



OAK KNOLL ESTATES TIOGA, TX 76271



DILLON COOK
214.416.8223
dcook@rangerealtyadvisors.com

CORBIN FREDERICK
214.416.8225
cfrederick@rangerealtyadvisors.com

DANIEL BATEY
214.416.8217
dbatey@rangerealtyadvisors.com

BLAKE SOAPE
214.416.8227
bsoape@rangerealtyadvisors.com

PROPERTY OVERVIEW



LOCATION

5589 S. Ray Roberts Pkwy (377)
Tioga, TX 76271



ACREAGE

Gross: $\pm$ 42.57



ZONING

Tioga ETJ



LAND USE

Finished Estate Lots ($\pm$ 29 Lots)
(Includes PID)



UTILITIES

Water: To Site
Sewer: Septic



ISD

Tioga ISD

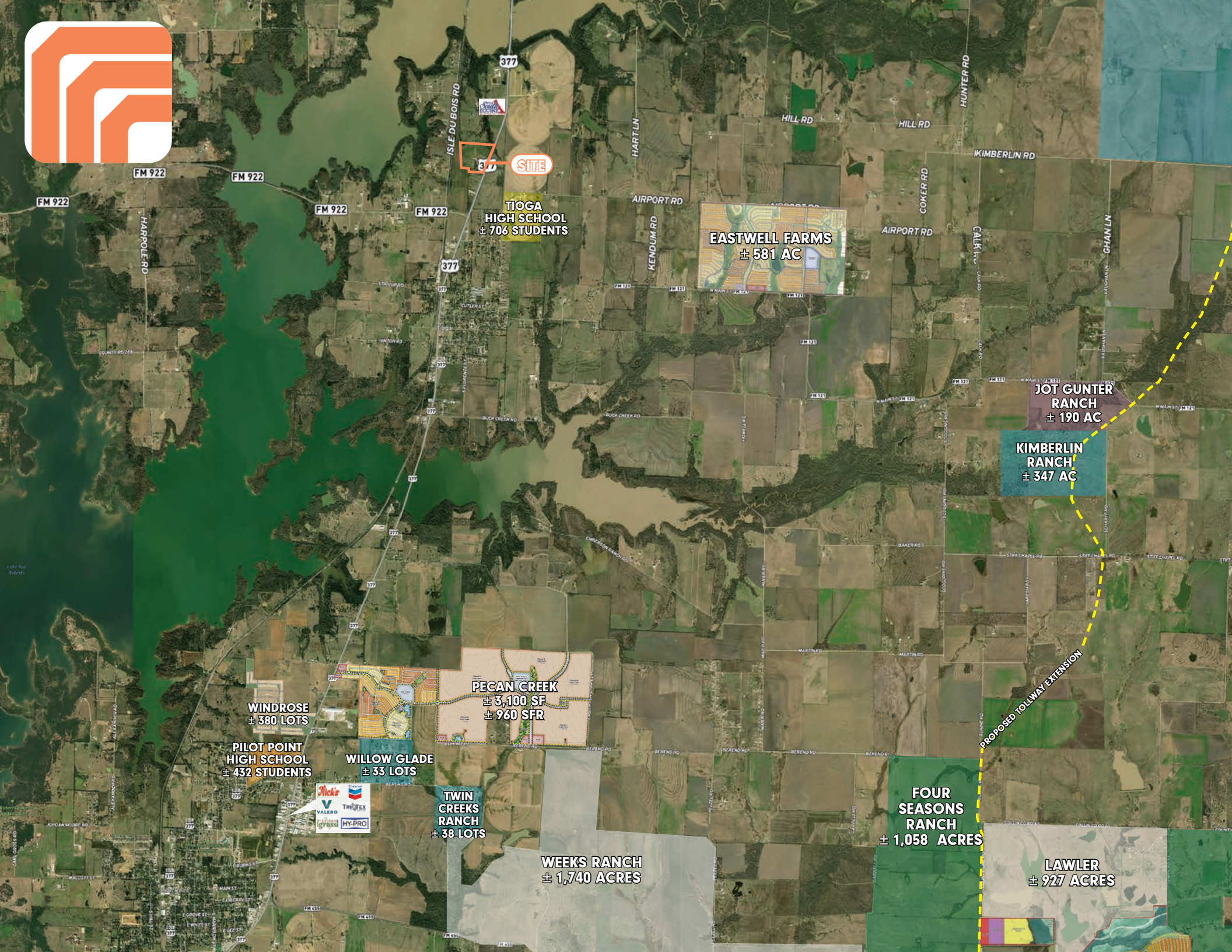


VPD

Ray Roberts Pkwy: $\pm$ 6,476







MARKET OVERVIEW

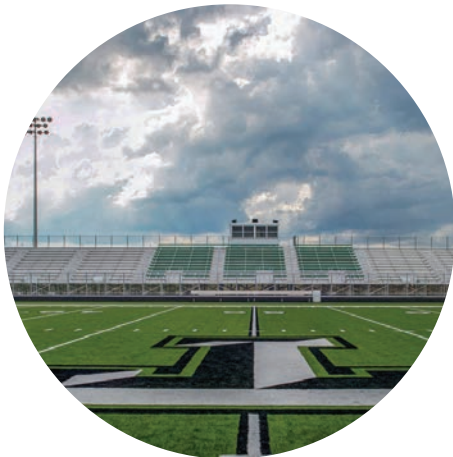


SUMMARY

TIOGA, TEXAS, IS A SMALL TOWN LOCATED IN GRAYSON COUNTY, JUST NORTH OF THE DALLAS-FORT WORTH METROPLEX. IN RECENT YEARS, TIOGA HAS EXPERIENCED GROWTH AND DEVELOPMENT, LARGELY DUE TO ITS CLOSE PROXIMITY TO MAJOR CITIES LIKE DALLAS AND FORT WORTH. AS NEARBY URBAN AREAS EXPAND, INFRASTRUCTURE IMPROVEMENTS HAVE FOLLOWED, INCLUDING UPGRADES AND EXPANSIONS TO HIGHWAYS SUCH AS HIGHWAY 377, WHICH PASSES THROUGH THE TOWN.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	1,425	2,583	19,317
2029 POPULATION	1,587	2,873	21,795
POP. GROWTH 2024-2029	2.3%	2.2%	2.6%
2023 TOTAL HOUSEHOLDS	527	949	7,353
MEDIAN HOUSEHOLD INCOME	\$73,175	\$97,170	\$108,029
2024 TOTAL BUSINESSES	62	120	675
2024 TOTAL EMPLOYMENT	540	958	4,771



THIS INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT RANGE REALTY ADVISORS, LLC HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. RANGE REALTY ADVISORS, LLC MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS ARE REQUIRED TO CONDUCT THEIR OWN INVESTIGATION.

**RANGE REALTY ADVISORS
4633 N CENTRAL EXPY, SUITE 250
DALLAS, TX 75205**

214-416-8222 | [RANGEREALTYADVISORS.COM](https://rangerealtyadvisors.com)



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Batey	730487	dbatey@rangerealtyadvisors.com	214-416-8217
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0