

LAND

11 Acres

F.M. 3133 Van Alstyne, TX 75495



RES - REAL ESTATE SERVICES
McKISSICK & ASSOCIATES
972-562-9090
WWW.RESMCKINNEY.COM

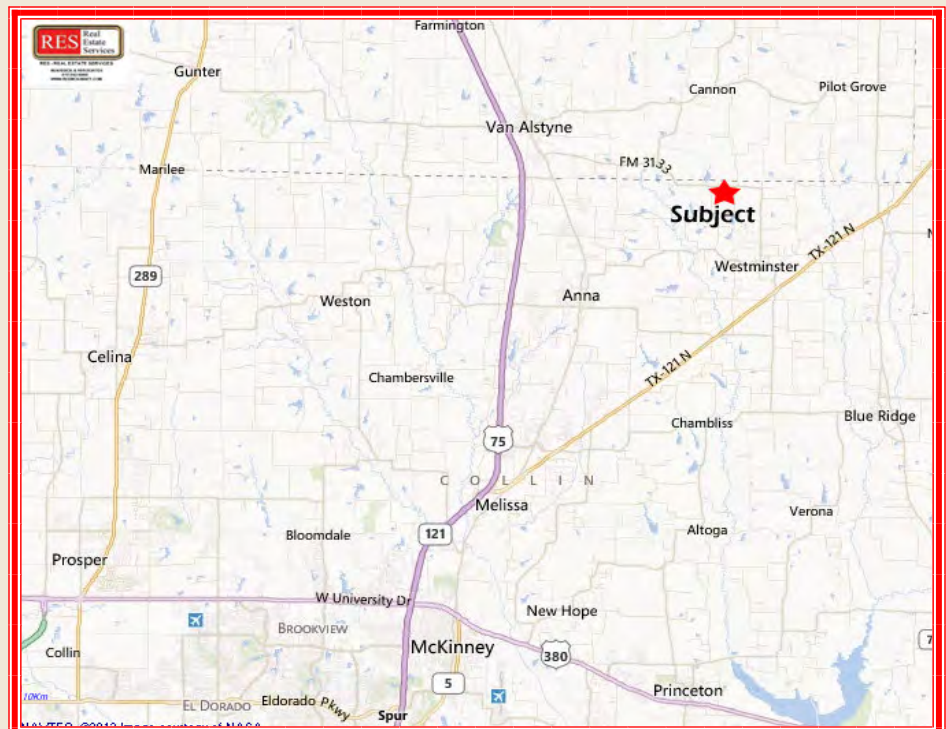
**\$15,000
Per Acre**

- ♦ Anna I.S.D
- ♦ Collin County
- ♦ Water meter available
(South Grayson Water Supply)
- ♦ Corner Tract
FM 3133 @ CR 481



For more information:
972-562-9090
www.resmckinney.com

Bently Powell - Agent
972-741-5607 - Cell
melvam@hotmail.com
Or
Charles McKissick - Broker
214-533-5146 - Cell
cmckissick@resmckinney.com



LAND~COMMERCIAL~INVESTMENT PROPERTIES~FARMS & RANCHES

Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES- Real Estate Services.
Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.

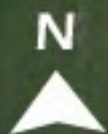
3133

11 Acres

481

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Google earth





100 year floodplain

482

Blackmon Rd

Wolf Front Rd

532

3133

481

429

480

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Google earth

N

Dairy Ln

GRAYSON CO
COLLIN CO

Riser
669

SPILLWAY
ELEV 680

Sedalia
Ch

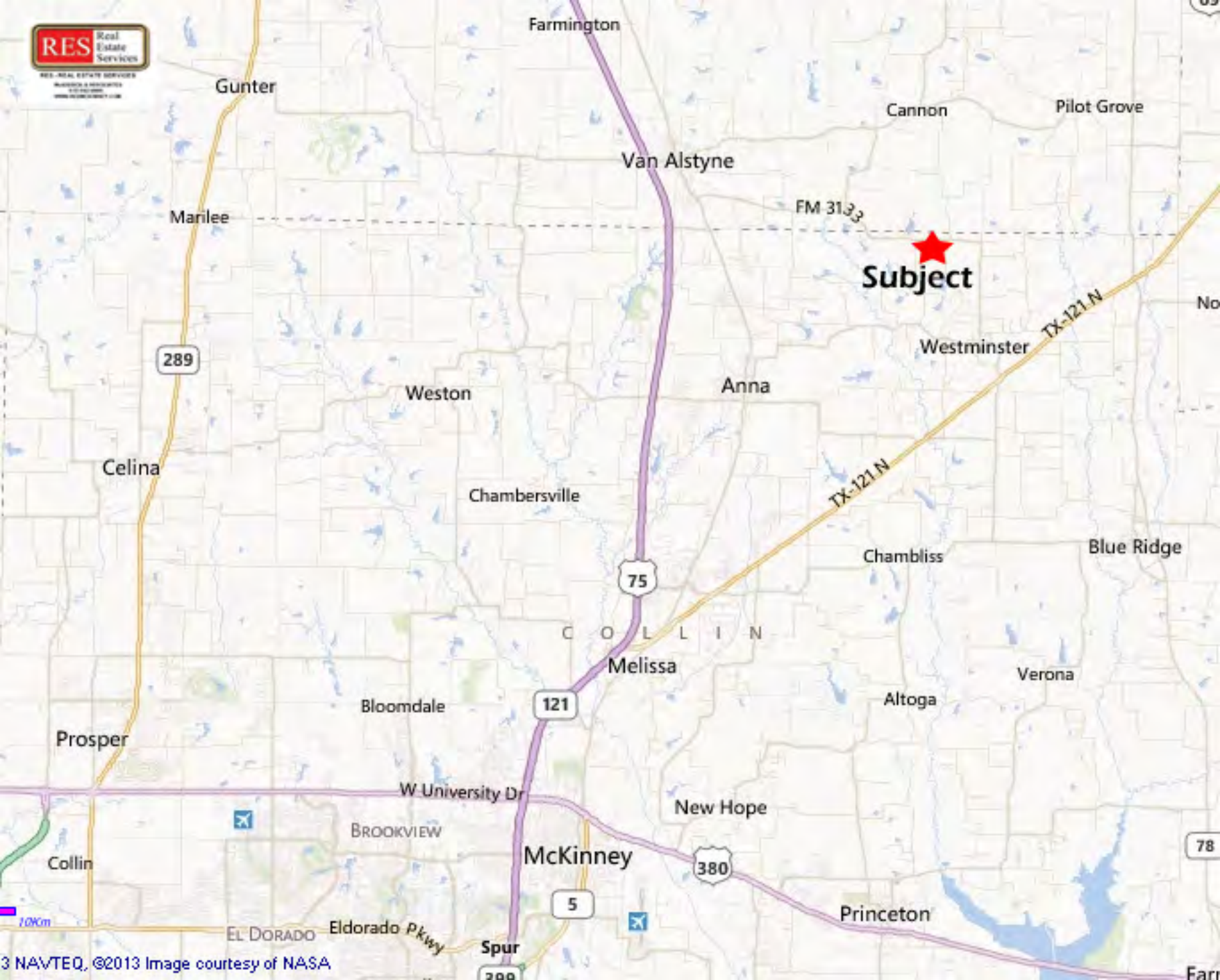
692

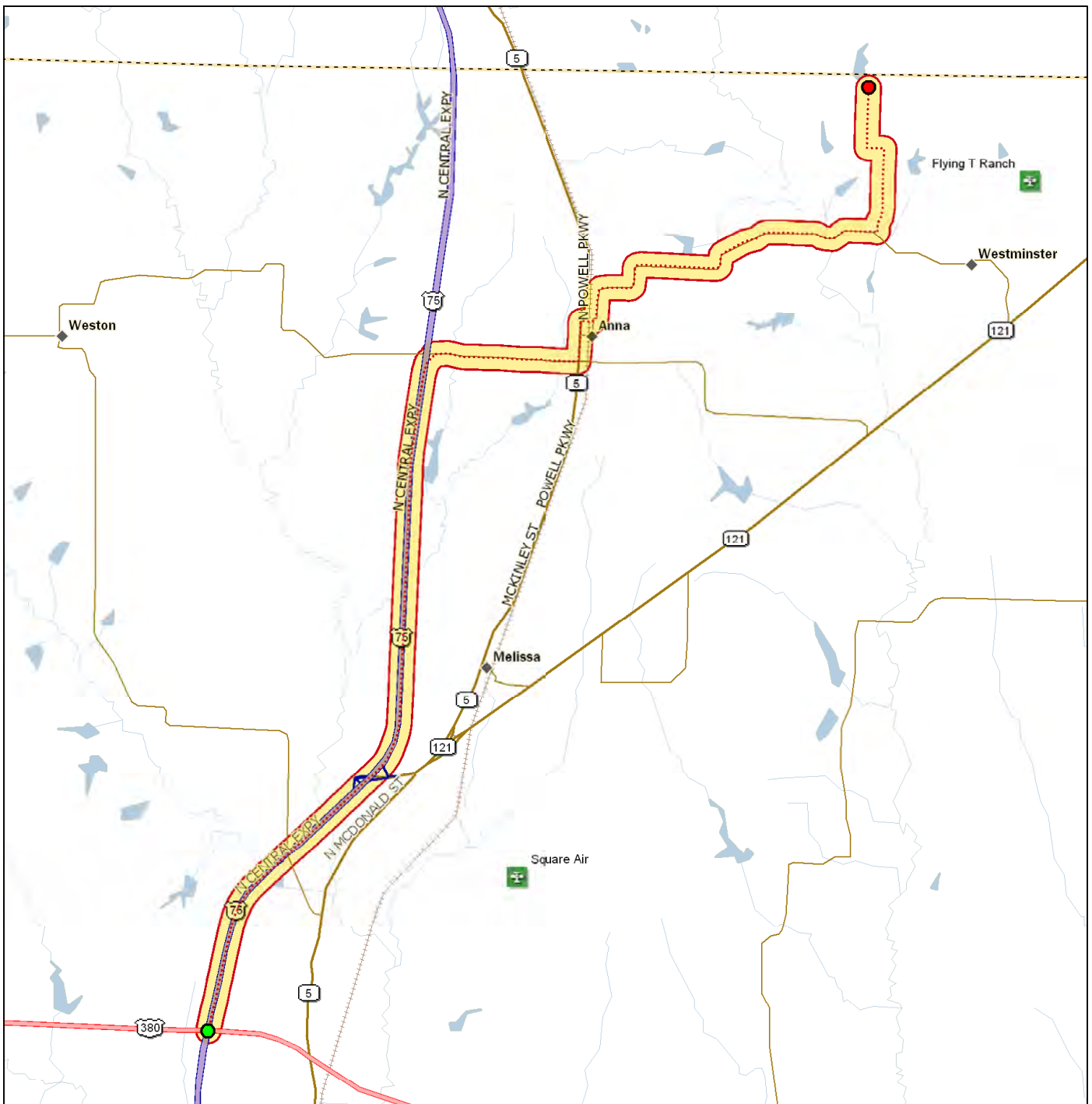
3133

Creek

481

429





Trip Distance: 19.24 mi

Trip Time: 00:27:39

Start: US 380 at Hwy 75

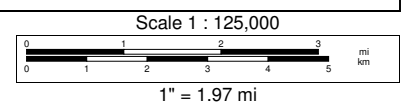
Total Stops: 0

Finish: F.M. 3133

Data use subject to license.

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www.delorme.com



	Dist	Turn		Road	Exit	Total Time	Total Dist
		Start	at	US 380 at Hwy 75		00:00:00	0.00 mi
		Go straight (NNE)	on	N Central Expy (US 75)		00:00:00	0.00 mi
	in 9.57 mi	Keep right (NNE)	on to	Highway 75 N ramp	48	00:09:48	9.57 mi
	in 0.13 mi	Keep left (NNE)	on to	Highway 75 N		00:09:59	9.69 mi
	in 0.17 mi	Turn right (E)	on to	E F-M 455		00:10:23	9.86 mi
	in 0.98 mi	Keep left (E)	on to	W F-M 455		00:12:02	10.84 mi
	in 0.71 mi	Go straight (E)	on to	E F-M 455		00:13:13	11.55 mi
	in 0.23 mi	Turn left (N)	on to	S Powell Pkwy (SR 5)		00:13:36	11.77 mi
	in 0.34 mi	Go straight (N)	on to	N Powell Pkwy (SR 5)		00:14:10	12.11 mi
	in 0.19 mi	Turn right (E)	on to	W 1st St		00:14:29	12.31 mi
	in 0.14 mi	Go straight (ENE)	on to	E 1st St		00:14:43	12.45 mi
	in 0.01 mi	Turn left (ENE)	on to	F-M 2862 (N Sherley Rd)		00:14:44	12.46 mi
	in 4.63 mi	Turn left (N)	on to	CR 480		00:22:33	17.09 mi
	in 1.12 mi	Turn left (W)	on to	CR 429		00:25:14	18.22 mi
	in 0.22 mi	Turn right (N)	on to	CR 481		00:25:46	18.44 mi
	in 0.79 mi	Go straight (E)	on to	F-M 3133		00:27:39	19.24 mi
		Finish	at	F.M. 3133		00:27:39	19.24 mi

Total Time: 00:27:39 Total Distance: 19.24 mi



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

RES Real Estate Services 1515 Heritage Drive #209 Mc Kinney, TX 75069

Phone: 972.562.9090

Fax:

Charles McKissick

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