



Corner of US 380 and FM 36

149 FM 36 • Greenville, TX • 75401

103.113 Acres

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McKissick & Associates

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Property Information

Brokerage – Consulting – Development

Price:

\$2,577,825/\$25,000 per acre

Property Description:

Investment or Development Land for possible Commercial or Housing opportunities on U.S. 380, which is a main, high traffic and high growth thoroughfare between Denton and Greenville, TX. Currently in agricultural exemption so taxes are low. No flood. Property is situated on the corner of U.S. 380 and FM 36 and has access on four sides making it favorable for development. This property is outside of Greenville's city limits and ETJ. There is an 8" water line on FM 36 via Caddo Basin Special Utility District. There is no water on the property but a water meter can be purchased. All surrounding properties have septic systems.

Driving Directions:

From Farmersville, take U.S. 380 east toward Greenville to FM 36 North. Property is on the northeast corner of U.S. 380 and FM 36 North, about halfway between Farmersville and Greenville, TX, near Floyd, TX.

Size:

103.11 Acres

School District:

Bland ISD

Utilities and Zoning:

Surrounding properties have septic
Water through Caddo Basin Special Utility District
Not zoned- outside of city limits and ETJ.

City Information – Greenville:

Located just 35 miles northeast of the Dallas/Ft. Worth metropolitan area, Greenville has all of the charm of a small East Texas town, but with a wonderful twist and some fun surprises! For instance, nestled among the shabby-chic shops and down-home restaurants, you'll find an award-winning winery, vibrant public art, and numerous live entertainment venues. The music scene in Greenville ranges from a series of concerts by the Dallas Symphony, to the latest up and comer from Austin, Country music legends, and of course - a lot of home-grown talent. Add to that the many annual festivals and events, and you'll see that Greenville is a community that enjoys good fun, a great meal, and spending time with loved ones. Come and experience North Texas with a twist!



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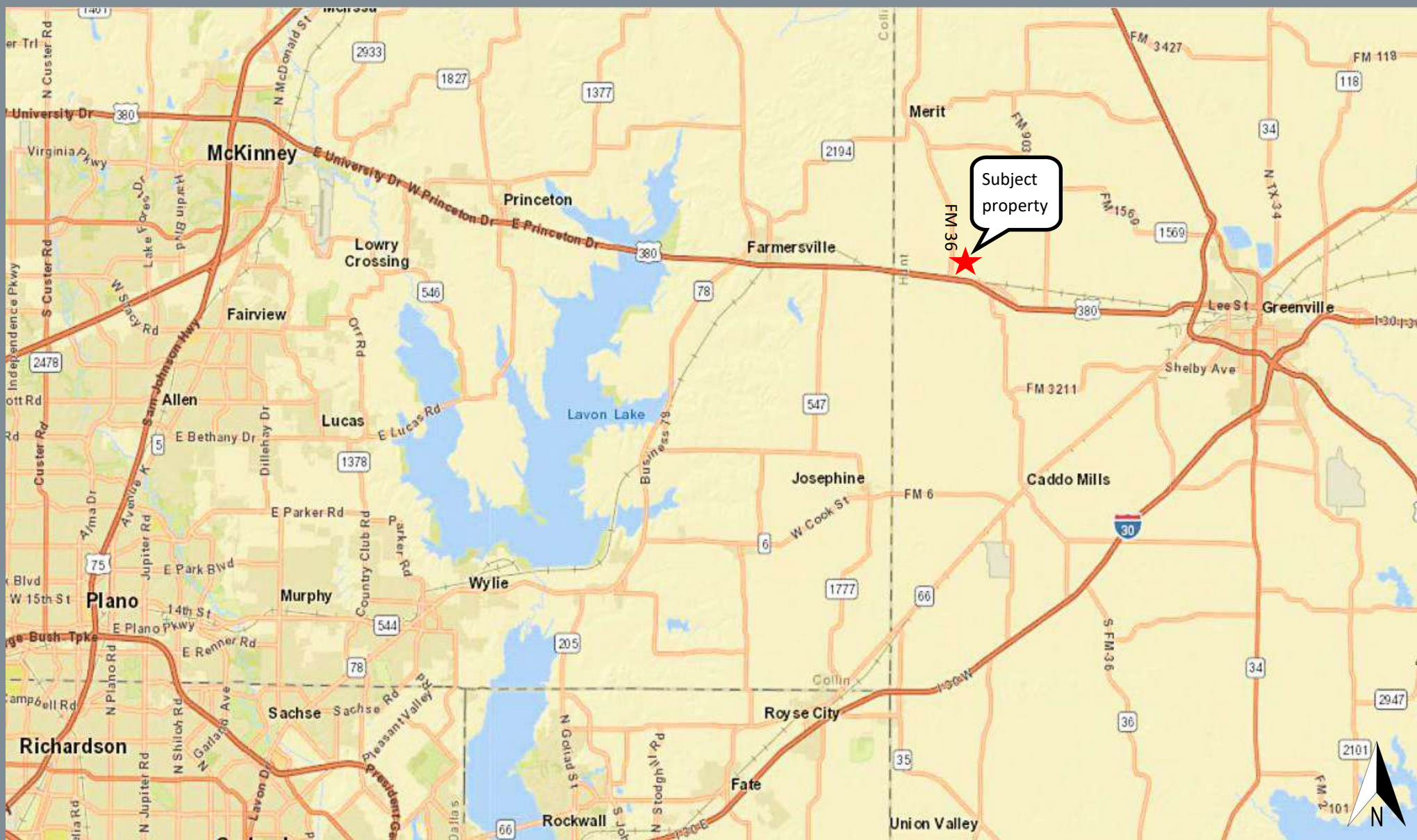
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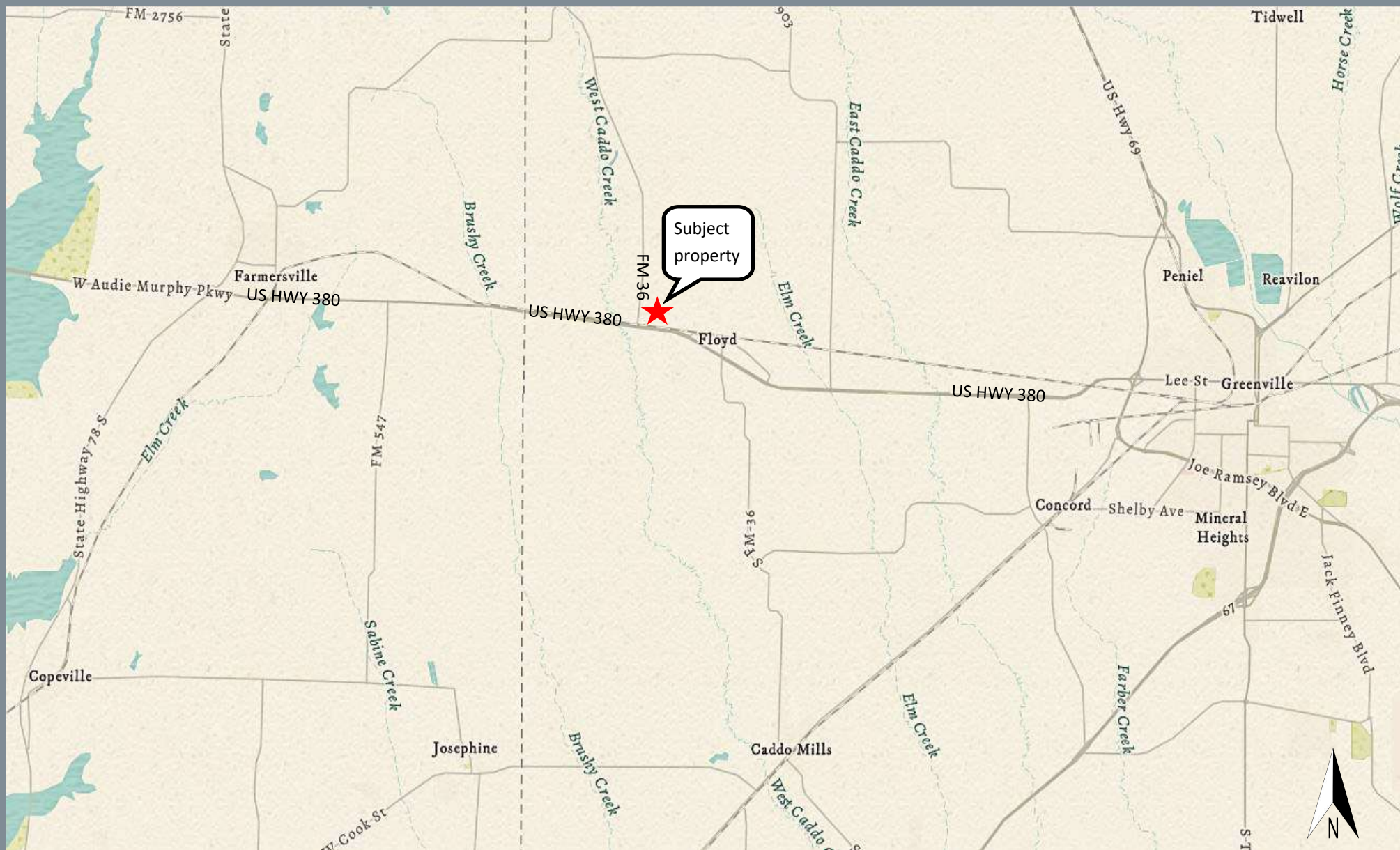
Aerial Map



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Location Map



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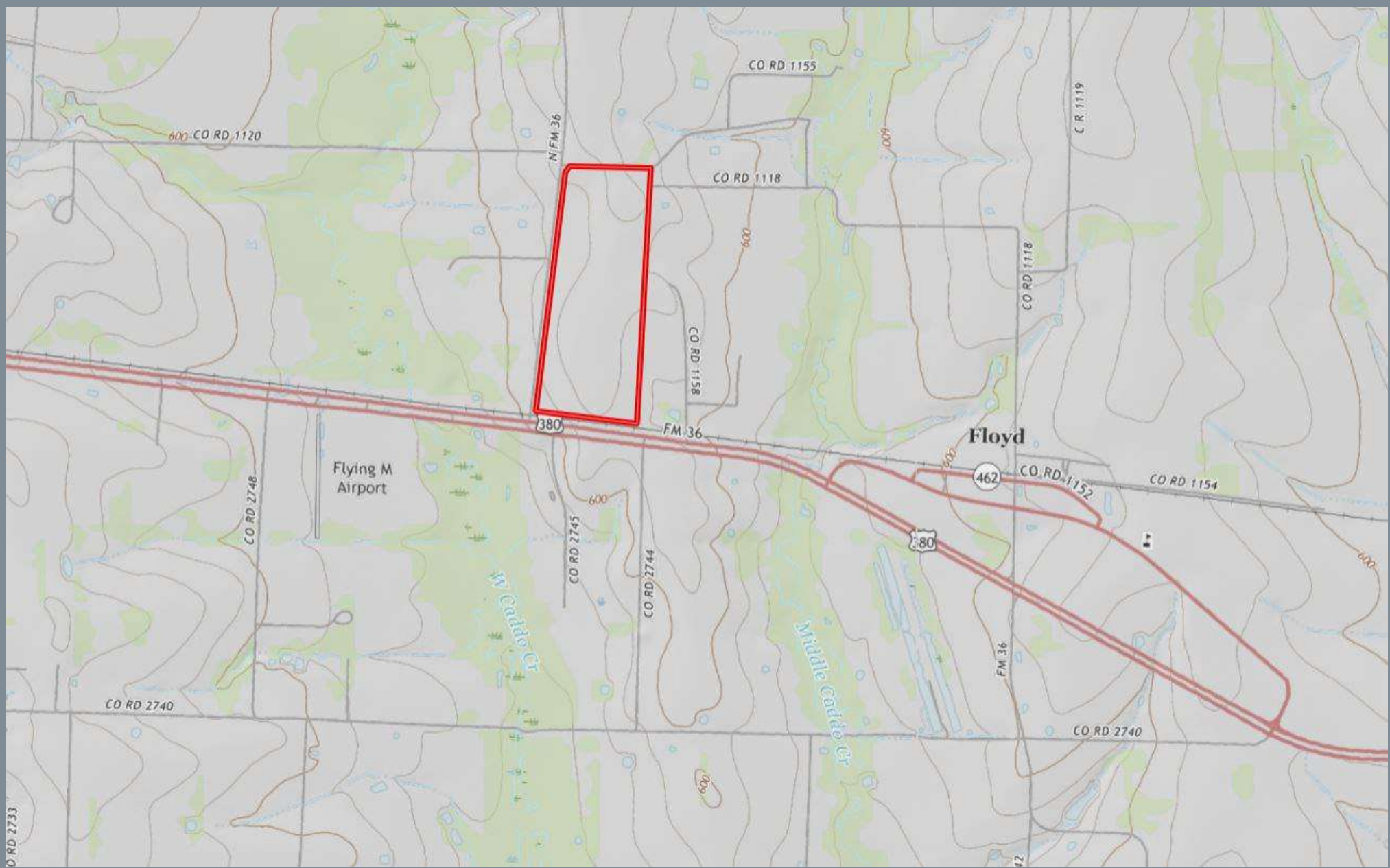
Location Detail



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Flood Plain Map



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Topography Map

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

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



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