

+/- 3.065 AC AVAILABLE IN ROANOKE

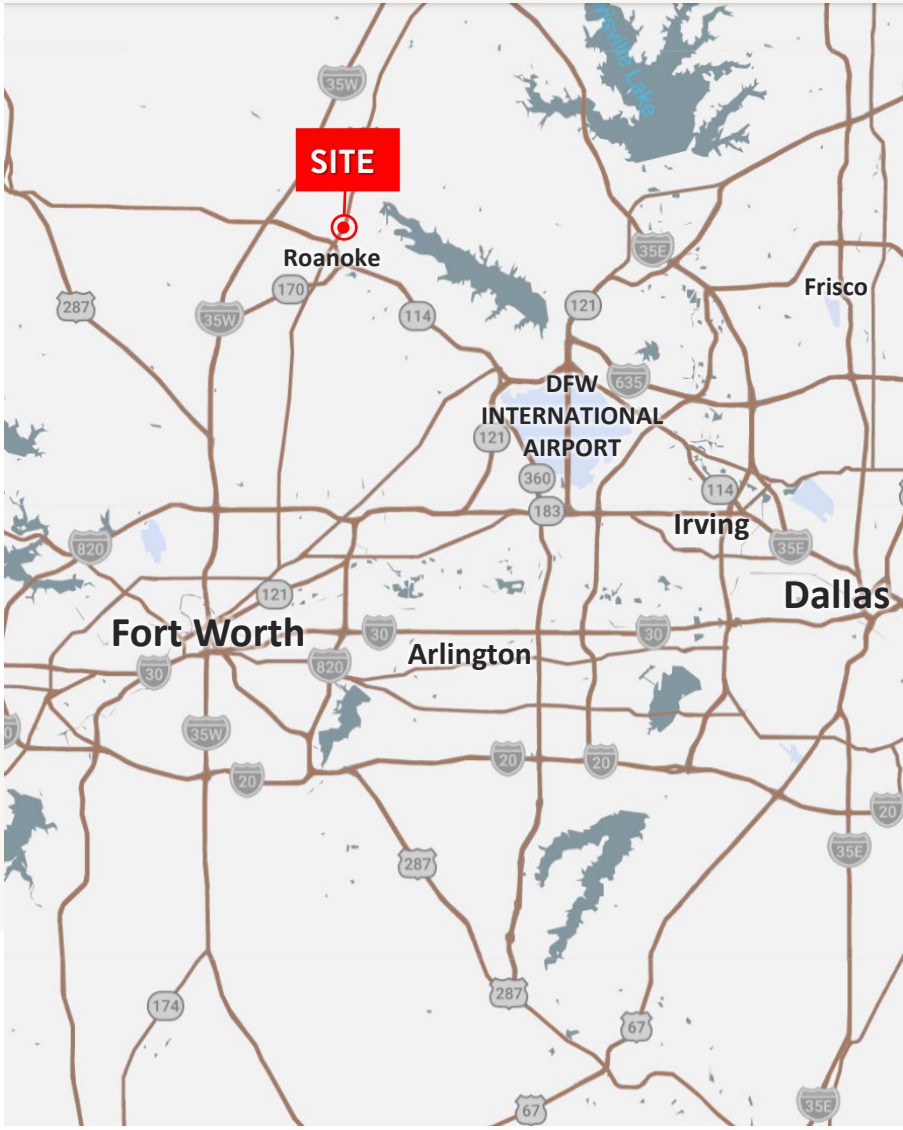
NEC N US Hwy 377 & Bobcat Blvd
Roanoke, TX

Brian Waxler
brian@greenmeadowcap.com
(214) 335-1661

Eric VerDuin
eric@greenmeadowcap.com
(469) 586-7467

PROPERTY DETAILS

LOCATION	NEC N US Hwy 377 & Bobcat Blvd, Roanoke, TX 76262
PROPERTY SIZE	± 3.065 AC
ZONING	R – Retail District
PRICE	Call for Pricing
HIGHLIGHTS	• Adjacent to future QuikTrip and proposed car wash, providing strong visibility and built-in traffic generation • Well-positioned for self-storage, mini-warehouse, flex industrial and other compatible commercial uses • Located along the established US-377 retail corridor with convenient access to SH-114 and the Alliance-TX area • Surrounded by affluent, growing residential communities and major employment, retail and education drivers
AREA RETAIL & TRAFFIC DRIVERS	Future QuikTrip, Tractor Supply Co, O'Reilly Auto Parts, Smoothie King, 7-11, Walmart Supercenter, Home Depot, Aldi, Panera, Chick-fil-A, CVS, PetSmart, Chili's, Starbucks
TRAFFIC COUNT	N US Hwy-377 33,353 VPD '25 Bobcat Blvd 9,246 VPD '24



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	5,161	27,201	71,759
AVG. HH INCOME	$246,056	$215,392	$229,159
MEDIAN AGE	39.7	40.5	40.5

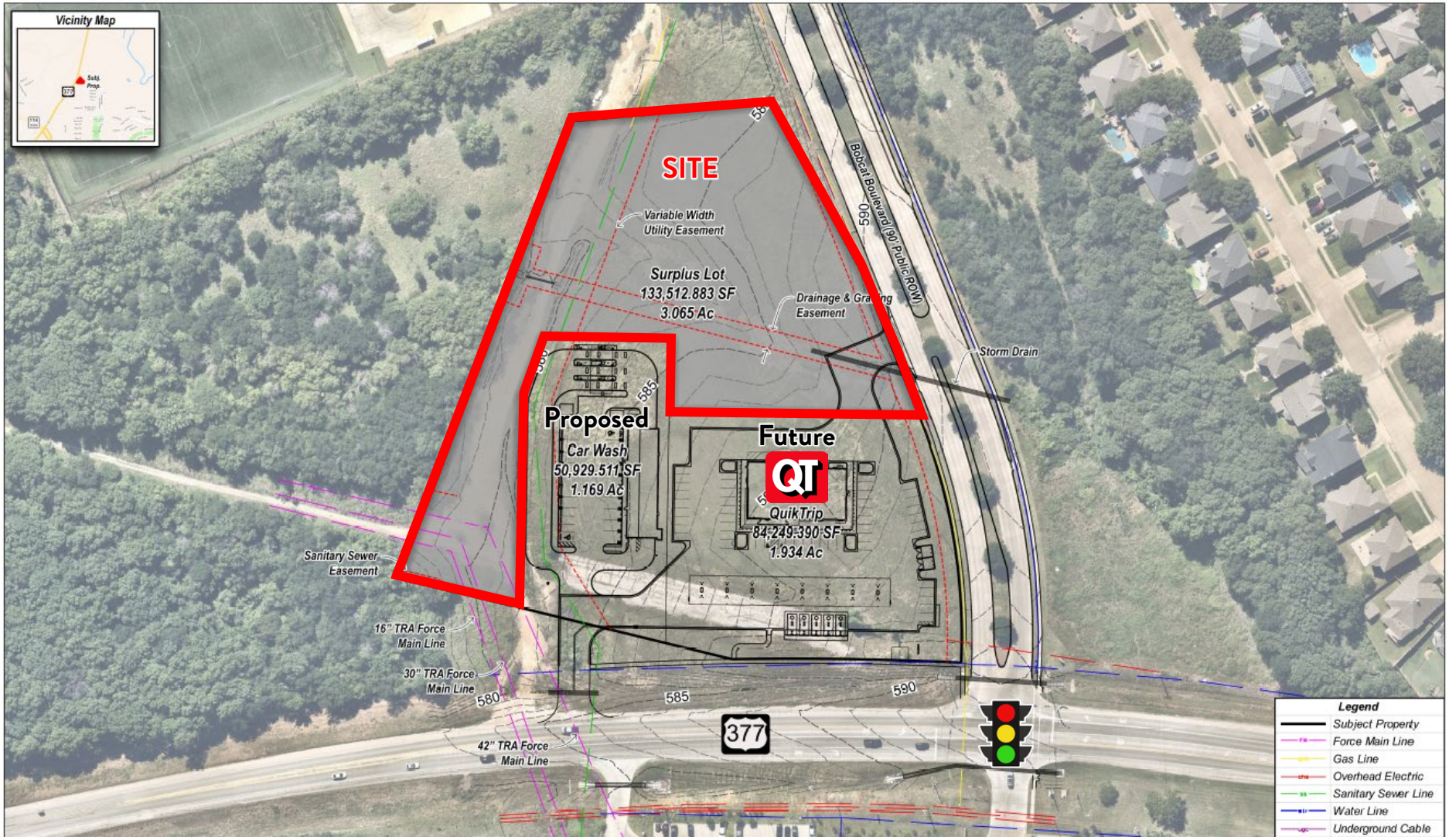
PROPERTY AERIAL



TRADE AREA AERIAL



SITE PLAN


Vicinity Map
SITE
Variable Width Utility Easement
Surplus Lot
133,512.883 SF
3.065 Ac
Drainage & Grading Easement
Bobcat Boulevard (90' Public ROW)
590
Storm Drain
Proposed
Car Wash
50,929.511 SF
1.169 Ac
Future
QT
QuikTrip
84,249.390 SF
1.934 Ac
585
Sanitary Sewer Easement
16" TRA Force Main Line
30" TRA Force Main Line
42" TRA Force Main Line
580
585
590
377
Legend
Subject Property
Force Main Line
Gas Line
Overhead Electric
Sanitary Sewer Line
Water Line
Underground Cable

+/- 3.065 AC AVAILABLE IN ROANOKE, TX

NEC N US Hwy 377 & Bobcat Blvd, Roanoke, TX

CONTACT

Brian Waxler
brian@greenmeadowcap.com
(214) 335-1661

Eric VerDuin
eric@greenmeadowcap.com
(214) 783-5840

Green Meadow CAPITAL

3400 CARLISLE ST. STE 315, DALLAS, TX 75204
GREENMEADOWCAP.COM

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Green Meadow Capital	9012217	brian@greenmeadowcap.com	214-335-1661
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Brian Waxler	589969	brian@greenmeadowcap.com	214-335-1661
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Eric VerDuin	693196	eric@greenmeadowcap.com	214-783-5840
Name of Sales Agent/Associate	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

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