

FOR SALE

8.54 AC

517 Vaughan Ln • Tioga, TX



Price: \$3,325,000

•
Boat/RV Storage

•
Additional capacity

•
1 mile to Grayson
Pkwy/DNT



Terri McCutcheon • 972.978.7477 • terri@talleyandco.com

Current Structures

- 26 15x30 covered parking
- 26 15x40 covered parking
- 58 12.5x45 uncovered parking (can divide)
- 57 12.5x40 uncovered parking (can divide)
- 19 15x30 uncovered parking (future cover)
- 26 15x40 uncovered parking (future cover)
- 900sf workshop
- Covered storage and container
- Office - 2 room & plumbed bathroom
- 2 contractor storage yards



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Development Features

- 220V onsite
- Water meter on property
- Paved road frontage
- Entire site graded with implemented drainage plan
- Retention pond at back of property
- Property located in unincorporated portion of Grayson County
- Future development potential



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Projected Income - Current Development

Type	Size	# of units	price	Monthly income	Annual Income	Notes
Covered	15x40	26	155	\$ 4,030.00	\$ 48,360.00	
Covered	15x30	26	135	\$ 3,510.00	\$ 42,120.00	
uncovered	12.5x45	58	100	\$ 5,800.00	\$ 69,600.00	
uncovered	12.5x40	57	80	\$ 4,560.00	\$ 54,720.00	
uncovered	15x30	19	100	\$ 1,900.00	\$ 22,800.00	Future Covered
uncovered	15x40	26	110	\$ 2,860.00	\$ 34,320.00	Future Covered
shop bldg	900sf	1	2000	\$ 2,000.00	\$ 24,000.00	Can be combined with yard(s) and container
Storage yard	3325sf	1	2200	\$ 2,200.00	\$ 26,400.00	
Storage yard	1782sf	1	1500	\$ 1,500.00	\$ 18,000.00	
container	40x8	1	100	\$ 100.00	\$ 1,200.00	
					\$ 341,520.00	

Future development - Projected Income

Type	Size	# of units	Price	Monthly Income	Annual Income	Notes
Covered	15x40	20	155	\$ 3,100.00	\$ 37,200.00	
Covered	15x30	20	130	\$ 2,600.00	\$ 31,200.00	
uncovered	12.5x45	24	100	\$ 2,400.00	\$ 28,800.00	Can be divided
uncovered	12.5x40	24	80	\$ 1,920.00	\$ 23,040.00	Can be divided
side park	10x30	32	50	\$ 1,600.00	\$ 19,200.00	
					\$ 139,440.00	

Combined Projected Annual Income - \$ 480,960

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Location/Developments

Grayson Pkwy/FM 121 - 1 mile

Gunter, FM 121/Preston Rd - 5 miles

Developments:

Kimberlin Heights, Gunter (2 mi)

Taylor Ranch, Gunter (4 mi)

The Bridges, Gunter (8 mi)

Legacy Hills, Celina (8 mi)

Cottowood, Dorchester (14 mi)



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