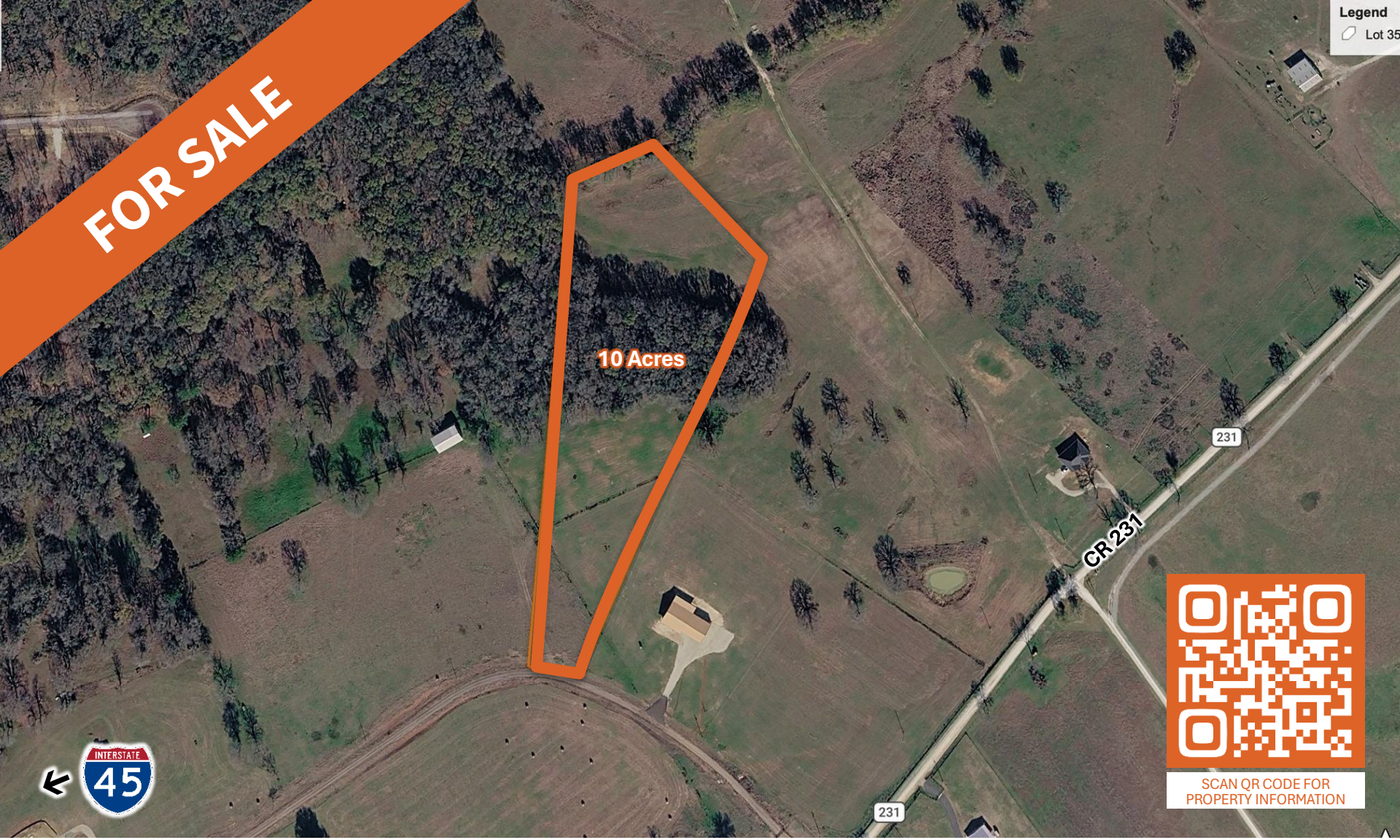


± 10 ACRES (TRACT 35) – HALEY CREEK FARMS
CENTERVILLE, TX | LEON COUNTY

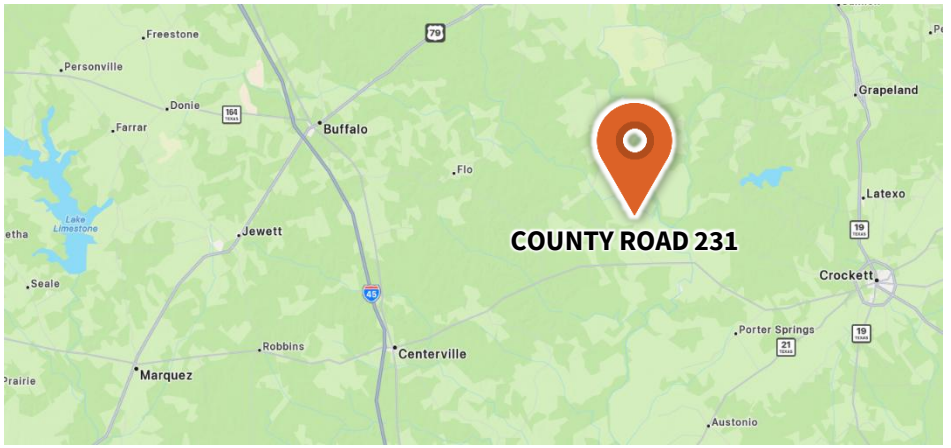
HUTSON REALTY PARTNERS

OSCAR MARTINEZ // (936) 270-1024 // OSCAR@HRPTX.COM

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FOR SALE ± 10 ACRES | CENTERVILLE, TX | LEON COUNTY





PROPERTY HIGHLIGHTS

- **Road Frontage**: County Road 231
- **Access**: Private Gated Entrance
- **Tax Status**: D1 Agricultural Exemption
- **Access**: Private Gated Entrance
- **Terrain**: Gentle Rolling with Native Pasture
- **HOA**: $500 Annually
- **Restrictions**: 1,000 SF Minimum Build • No Mobile Homes
- **Zoning**: Unrestricted / Residential Use (Outside City Limits)
- **Potential Uses**: • Custom Home • Ranch or Homestead • Weekend Retreat • Recreational Property • Long-Term Land Investment

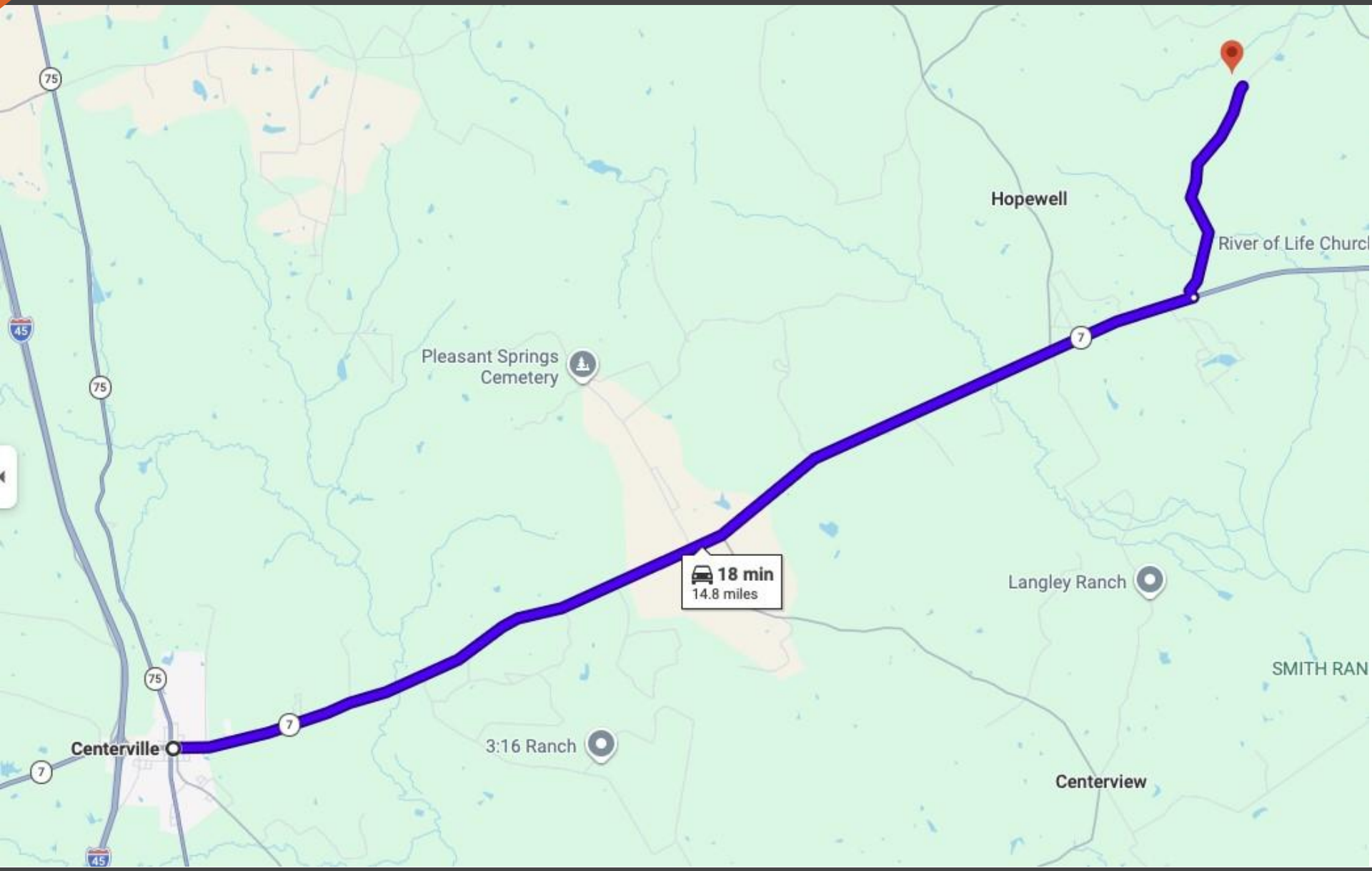
SELLER WILL CONSIDER A BUILD-TO-SUIT OR GROUND LEASE

PROPERTY INFORMATION

Price:	$150,000
Property Size:	+/- 10.01 Acre Homesite in Gated Haley Creek Farms
Property Exemptions:	D1 Ag Exemption
Utilities:	Community Water, Electricity & Fiber Internet Available
Terrain:	Gently Rolling Terrain with Multiple Build Sites
Deed Restrictions:	Horses Allowed with Light Deed Restrictions
Additional Information:	• Convenient Access to I-45 Between Houston & Dallas-Fort Worth

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FOR MORE INFORMATION CONTACT:
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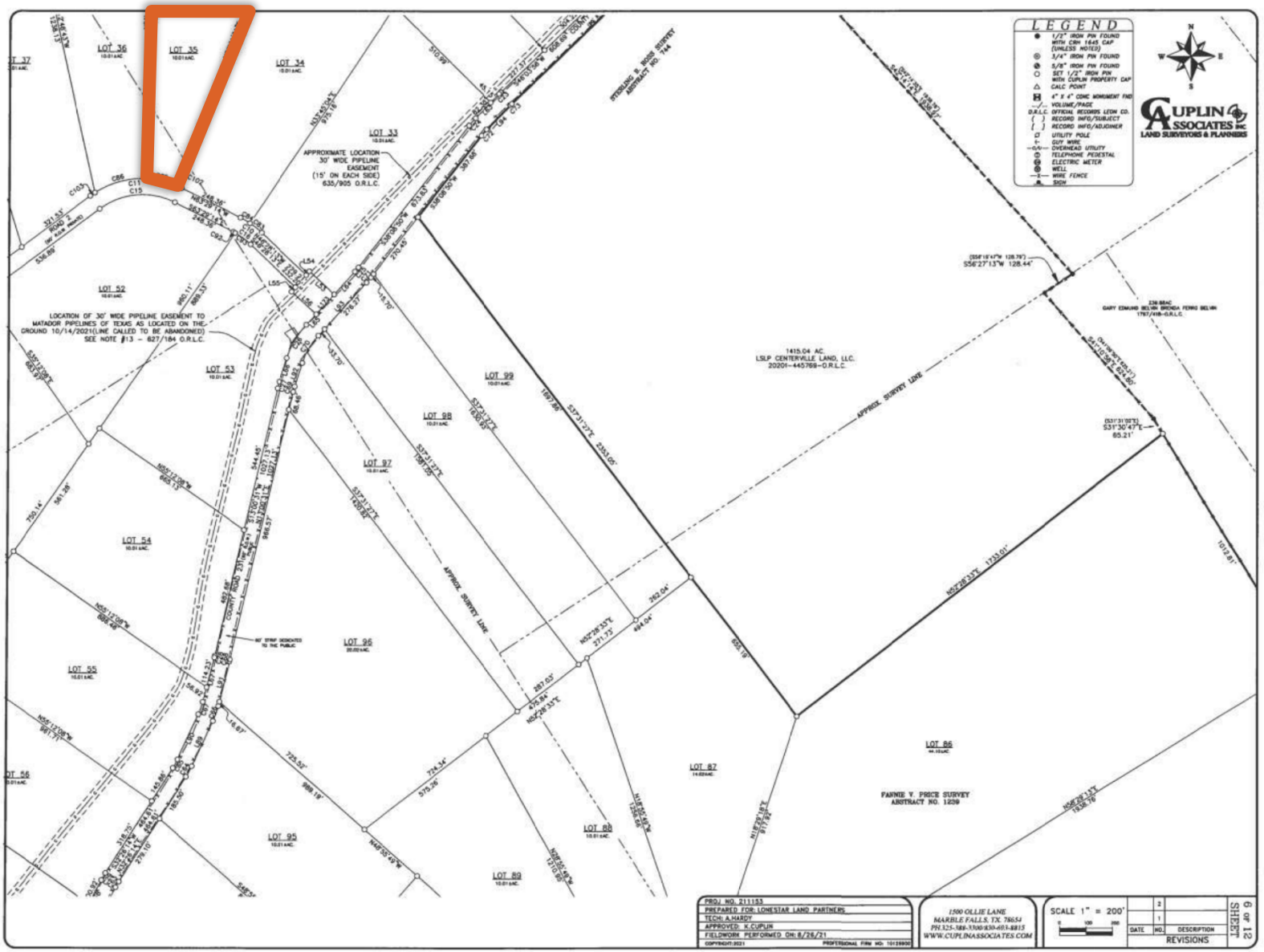
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CENTERVILLE MARKET OVERVIEW

Centerville serves as the county seat of Leon County and occupies a strategic location along Interstate 45, nearly halfway between Dallas and Houston. This central position provides excellent regional accessibility, making the area an attractive destination for travelers, logistics, retail, hospitality, agricultural, and service-oriented businesses seeking exposure to one of Texas' busiest transportation corridors.

Leon County continues to benefit from steady population growth, a pro-business environment, and a diverse economy supported by agriculture, ranching, manufacturing, energy, and tourism. The area's affordability, abundant land availability, and lower operating costs continue to attract businesses and investors looking for long-term opportunities outside larger metropolitan markets.

Interstate 45 generates consistent daily traffic through Centerville, creating strong visibility for commercial users while supporting local businesses and future development. As growth expands outward from both Houston and the Dallas-Fort Worth, Leon County is well positioned to capitalize on increasing investment throughout the region.

With its central Texas location, favorable business climate, and expanding commercial potential, Centerville offers an excellent opportunity for retail, industrial, hospitality, and investment development. The combination of strategic highway access and economic stability makes the community an attractive market for both developers and end users.

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11-2-2015

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.

Hutson Realty Partners, LLC	9011707	ryan@hutsonrealtypartners.com	(936) 270-1024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Oscar Martinez	809496	oscar@hutsonrealtypartners.com	(936) 270-1024
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

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