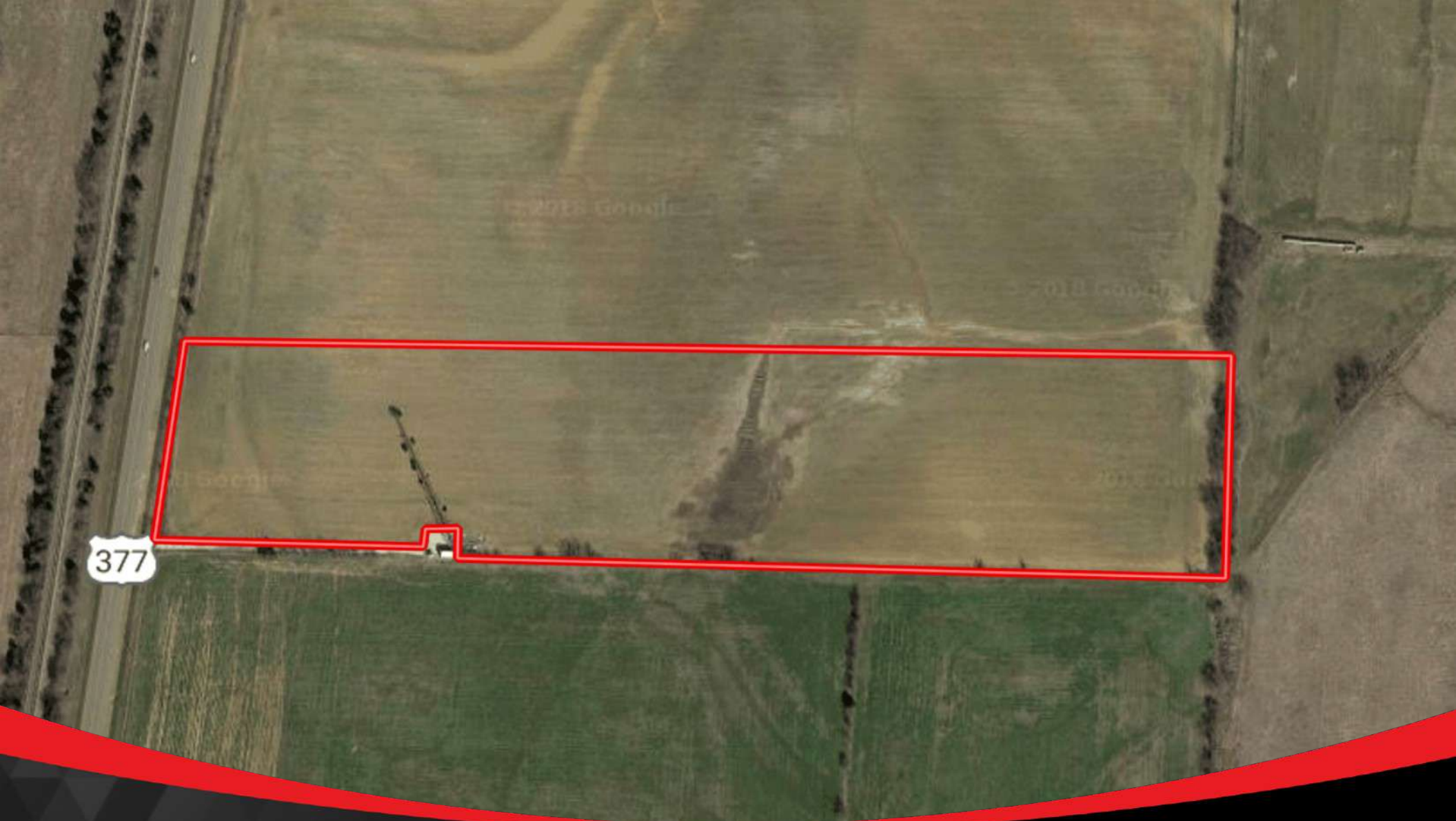




a limited liability company
McKissick & Associates

18 + / - Acres

Celina, TX

\$31,900 /acre - Hwy 377

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

Property Information

Brokerage ~ Consulting ~ Development

Price:

\$31,900/acre

Property Description:

18 +/- acres fronting Highway 377 located in Pilot Point. The perfect fusion of valuable highway frontage, sandy loam soil, and country charm makes this an ideal property for building an equestrian facility, ranchette, or develop into smaller acreage lots in this pristine area known as "Horse Country".

Location:

Denton County
Hwy 377
Pilot Point

Size:

18.473 Acres

School District:

Pilot Point

Utilities:

Utilities are available but not in place

City Information: Pilot Point

Pilot Point schools are among the best in the area, with the School District being TEA Recognized. The district's athletic teams are among the best, too: The Pilot Point Bearcats Softball Team won the 2013 Class 2A Division I State Championship and the Pilot Point Bearcats Football Team won the 2009 Class 2A Division I State Championship. Pilot Point is located in an outcrop of rich sandy soil that provides perfect conditions for training and working horses. Our area of Texas is home to over 25,000 horses and 300 ranches, serving an extremely diverse mixture of breeds and horse disciplines, from Quarter Horses to Equestrians. Many of the area's ranches can be visited through the North Texas Horse Country Tour. Countless recreational activities are available at 30,000 acre Ray Roberts Lake State Park, including Jordan Branch Park, located on the west side of town; the 1400-acre Isle du Bois State Park; and the Ray Roberts Greenbelt, a 20 mile multi-use trail system from Lake Ray Roberts to Lake Lewisville. Pilot Point is located minutes from the county seat of Denton, home to the University of North Texas and Texas Woman's University. Also located nearby are several of the nation's top colleges and universities, as well as a wide variety of hospitals and medical facilities.

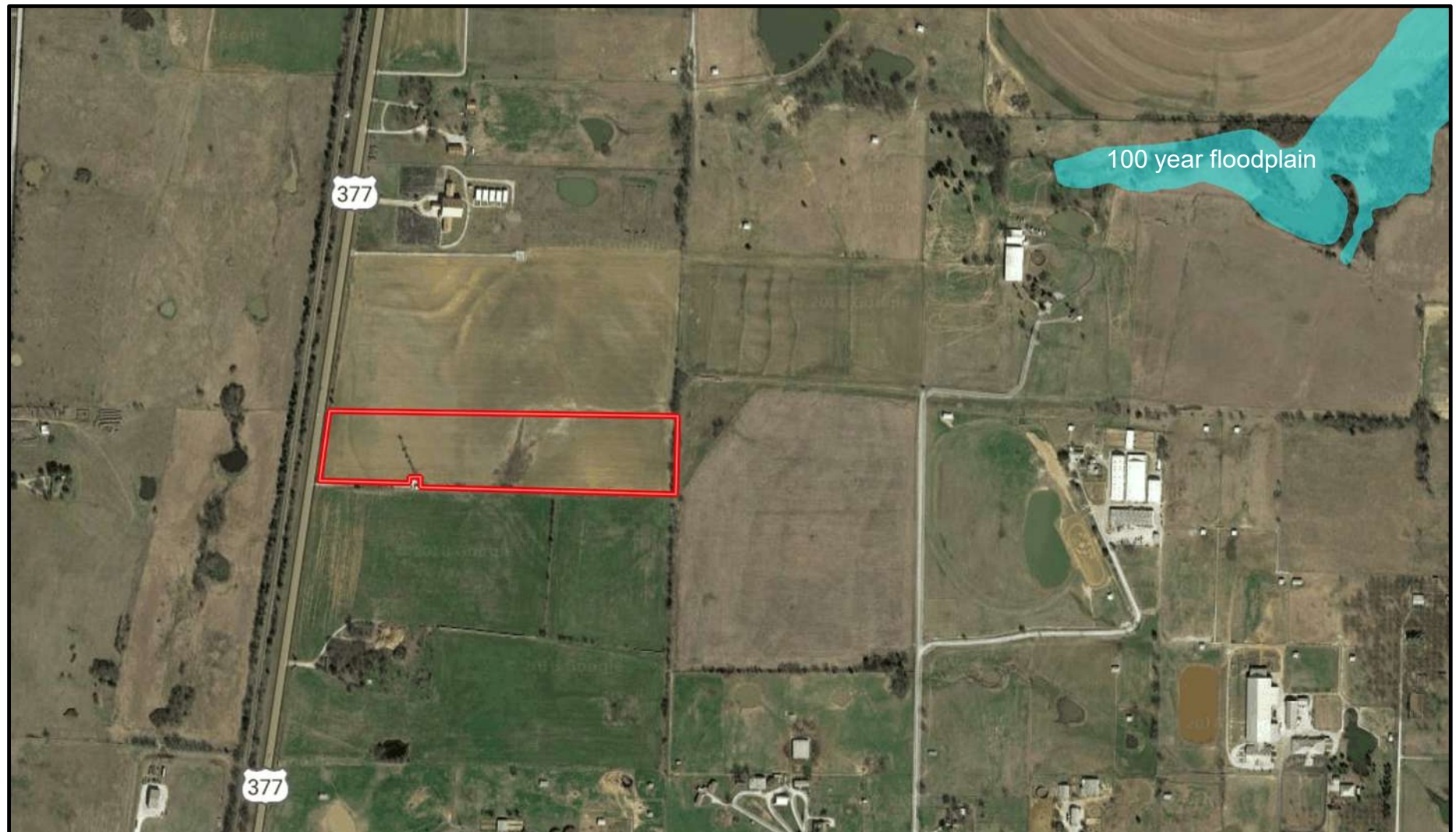


MCKISSICK & ASSOCIATES

AMY BETHEL | 972-562-9090 OFFICE | 972-658-8326 CELL
AMY@RESMCKINNEY.COM | WWW.RESMCKINNEY.COM

Flood Map

Brokerage ~ Consulting ~ Development



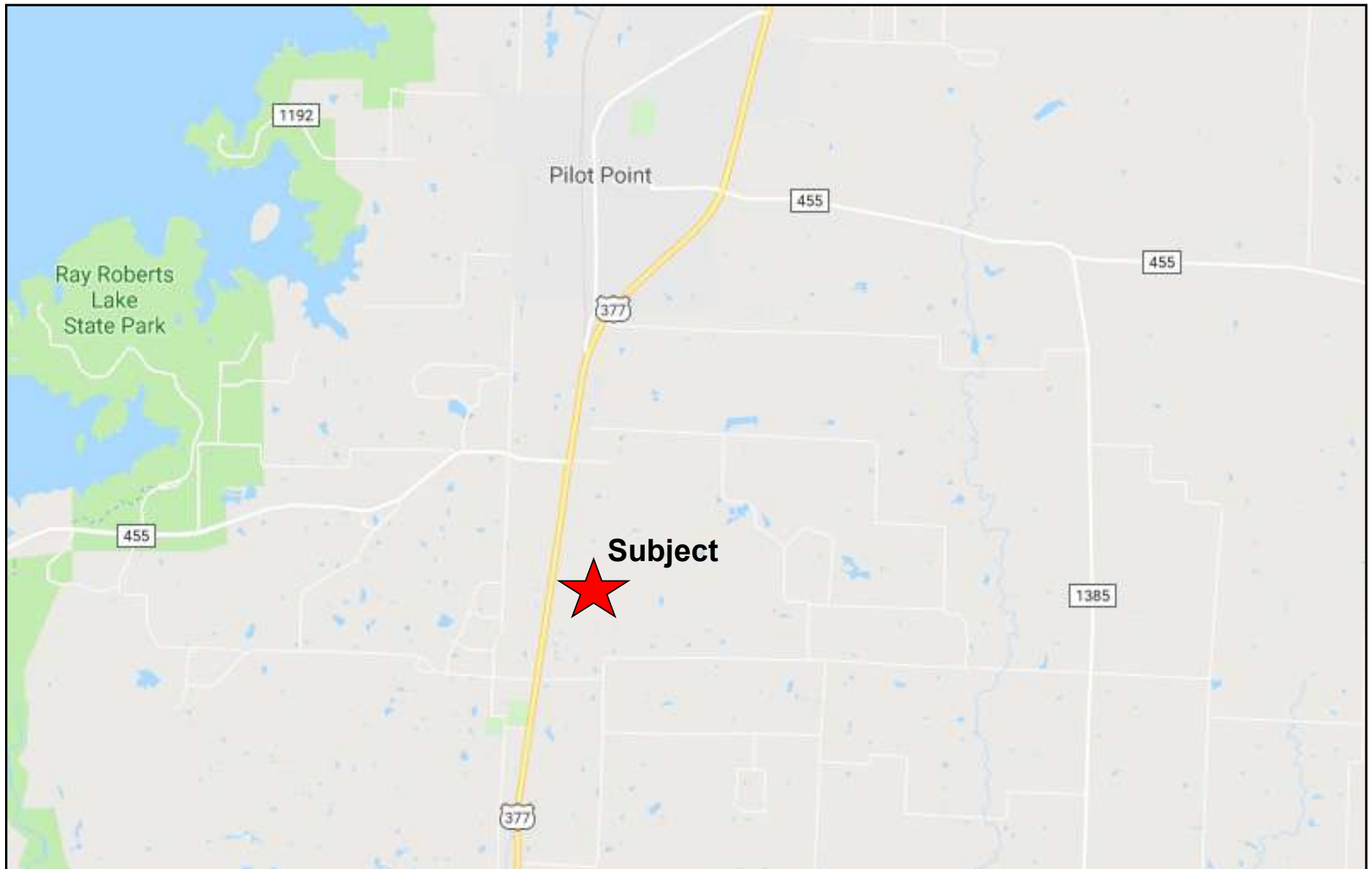
Topography

Brokerage ~ Consulting ~ Development



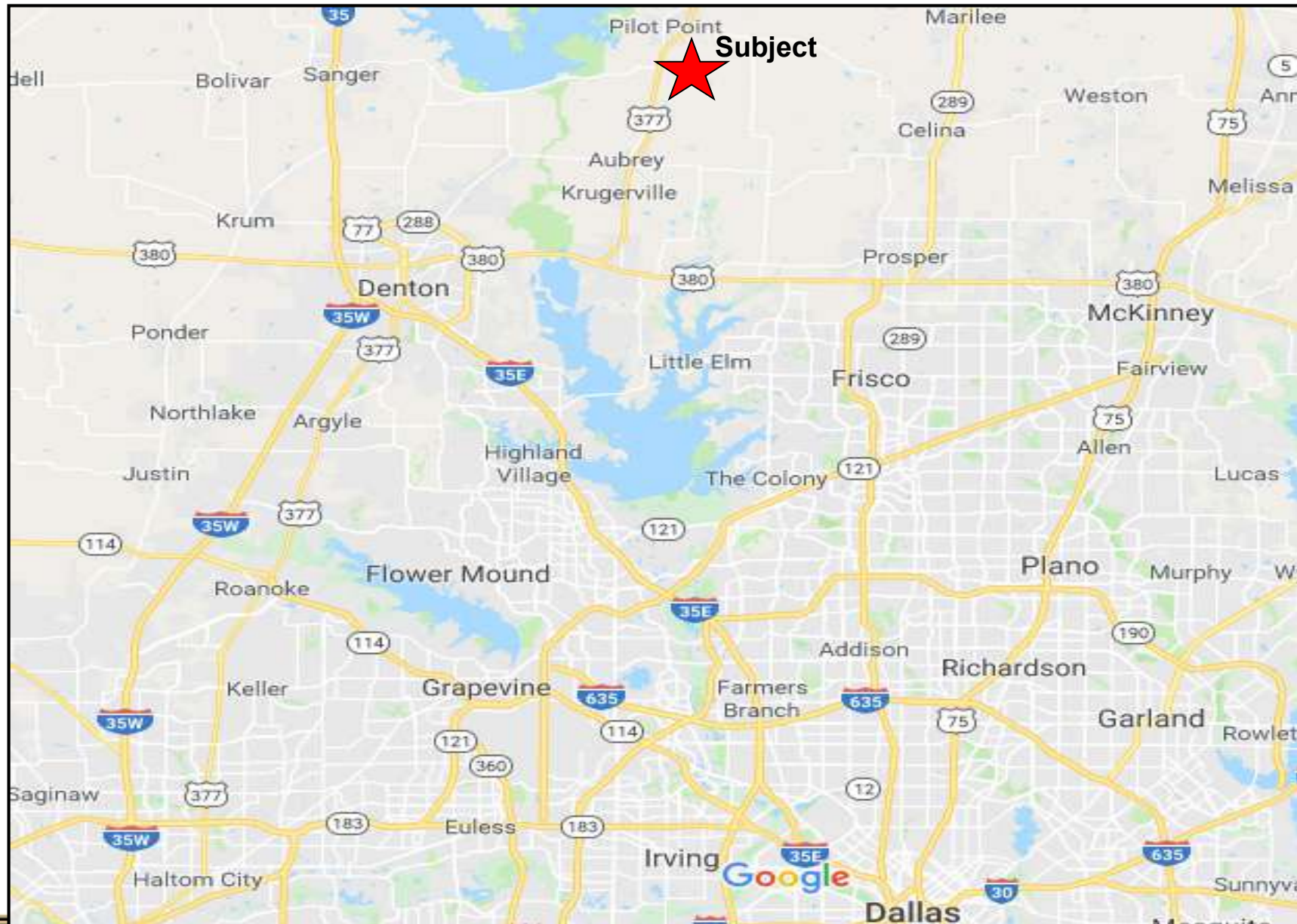
Location Map

Brokerage ~ Consulting ~ Development



Location Map

Brokerage ~ Consulting ~ Development



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	
Amy Crossland-Bethel	0642784 amy@resmckinney.com	(972) 658-8326	
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



McKISSICK & ASSOCIATES

AMY BETHEL | 972-562-9090 OFFICE | 972-658-8326 CELL
AMY@RESMCKINNEY.COM | WWW.RESMCKINNEY.COM

