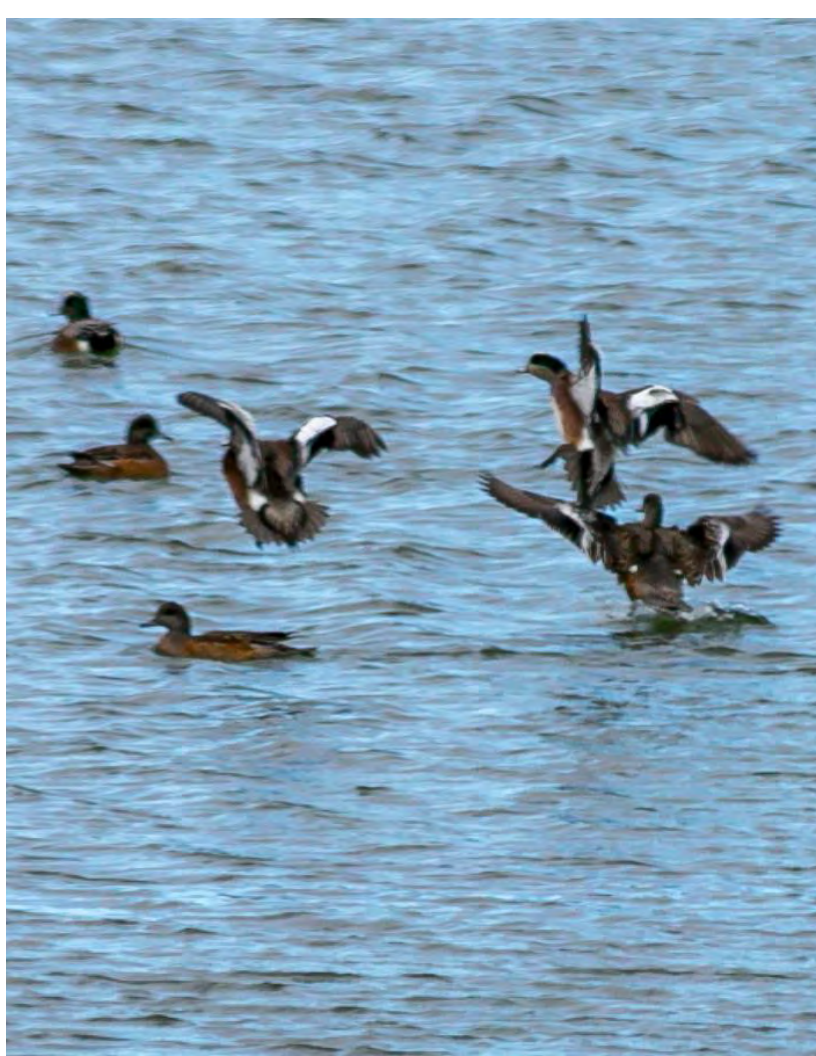
**289.725 acres
Weatherford ISD**

289+ acres in eastern Parker County just north of the town of Willow Park. This property is an excellent residential development prospect or a purchase and hold prospect with 217 +/- acres within the city limits of Willow Park and the sought-after Weatherford Independent School District. The property currently has an agricultural exemption. There is a beautiful lake that is 17 acres when full and the property is only 5 miles north of I-20 where lots of retail shopping, grocery, and medical services are located. 20 miles to Fort Worth and 11 miles to Weatherford, this property is centrally located between two major destinations and sources of employment and recreation. There is appx. 2750' of road frontage on White Settlement Road and 845' on Emsley Drive in 2 locations. The City of Willow Park has the available capacity to supply water for a subdivision.

Please see the maps and contact the agent for more information. Buyers and buyers' agents to verify all information.

Offered at **\$11,590,000 or \$40,000/ac**





4500 White Settlement Road | Parker County, Texas

Links:

[Property Website](#)

[Interactive Map](#)

[City of Willow Park](#)

Williamstrew★



Allen Crumley

Associated Broker

(817)480-9502

allen@williamstrew.com

landsanddwellings.com

Information provided is not guaranteed





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.

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.

Ebby Halliday RE Inc DBA Williams Trew Real Estate	257740	gingergill@ebby.com	214-572-1060
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ginger Gill	504495	gingergill@ebby.com	214-572-1060
Designated Broker of Firm	License No.	Email	Phone
Elizabeth McCoy	0496425	elizabethm@williamstrew.com	(817) 732-8400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Allen Crumley	0591264	allen@williamstrew.com	(817) 732-8400
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date