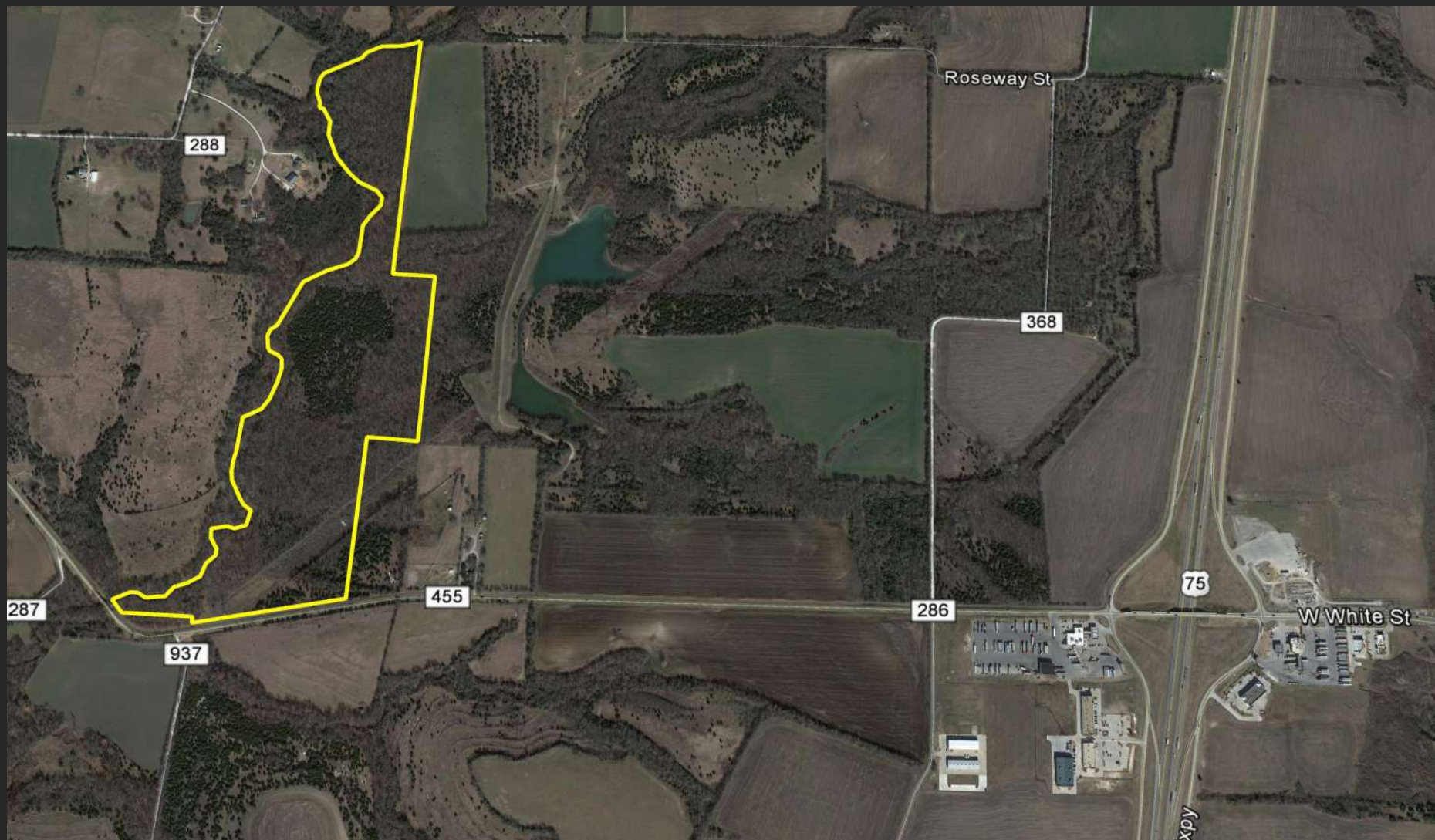




77 Acres, FM 455 • Anna TX • 75409

\$17,500/acre

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.



a limited liability company

McKissick & Associates

972)562-9090, www.resmckinney.com

Charles McKissick,

Broker/Realtor

(214) 533-5146

cmckissick@resmckinney.com

Property Information

Brokerage – Consulting - Development

Asking Price:

\$17,500 per acre (\$1,347,500)

Property Description:

Conveniently located on FM 455 that is adjacent to the Villages of Hurricane Creek. Property is in Anna ETJ, Anna ISD and Hurricane Creek is the western boundary.

Location:

At the intersection of FM 455 and CR 937 in Anna TX

Size:

77 acres

School District:

Anna ISD

Utilities:

Not provided

City Information – Anna:

The City of Anna, Texas is located on US 75, State Highway 5, and State Highway 121, about 40 miles north of Dallas, and is one of the fastest growing cities in the Dallas/Fort Worth Metroplex. Anna has approximately 13,000 residents in the city limits. Our residents enjoy an unhurried and friendly atmosphere, excellent schools, and access to many urban amenities. Anna is located in northern Collin County. According to the City of Anna website, the city has a total area of approximately 15 square miles in its city limits and approximately 60 square miles in its planning area. As of the 2010 census, there were 8,249 people, 2,576 households residing in the city.

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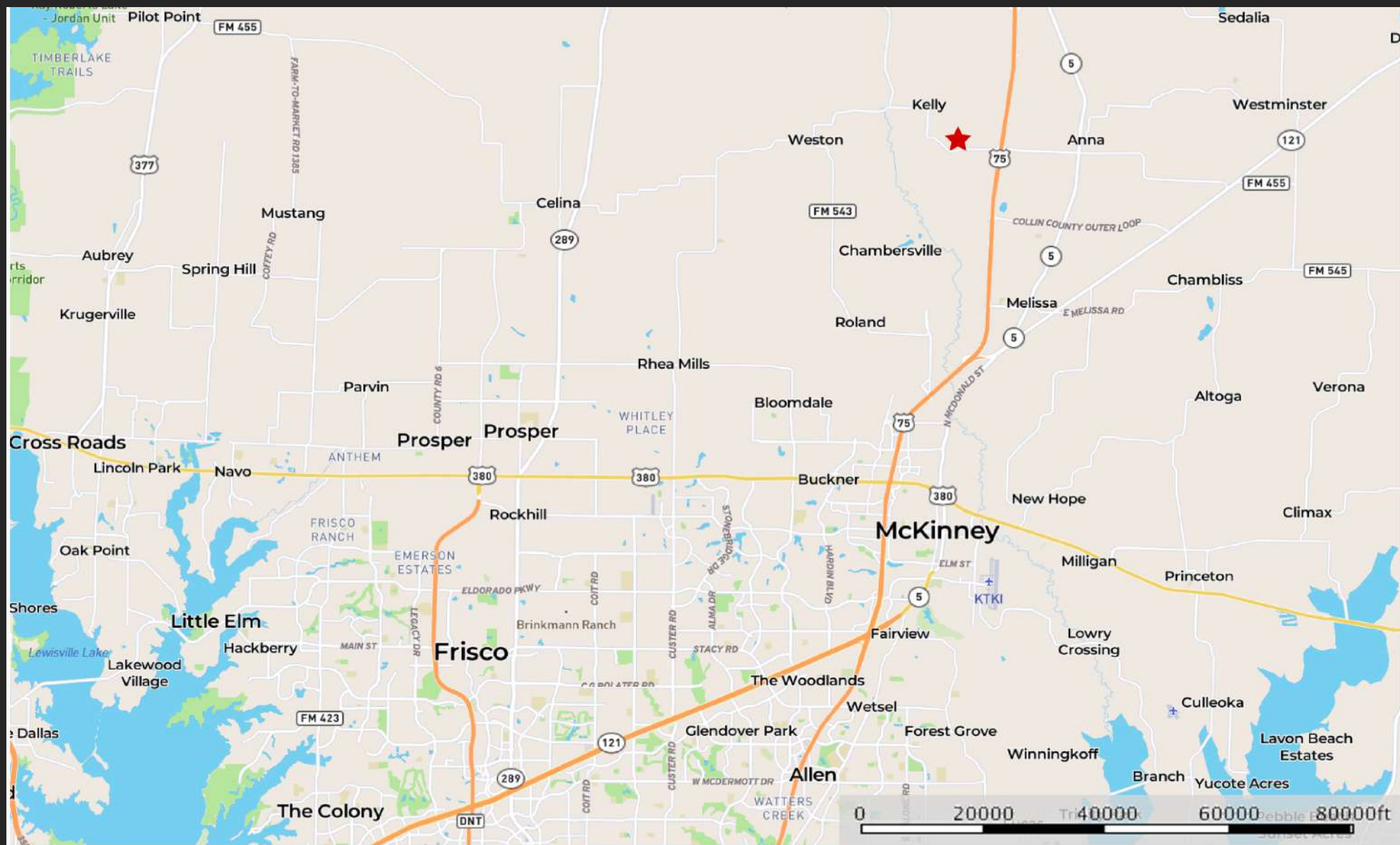
Property Information



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1833 W Hunt St., Ste. 102

McKinney, TX 75069



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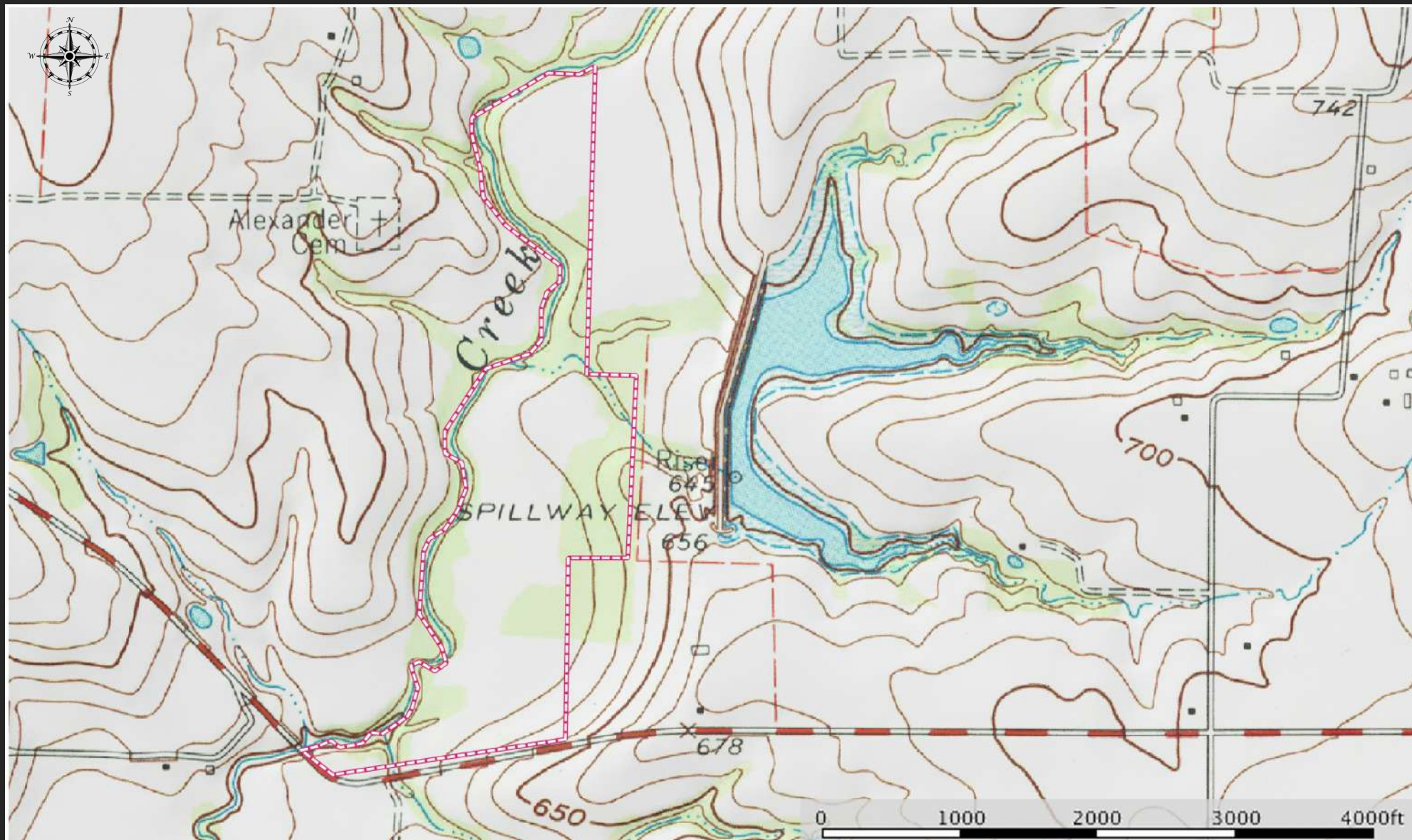
Location Map



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1833 W Hunt St., Ste. 102

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Topographical Map



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1833 W Hunt St., Ste. 102
McKinney, TX 75069



Approved Subdivision

288

Subject
77 Acres

2455

S Central Expy

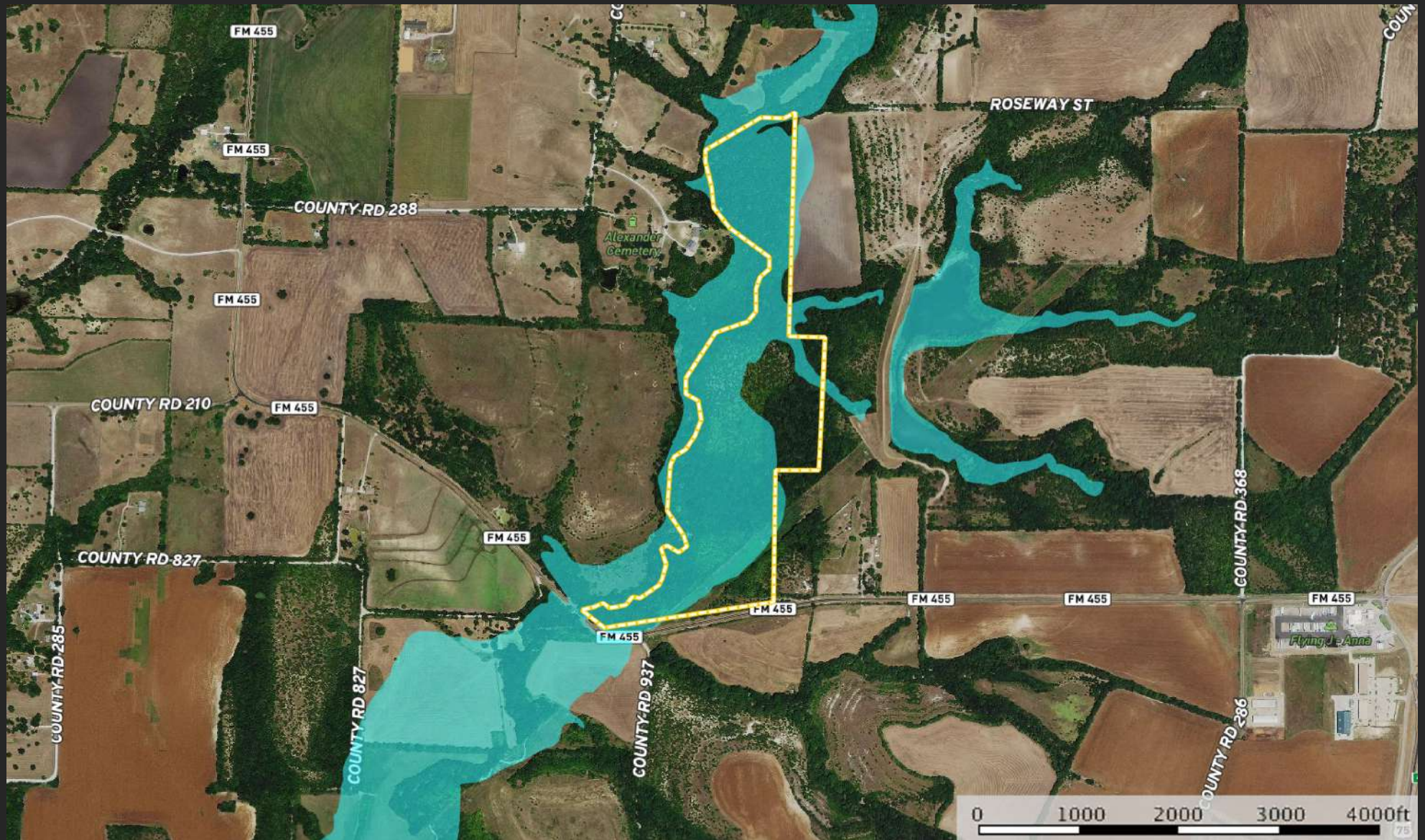
75

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Future Plan Map



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Flood Plain Map



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McKinney, TX 75069

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.

RES-Real Estate Services, McKinney

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	972-562-9090
9003405 cmckissick@resmckinney.com	

License No.	Email	Phone
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Charles B. McKissick	0140928	cmckissick@resmckinney.com	972-562-9090
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate

License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer, Seller, Landlord or Tenant	Date
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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 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP



1833 W Hunt St., Ste. 102, McKinney, TX 75069

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(972) 562-9090



McKissick & Associates