



TBD Blackjack • Pilot Point, TX • 76258

35.451 Acres

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

Corey R. Homer

(469) 667-6587 (cell)

(972)- 562-9090 (office)

chomer@resmckinney.com

PROPERTY DESCRIPTION: RES-Real Estate Services, LLC is proud to present this 35+/- Acre tract in the Aubrey ETJ. Property is relatively flat with no floodplain. Mustang SUD Water-10 inch water line along 377, 8 inch water line on North side of Blackjack and 10 inch water line on FM 2931. No sewer on property. Pipeline running East to West on Northern portion of property. Denton County. Aubrey ISD. New Developments (Belmont, Saratoga, Keeneland and High Point) are underway being to the South and East of the property.

LOCATION: TBD Blackjack, Pilot Point TX 76258

SIZE: 35.451 Acres

PRICE: \$8,509,881.6



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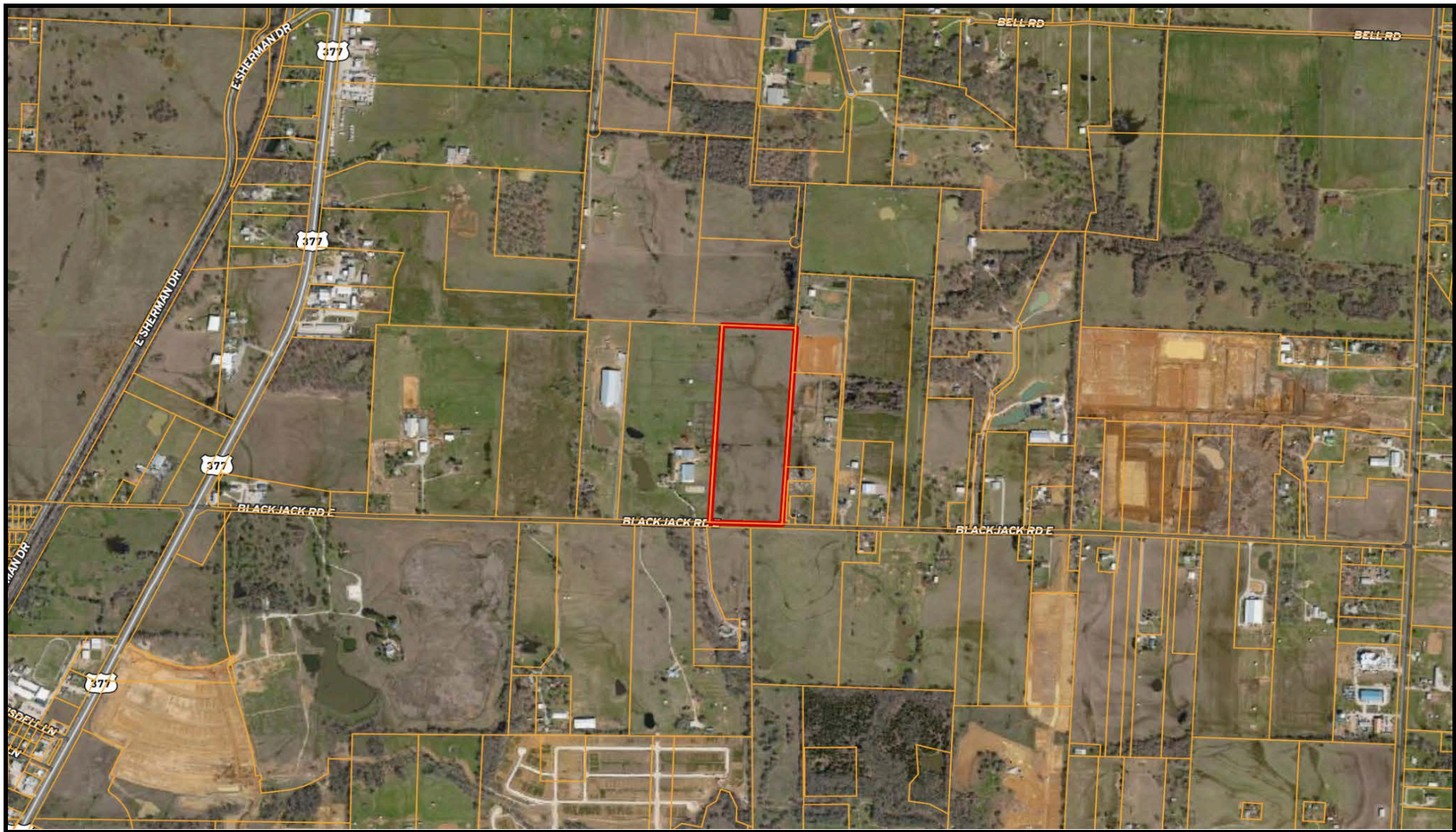
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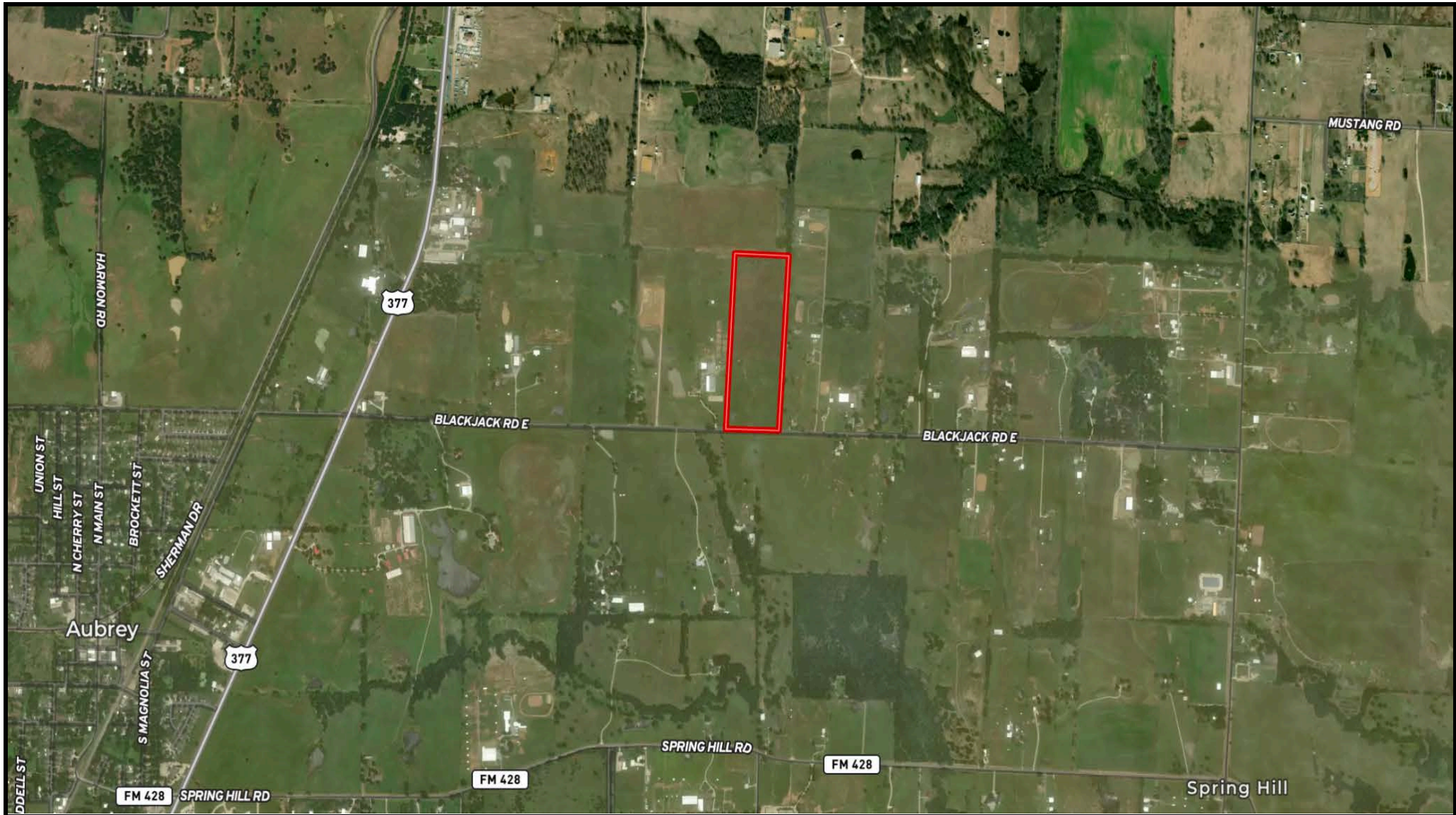
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Master Thoroughfare Plan

Adopted
Ordinance 810-23

September 28, 2023

Legend

Thoroughfare Designations

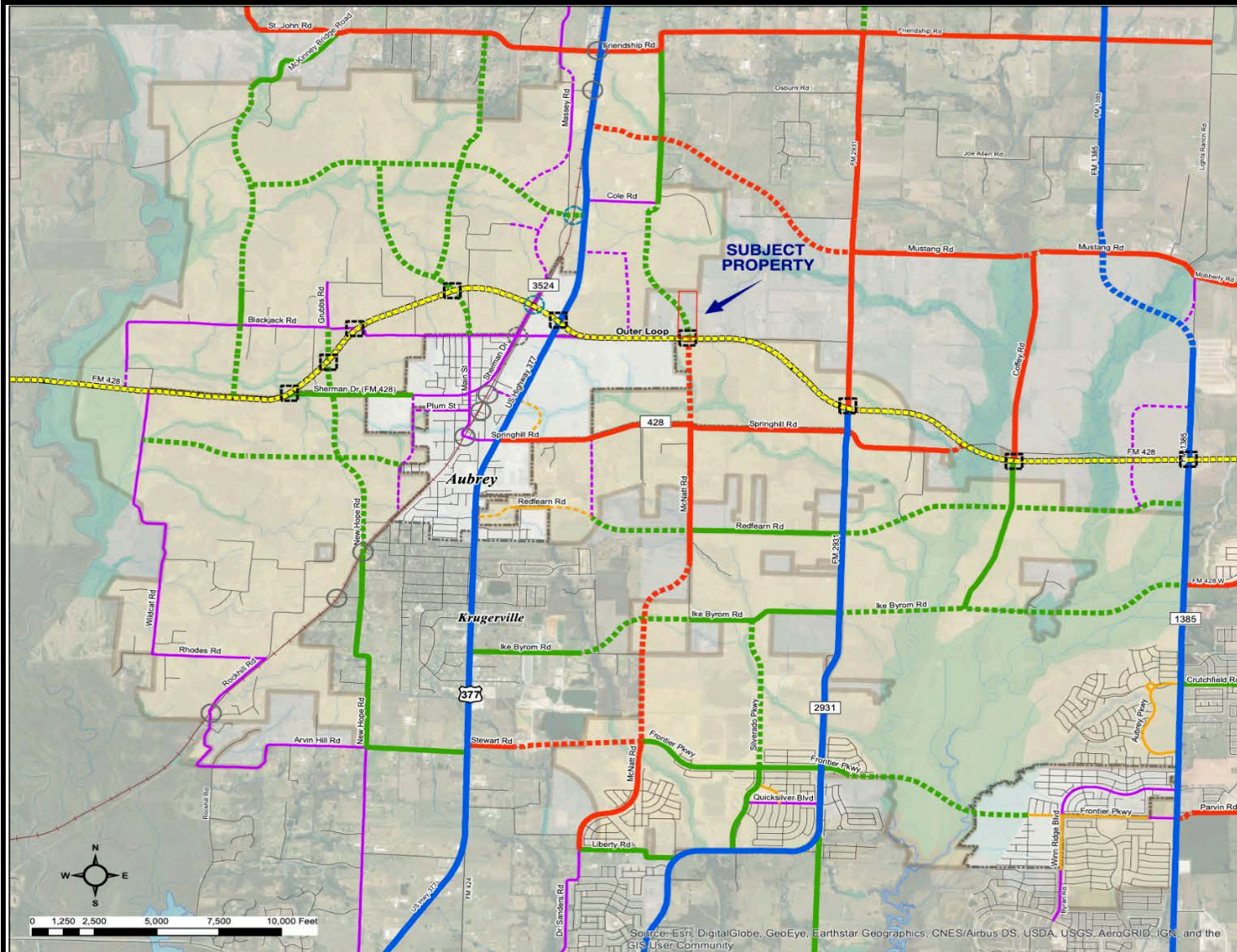
- Highway (500' ROW)
 - Principal Arterial (140' ROW)
 - Major Arterial (120' ROW)
 - Minor Arterial (100' ROW)
 - Major Collector (80' ROW)
 - Minor Collector (60' ROW)
 - Existing Roadway
 - Proposed New Roadway
- Existing ROW widths vary.
ROW identified represents minimum ROW.

Crossings

- Grade Separated Roadway (Future)
- Railroad - At Grade (Existing)
- Railroad - At Grade (Future)
- Railroad - Grade Separated (Existing)
- Railroad - Grade Separated (Future)

Other

- City Limits
- ETJ
- Floodplain & Open Space
- Aubrey Planning Area Limits
- Streets
- Railroads
- Rivers & Streams
- Waterbodies



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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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.

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|--|----------------|-----------------------------------|----------------------|
| RES=Real Estate Services | 9003405 | CMCKISSICK@RESMCKINNEY.COM | (972)562-9090 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Charles McKissick | | cmckissick@resmckinney.com | (214)533-5146 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Corey Homer | 0777944 | CHOMER@RESMCKINNEY.COM | (469)667-6587 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501
 RES Real Estate Services, 1833 Hunt St #102 McKinney, TX 75069
 Corey Homer

Information available at www.trec.texas.gov

Phone: (972)562-9090 Fax: IABS 1-0 Date Unfilled

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com



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