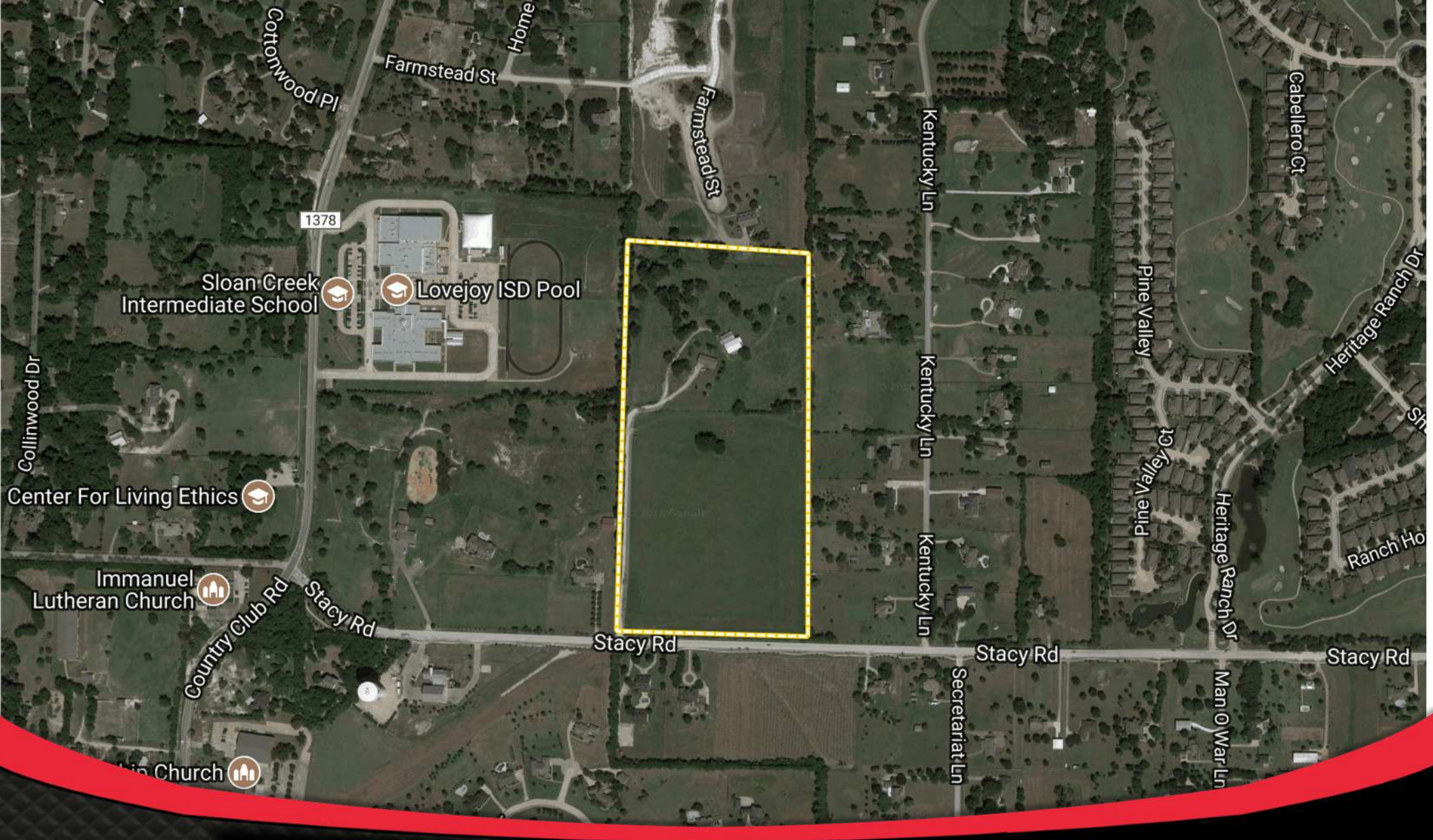


RES Real Estate Services

a limited liability company

McKissick & Associates

28.065 Acres

Stacy Road

$3,020,000

Fairview, TX 75069

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.

Stacy Road, Fairview TX 75069

LOCATION MAP

RES Real Estate Services

McKissick & Associates

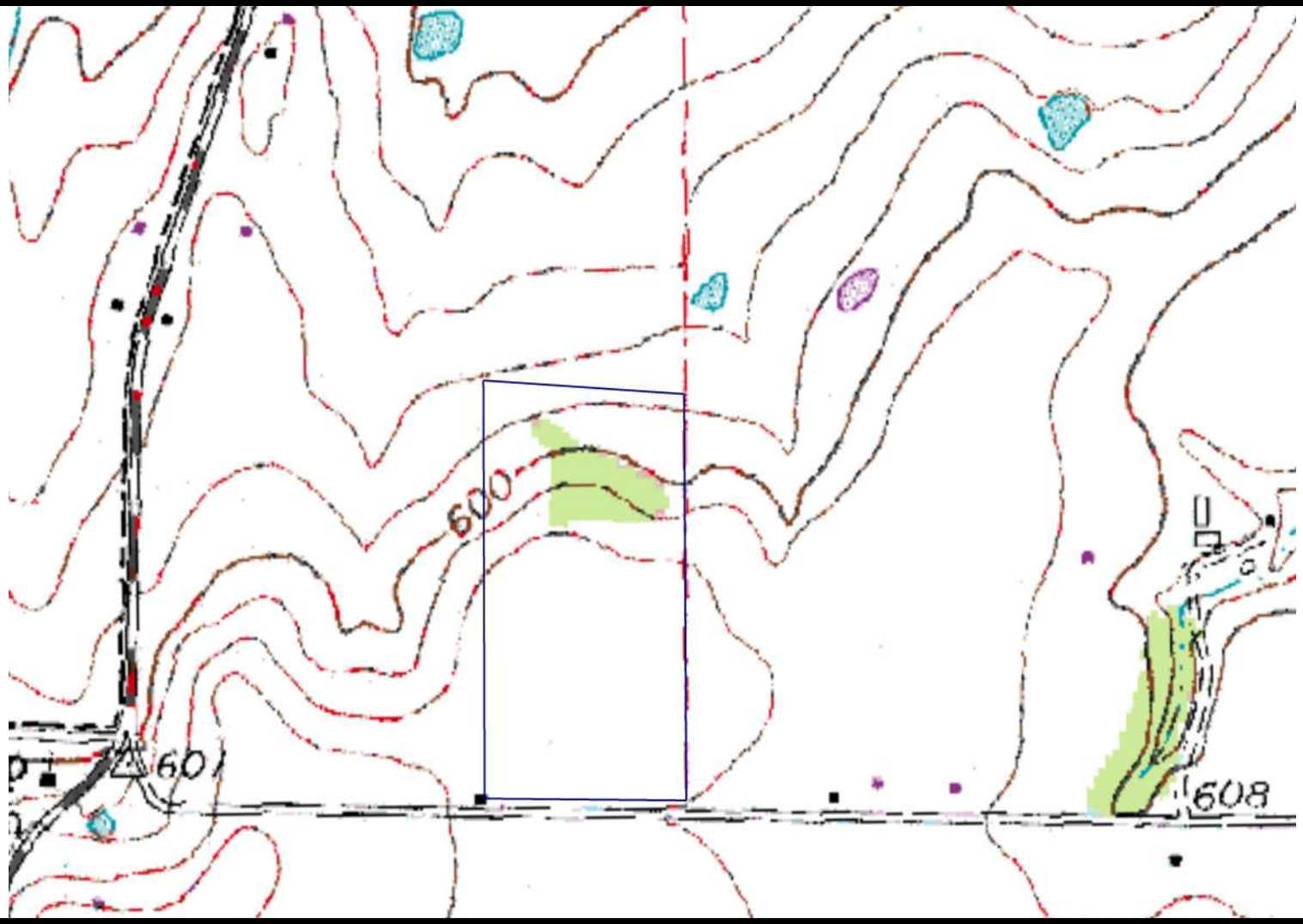
Property is:

- Lovejoy ISD
- Close to shopping/dining @ The Villages of Fairview & Allen
- Easy Access to Hwy 5 & Hwy 75

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

Stacy Road, Fairview TX 75069

TOPOGRAPHICAL MAP



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FLOOD MAP

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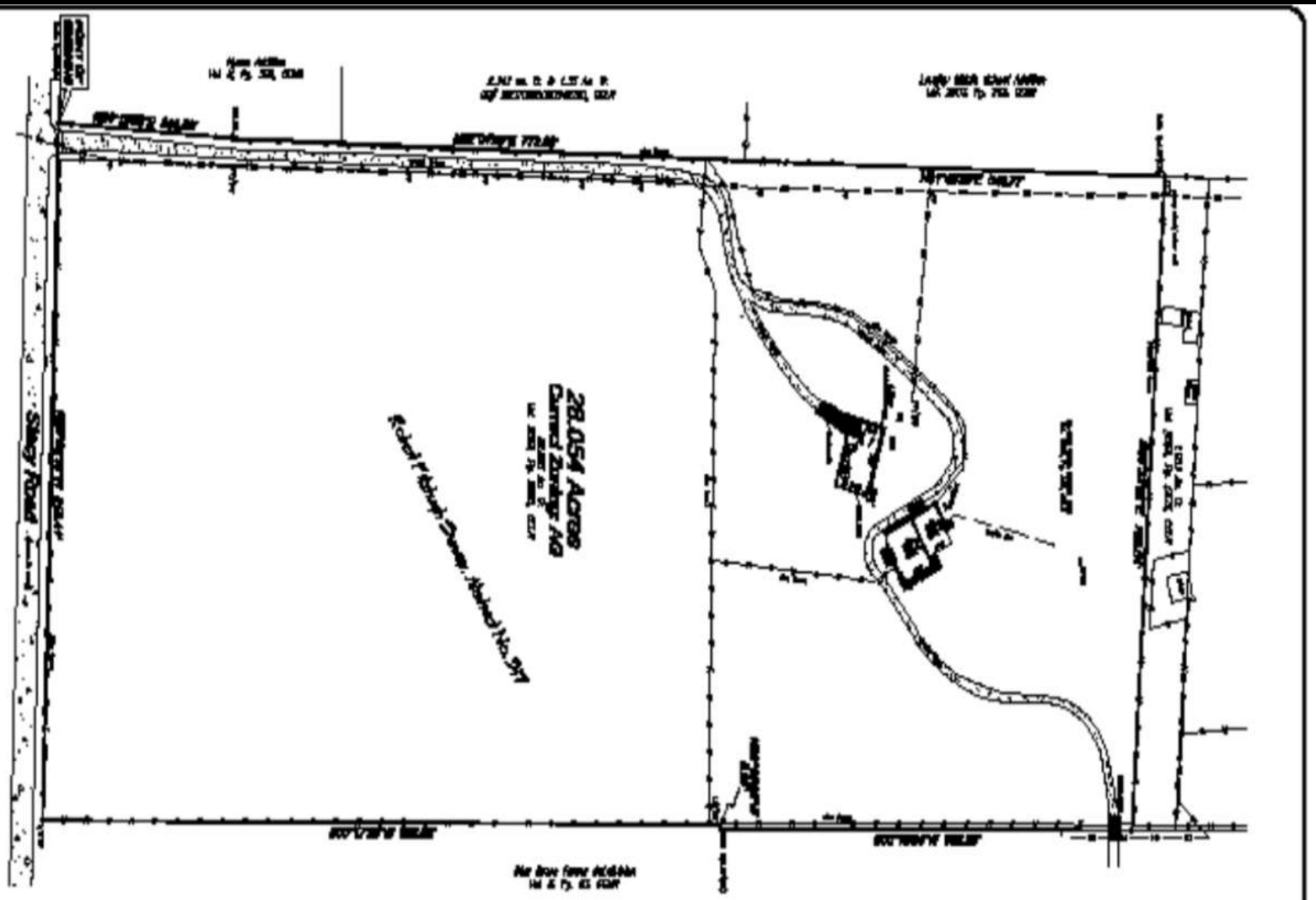
SURVEY



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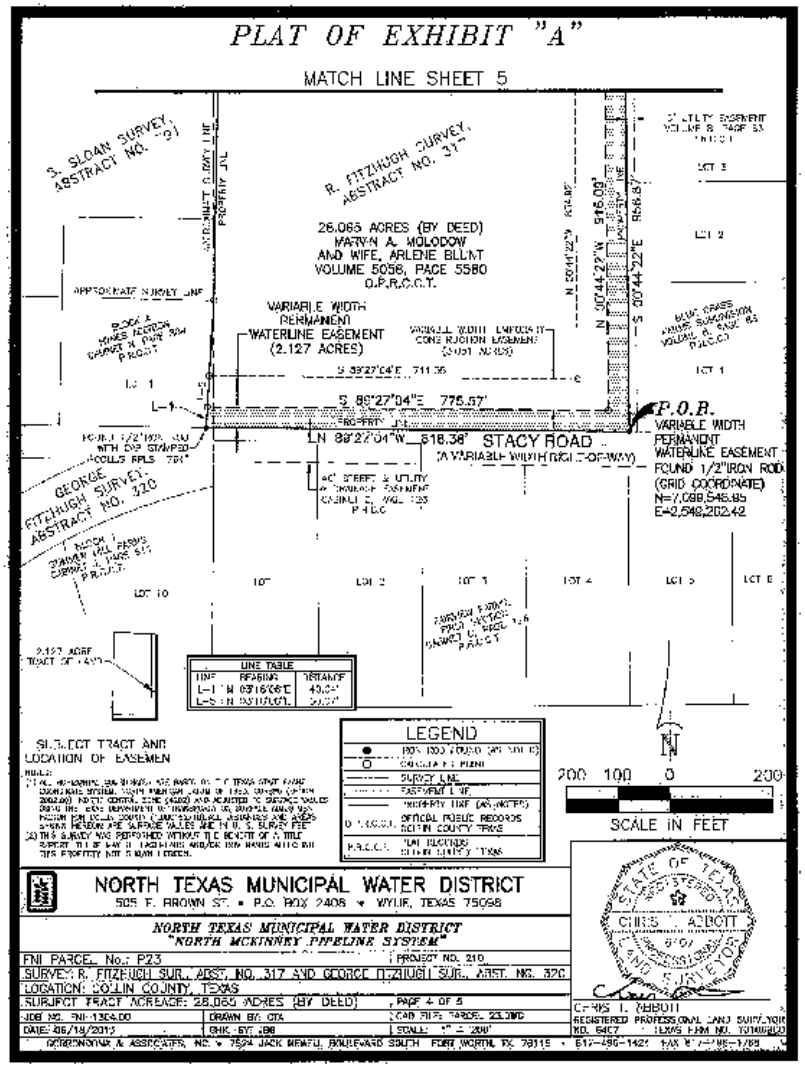
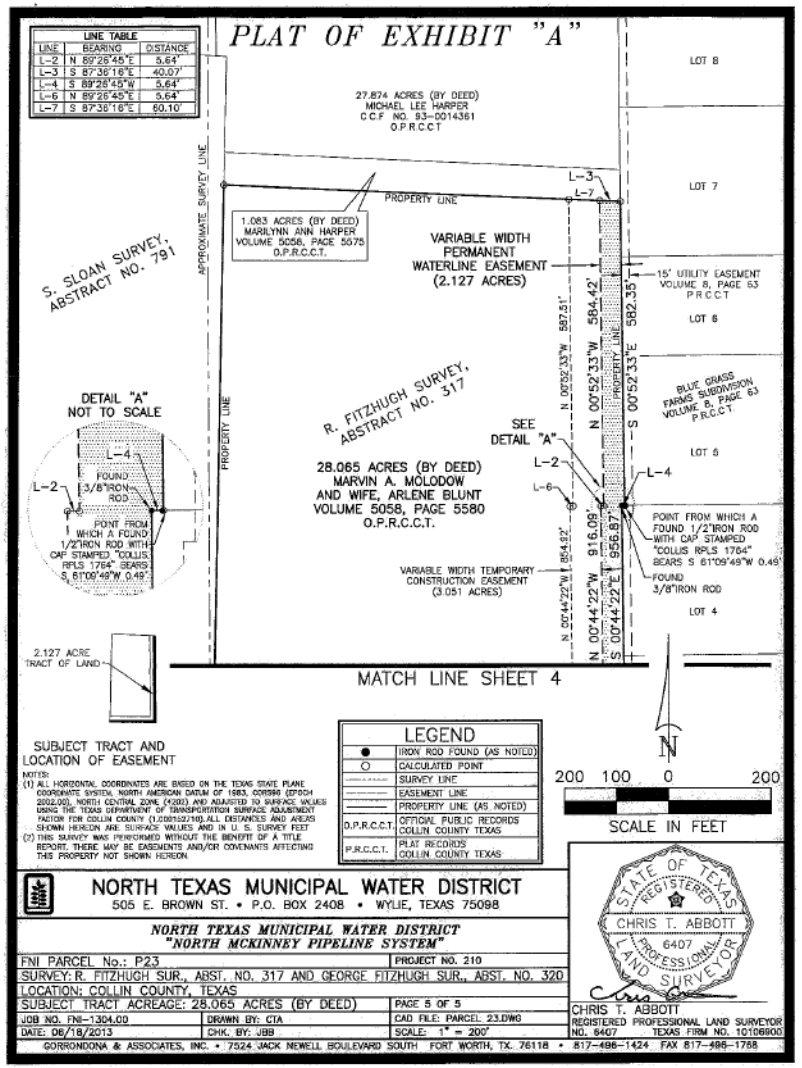
STACY ROAD Fairview TX 75069

WATER-LINE EASEMENT





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Stacy Road, Fairview TX 75069

Property Information

Property Description

SITUATED in the State of Texas, County of Collin and Town of Fairview, being part of the Robert Fitzhugh Survey, Abstract No. 317, being the resurvey of a called 28.065 acre tract of land as described and recorded in Volume 5058, Page 5580 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a Collis capped iron rod found in the north right—of—way line of Stacy Road marking the southwest corner of said 28.065 acre tract, said premises, and the southeast corner of Hynes Addition, an addition to the Town of Fairview as recorded in Volume N, Page 309 of the Collin County Map Records;

THENCE with the west line of said 28.065 acre tract, said premises, the east line of said Hynes Addition, the east line of a 2.343 acre tract and 1.35 acre tract as recorded under County Clerk No. 20070620000842780 of the Collin County Land Records, and the east line of Lovejoy Middle School, an addition to the Town of Fairview as recorded in Volume 2007, Page 263 of the Collin County Map Records as follows: North 04°15'53" East, 244.03 feet to a capped iron rod found; North 02°04'29" East, 773.20 feet to a point for corner; North 01°46'36" East, 546.77 feet to a Collis capped iron rod found marking the northwest corner of said 28.065 acre tract, said premises, and the southwest corner of a 1.083 acre tract as recorded in Volume 5058, Page 5575 of the Collin County Land Records;

THENCE with the north line of said 28.065 acre tract, said premises, and the south line of said 1.083 acre tract, South 86°32'32" East, 768.04 feet to a point marking the northeast corner of said 28.065 acre tract, said premises, the southeast corner of said 1.083 acre tract, and being in the west line of Blue Grass Farms Subdivision as recorded in Volume 8, Page 63 of the Collin County Map Records;

THENCE with the east line of said 28.065 acre tract, said premises, and the west line of said Blue Grass Farms Subdivision as follows: South 00°10'04" West, 582.26 feet to a Collin capped iron rod found; North 86°10'32" West, 5.07 feet to a ½" iron rod found; South 00°17'30" West, 956.88 feet to a ½" iron rod found marking the southeast corner of said 28.065 acre tract, said premises, the southwest corner of said Blue Grass Farms Subdivision, and being in the north right—of—way line of the aforementioned Stacy Road;

THENCE with the south line of said 28.065 acre tract, said premises, and the north right—of—way line of Stacy Road, North 88°25'15" West, 818.41 feet to the point of beginning and containing
28.054 acres.

RES Real Estate Services

McKissick & Associates

Property is: Centrally Located / All Utilities Available
Topography Level / Good Drainage / 4 Usable Structures
Owner Financing with qualifications

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Cell: 214-533-5146

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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 represent 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 for your records.

RES-Real Estate Services, McKinney

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

9003405 cmckissick@resmckinney.com 972-562-9090

License No. Email Phone

Charles B. McKissick 0140928 cmckissick@resmckinney.com 972-562-9090

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/Associate

License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

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 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP

RES Real Estate Services

EQUAL HOUSING OPPORTUNITY