

88 ACRES OF LAND FOR SALE
NEQ OF F.M. 691 & F.M. 1417
GRAYSON COUNTY, TEXAS



SITE
88.01 ACRES

214.444.8488



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

info@tswcre.com

OFFERING OVERVIEW

Trinity Southwest has been exclusively retained to offer for sale 88 acres on FM 691 in Grayson County. This offering provides an investor the opportunity to own an Ag-Exempt future development tract in a high velocity growth corridor in one of the fastest growing regions in the country.

The FM 691 corridor is anchored by Texoma Medical Center, the largest employer in the Sherman-Denison MSA, and the North Texas Regional Airport, a major strategic asset for job creation with Foreign Trade Zone & Freeport Tax exemptions. Also along the FM 691 corridor is Grayson College, boasting over 5,000 students.

INVESTMENT HIGHLIGHTS

- Ag-Exempt Future Development Tact
- No Floodplain & Efficient Shaped Site for Development
- Sherman-Denison MSA is Ranked 6th for Fastest Growth in Texas
- 3-miles from Texoma Medical Center with over 3,500 Employees
- 1-mile from North Texas Regional Airport
- Nearby Lake Texoma has over 6,000,000 Annual Visitors

PROPERTY DETAILS

LOCATION

6921 & 101 F.M. 691
Denison ETJ
Grayson County, Texas

SIZE

88.08 Acres

SCHOOL DISTRICT

Sherman Independent School District

ACCESS

Grayson Drive (FM 691)
4-Lane Divided

FRONTAGE

822 Feet of Frontage along FM 691

AGRICULTURAL EXEMPTION

Agricultural Tax Rate through Wildlife Exemption

ZONING

Extraterritorial Jurisdiction (ETJ) of Denison, Texas



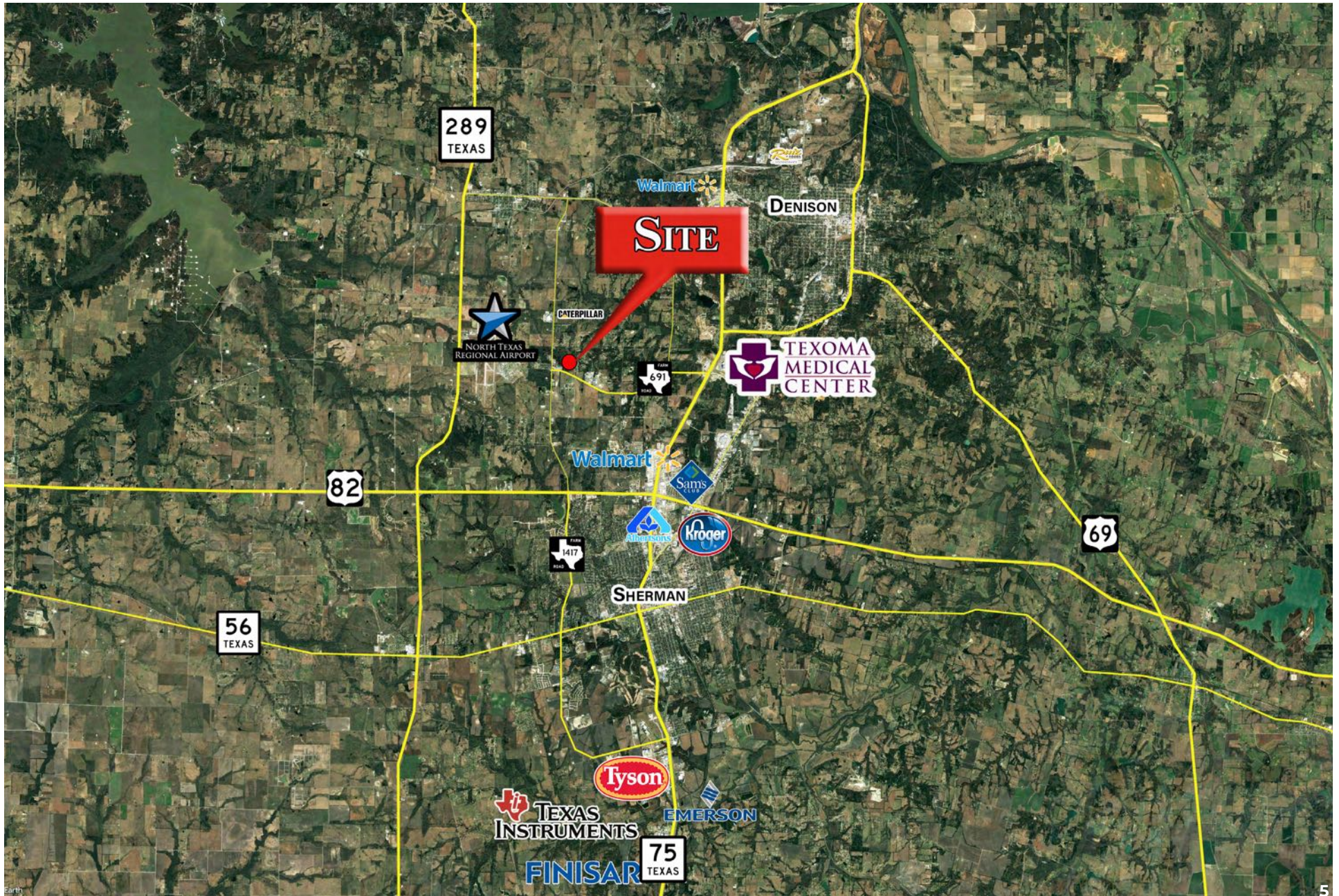
88.08 ACRES
GRAYSON COUNTY, TEXAS

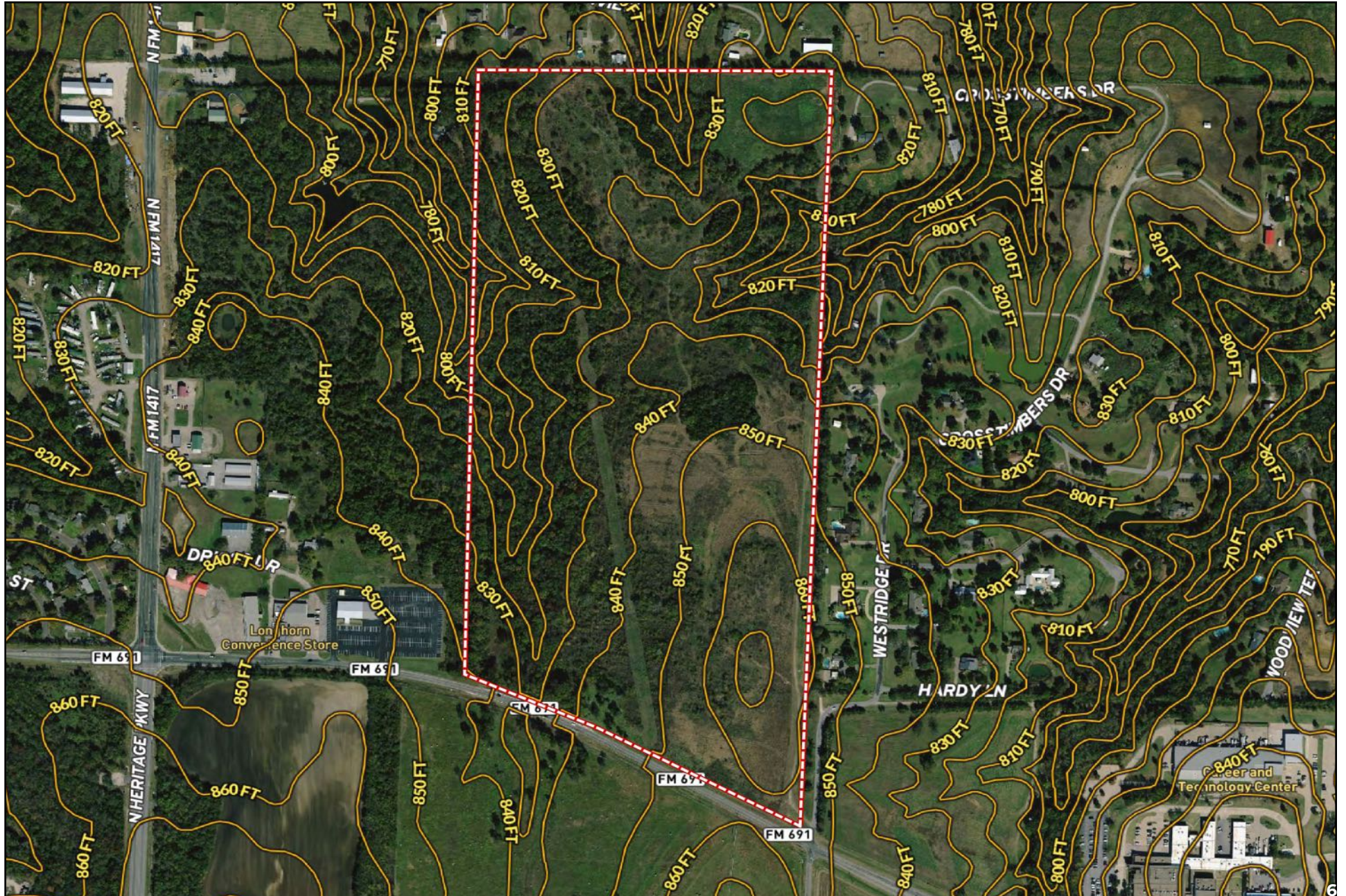


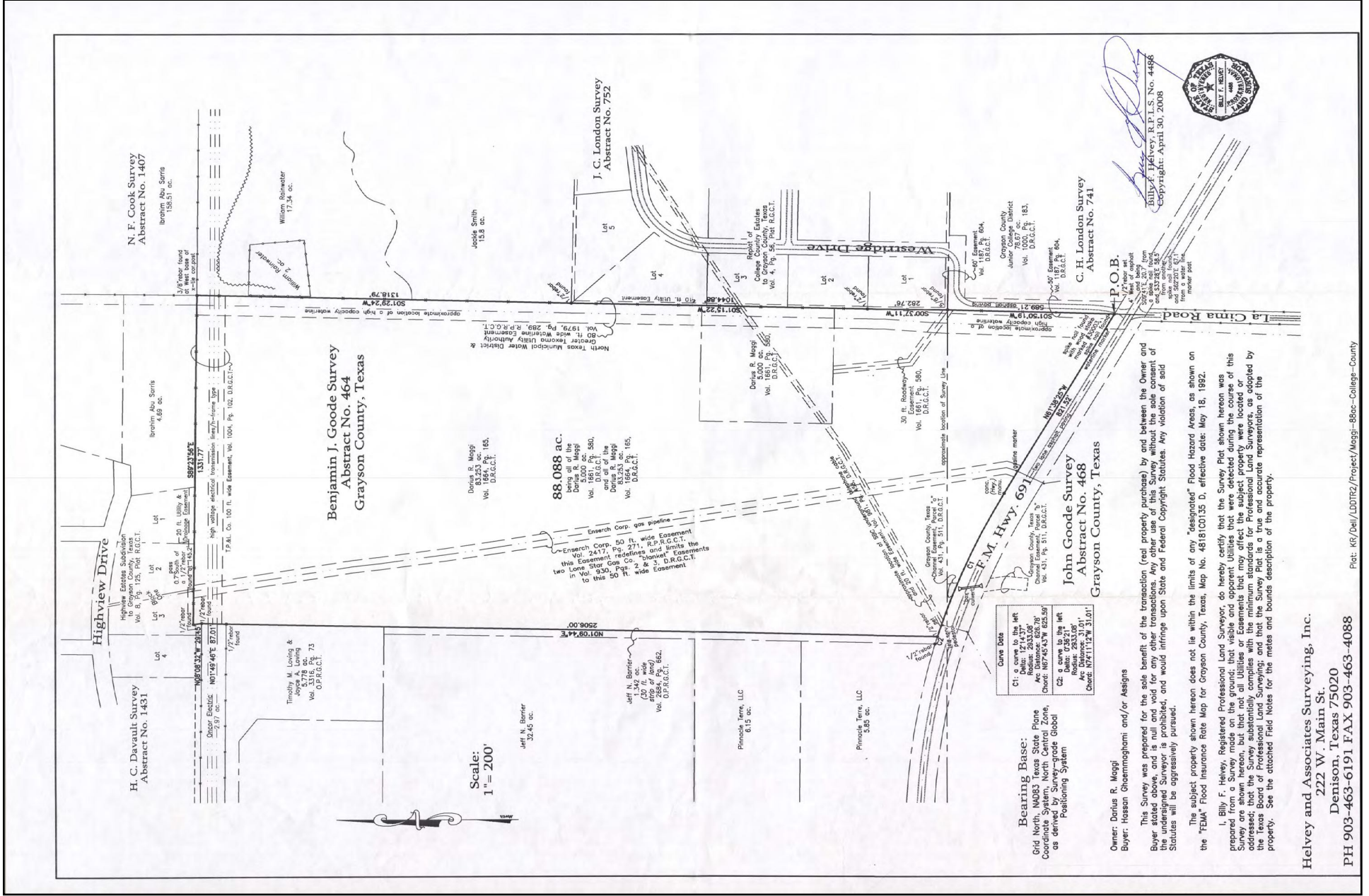
TRADE AREA



88.08 ACRES
GRAYSON COUNTY, TEXAS







Billy F. Helvey
R.P.L.S. No. 4486
Copyright: April 30, 2008



Bearing Base:
Grid North, NAD83 Texas State Plane
Coordinate System, North Central Zone,
as defined by the Texas Global
Positioning System

Curve Data
C1: a curve to the left
Chord: 628.78'
Radius: 2333.08'
Chord: 1678.43' W 83.58°
Arc Distance: 311.01'
C2: a curve to the left
Chord: 233.08'
Radius: 2333.08'
Chord: 1471.12' W 31.91'

Owner: Dennis R. Maggi
Buyer: Hassan Ghoemghami and/or Assigns

This Survey was prepared for the sole benefit of the transaction (real property purchase) by and between the Owner and Buyer stated above, and is null and void for any other transactions. Any other use of this Survey without the sole consent of the undersigned Surveyor is prohibited, and would infringe upon State and Federal Copyright Statutes. Any violation of said Statutes will be aggressively pursued.

The subject property shown hereon does not lie within the limits of any "designated" Flood Hazard Areas, as shown on the FEMA Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0135 D, effective date: May 18, 1992.

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that the Survey Plat shown hereon was prepared from a Survey made on the ground; that visible and apparent Utilities that were detected during the course of this Survey are shown hereon, but that not all Utilities or Easements that may affect the subject property were located or addressed; that the Survey substantially complies with the minimum standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying; and that the Survey depicts a true and accurate representation of the property. See the attached Field Notes for the metes and bounds description of the property.

Helvey and Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
PH 903-463-6191 FAX 903-463-4088

Plat: RFR/Deil/LDTRZ/Project/Maggi-8808-College-County

CONTACT INFORMATION

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DALLAS, TEXAS 75225

EXCLUSIVE LISTING BROKERS

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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.

Trinity Southwest Services, LLC

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Designated Broker of Firm

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date