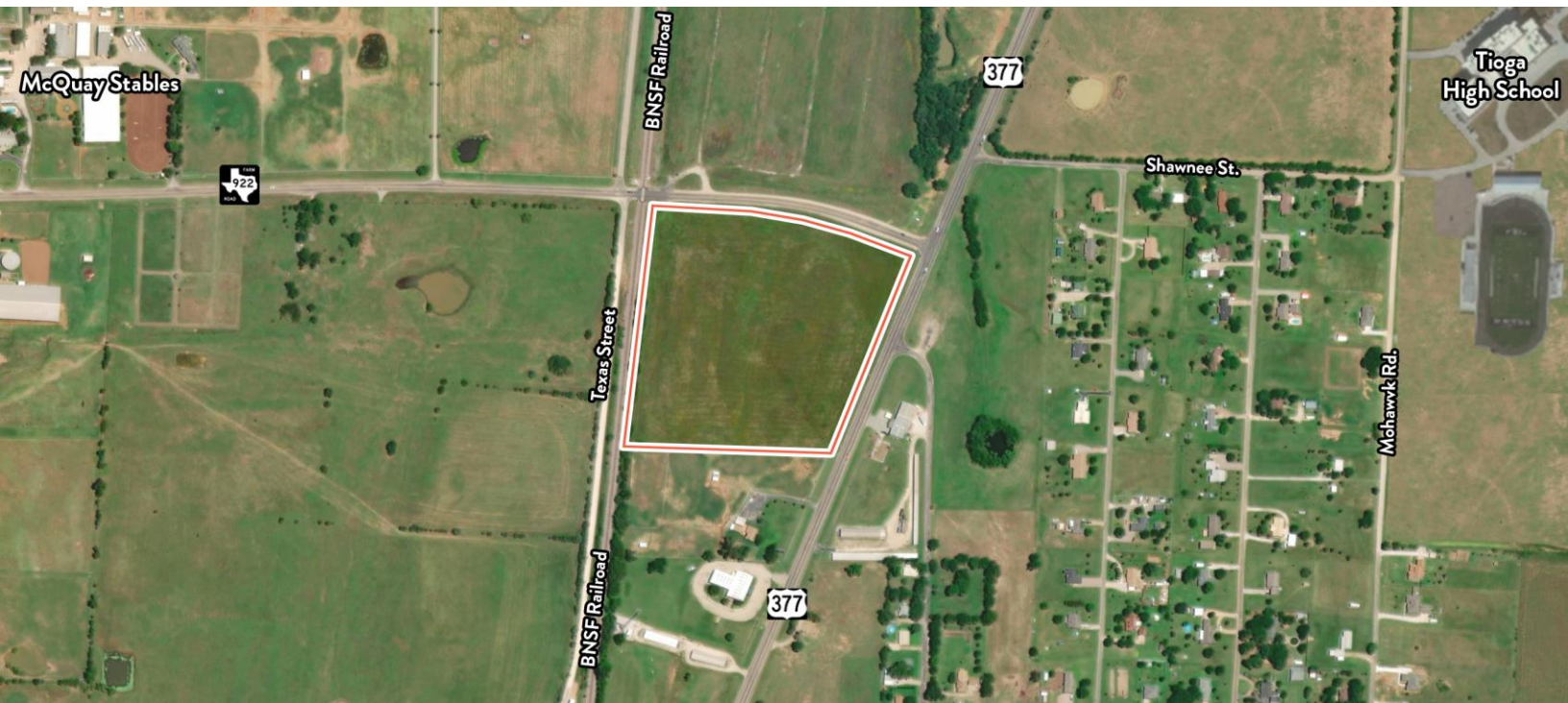


FOR SALE

15.672± Acres of Land, Tioga, TX



15.672± Acres of Land, Tioga, TX

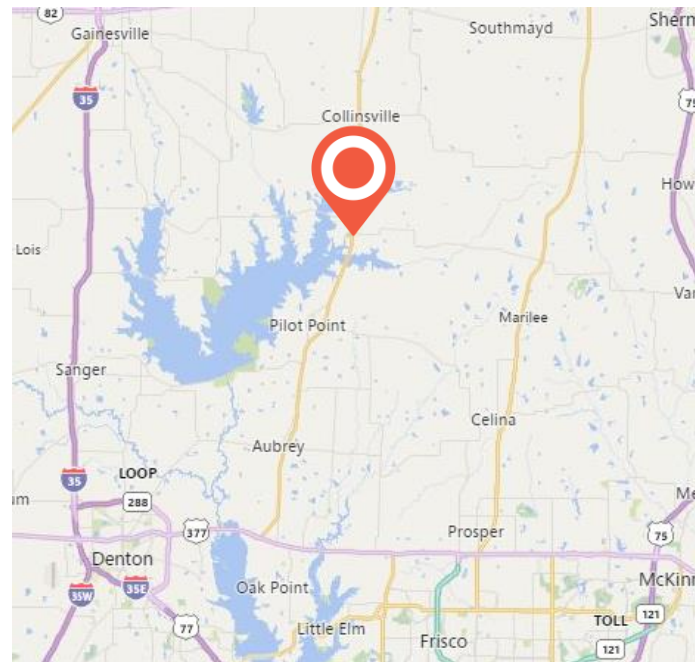
- Property is located at the southwest corner of State Highway 377 (N. Ray Roberts Parkway) and FM 922 Tioga, Grayson County, Texas.
- FM 922 is one of the very few east/west connectors to IH 35.
- This is an excellent hard corner location at the key intersection in the trade area.

Details

SIZE: 15.672± Acres of Raw Land
Will Subdivide

ZONING: C2 (General Commercial/Multi-Family/Self-Storage, etc.)

SALES PRICE: \$3.00 Per Square Foot
No Minerals Available



Tom Grunnah, CCIM

214.238.8005

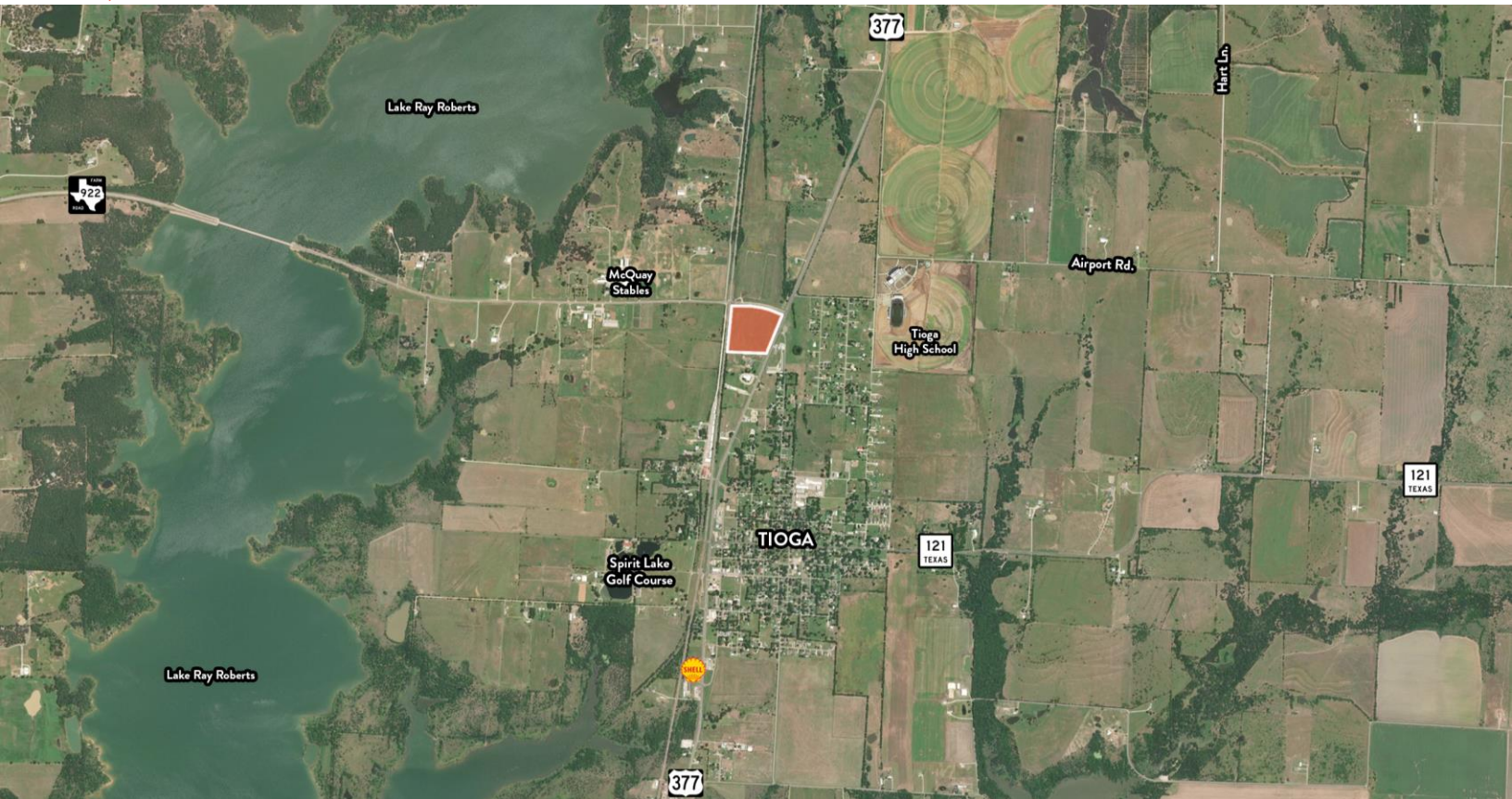
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YOUNGER
PARTNERS

YOUNGER PARTNERS • 14643 Dallas Parkway, Suite 950, LB#58 | Dallas, TX 75254 • 214.294.4400 | The information provided herein was obtained from sources believed reliable, however Younger Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



PROPERTY DESCRIPTION

All this certain tract or parcel of land situated in the S.A. & M.G.R.R. Survey, Abstract Number 1141, County of Grayson, State of Texas, said tract being part of a valid 10 881 acre tract as described in deed to R. L. Huffines, filed November 1983, and recorded in volume 1668 page 657 of the Public Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the southeast corner of the tract being described herein as a point being North 88 degrees 12 minutes 09 seconds West, a distance of 63.3 feet from a pipe line corner post, said point being the southeast corner of said Huffines tract, same being the northeast corner of a tract as described in Deed to Tim McQuay et al. Colburn McQuay, filed 18 August 1984, and Substantiated in Volume 1307 Page 171 of said Public Records, said point also being on the west right of way line of U. S. Highway Number 377 (an asphalt) referred public highway;

Thence North 88 degrees 12 minutes 09 seconds West, with the south line of said Huffines tract, and with a pipe and cable fence, a distance of 626.04 feet to a point being South 88 degrees 11 minutes 09 seconds East, a distance of 6.33 feet from a pipe line corner post, said point being the southeast corner of said Huffines tract, same being the northeast corner of said McQuay tract, and said point being on the east line of the Texas and Pacific Railroad;

Thence North 83 degrees 04 minutes 09 seconds East, with the west line of said Huffines tract, and with the east line of said Railroad, a distance of 571.64 feet to a found 1/2 inch steel square tubing with a plastic cap marked CLJC 4377 for the southwest corner of this tract, said tubing being on the south right of way line of Farm to Market Road Number 922 (an asphalt) referred public road;

Thence South 83 degrees 04 minutes 11 seconds East, with the south line of said Road, a distance of 111.23 feet to a found 1/2 inch steel square tubing with a plastic cap marked CLJC 4377, for the start of a curve to right having a central angle of 59 degrees 24 minutes 08 seconds, and a radius of 172.05 feet, and a chord bearing of South 76 degrees 18 minutes 14 seconds East, and a chord distance of 482.47 feet;

Thence With said curve to the right, an arc length of 64.66 feet to a found 1/2 inch steel square tubing with a plastic cap marked CLJC 4377, for a corner of this tract;

Thence South 66 degrees 16 minutes 31 seconds East, with the south line of said Road, a distance of 11.94 feet to a found 1/2 inch steel square tubing with a plastic cap marked CLJC 4377, for a corner of this tract;

Thence South 21 degrees 37 minutes 31 seconds East, with the south line of said Road, a distance of 139.94 feet to a found 1/2 inch steel square tubing with a plastic cap marked CLJC 4377, for a corner of this tract, said tubing being on the west line of said Highway;

Thence South 21 degrees 19 minutes 23 seconds West, with the west line of said Highway, a distance of 883.79 feet to the POINT OF BEGINNING, and containing 15.672 acres of land.

The undersigned does hereby state to that the map or plat is based upon the field notes of the survey, and that it is true, correct and accurate representation of the property as surveyed; that the quantity of land therein has been accurately calculated and that said property has access to a roadway unless otherwise noted.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above certificate. Said certificate does not extend to any unshown person, without an express recertification by the surveyor naming said person, and the COPY RIGHTS ARE RESERVED.

24 October 2007

Don R. Cox, Texas Registered Professional Land Surveyor Number 4377

FLOOD STATEMENT

I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Grayson, State of Texas, commonly known as Panel Number 43814-C, effective date of 19 May 1992, and that map indicates that this property is in a Zone "X" special Flood Hazard area, as shown on Panel Number 43814-C said map.

This Flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood statement shall not create liability on the part of the surveyor.



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Younger Partners	9001486		(214)294-4400
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Moody Younger	420370	moody.younger@youngerpartners.com	(214)294-4412
Designated Broker of Firm	License No.	Email	Phone
Robert Grunnah	159040	robert.grunnah@youngerpartners.com	(214)238-8010
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Tom Grunnah	476869	tom.grunnah@youngerpartners.com	(214)238-8005
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date