

**STEVE GRANT  
REAL ESTATE LLC**

**PROPERTY INFORMATION BROCHURE ON:  
FIVE PROPERTIES  
SITUATED IN THE I. W. BURTON SURVEY A-3  
LOCATED IN POYNOR, HENDERSON COUNTY, TEXAS 75782**



**DEVELOPMENT POTENTIAL!** Located at the corner of US Highway 175 E Business and TX FM 315, “On the Crossroads of Historical Charm and Classic Renaissance”.

**Offered Exclusively By:**  
**STEVE GRANT REAL ESTATE LLC**  
Steve Grant and Nick Grant, Listing Brokers  
406 East Corsicana Street / PO Box 350  
Athens, Texas 75751  
(903)675-3503 Office / (903)677-7825 Cell  
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Pynor, Texas is a sleepy farm and ranch East Texas Community located east of Athens, southwest of Tyler, west of Jacksonville and north of Palestine.

The natural charm of the area includes rolling hills, live spring-fed creeks and easy access to large metropolitan areas while maintaining a special feel of a simple, less complicated, lifestyle found in the cities.

Five properties are being offered by Steve Grant Real Estate LLC and can be sold individually or as a whole.

Call for an appointment!  
Feel comfort from the past and the potential of one of the fastest growing areas in Texas.



**PROPERTY INFORMATION BROCHURE ON:**  
**FIVE PROPERTIES**  
**SITUATED IN THE I. W. BURTON SURVEY A-3**  
**LOCATED IN POYNOR, HENDERSON COUNTY, TEXAS 75782**

- I. **LOCATION:** The subject property is located at the intersection of US Highway 175 E Business and Texas FM 315.
  - A. Directions—
    - 1. From Athens town square, take US Highway 175 East to Pynor, turn left on US Highway 175 East Business and the property will be on the left at the intersection of US Highway 175 East Business and Texas FM 315.
    - 2. From Palestine, take Texas FM 315 North to US Highway 175 East Business and the property will be on the right.
    - 3. From Tyler, take Highway 31 West to Chandler. Turn left at the light on FM 315 and go to Pynor. The property is in the center of town at the intersection of Highway 175 East and FM 315.
    - 4. From Dallas, take US Highway 175 East of Athens to US Highway 175 Business, exit left. The property is located at the intersection of US Highway 175 Business and FM 315
- II. **ASKING PRICE:**
  - A. **Property #1—15500 US Highway 175 East Business, Pynor**
    - 1. Asking Price—\$95,000.00
  - B. **Property #2—15700 US Highway 175 East Business, Pynor**
    - 1. Asking Price—\$195,000.00
  - C. **Property #3—TBD US Highway 175 East Business, Pynor**
    - 1. Asking Price—\$62,500.00
  - D. **Property #4—15585 US Highway 175 East Business, Pynor**
    - 1. Asking Price—\$245,000.00
  - E. **Property #5—15703 US Highway 175 Business, Pynor**
    - 1. Asking Price—\$350,000.00
- III. **FINANCING INFORMATION:**
  - A. Existing - Clear
  - B. Terms -
    - 1. Cash
    - 2. Conventional Financing
- IV. **PROPERTY DESCRIPTION:**
  - A. Improvements—
    - 1. **Property #1—15500 US Highway 175 East Business, Pynor**
      - a. Square Footage—4,254 square feet (office w/3,286 sf and apartment w/968 sf)
      - b. Construction—Brick on a slab foundation and tar/gravel roof constructed in 1930 per the Henderson County Appraisal District
      - c. Site Size—Approximately 0.13 acre
      - d. Road Frontage—Approximately 170' of road frontage (Approximately 60' on US Hwy 175 E Business and approximately 110' on FM 315)

- e. GPS Coordinates—
  - 1) Latitude 32.07433499999998
  - 2) Longitude -95.59840500000000
- 2. **Property #2—15700 US Highway 175 East Business, Poynter**
  - a. Square Footage—6,600 square feet (office w/600 sf and warehouse w/6,000 sf)
  - b. Construction—Metal siding on slab foundation, corrugated steel roof, loading dock and concrete floors constructed in 1984 per the Henderson County Appraisal District. (Currently being used as an auto repair shop owned by the Seller. The business is not included with the sale of the property.)
  - c. Site Size—Approximately 0.51 acre
  - d. Road Frontage—Approximately 100' of road frontage (Approximately 60' on US Hwy 175 E Business and approximately 40' on FM 315)
  - e. GPS Coordinates—
    - 1) Latitude 32.074050000000000
    - 2) Longitude -95.59843999999997
- 3. **Property #3—TBD US Highway 175 East Business, Poynter**
  - a. Square Footage—1,774 square feet (office w/962 sf and warehouse w/812 sf)
  - b. Construction—Brick on a slab foundation with corrugated steel roof and six overhead doors constructed in 1940 per the Henderson County Appraisal District
  - c. Site Size—Approximately 0.18 acre
  - d. Road Frontage—Approximately 70' of road frontage on US Hwy 175 E Business
  - e. GPS Coordinates—
    - 1) Latitude 32.074055000000001
    - 2) Longitude -95.597925000000004
- 4. **Property #4—15585 US Highway 175 East Business, Poynter**
  - a. Square Footage—4,600 square feet (office w/300 sf and warehouse w/4,300 sf)
  - b. Construction—Metal siding on a slab foundation and corrugated steel roof constructed in 1994 per the Henderson County Appraisal District
  - c. Site Size—Approximately 5.56 acres
  - d. Road Frontage—Approximately 490' of road frontage (Approximately 370' on US Hwy 175 E Business and approximately 120' on Lee Street)
  - e. GPS Coordinates—
    - 1) Latitude 32.076520000000002
    - 2) Longitude -95.599850000000004
- 5. **Property #5—15703 US Highway 175 East Business, Poynter** (Nick Grant is the Listing Broker for this property.)
  - a. Square Footage—8,118 square feet (office w/500 sf, warehouse w/500 sf and approximately 7,118 sf of retail space)
  - b. Construction—Metal siding on a slab foundation with an aluminum roof
  - c. Site Size—Approximately .97 acre
  - d. Road Frontage—Approximately 610' of road frontage (Approximately 300' on US Hwy 175 E Business, approximately 220' on FM 315 and approximately 90' on Lee Street)
  - e. GPS Coordinates—
    - 1) Latitude 32.0746754
    - 2) Longitude -95.5976299

V. UTILITIES AVAILABLE:

- A. Electric—Oncor (888-313-6862)
- B. Water—Poynor Community Water (903-876-4001)
- C. Telephone/Internet—Optimum (877-694-9474)
- D. Gas—Atmos Gas (888-286-6700)
- E. Sewer—Septic system

*\*Note: Broker does not warrant utilities. Broker advises any prospective Buyer to verify availability of utilities with various utility companies.*

VI. OTHER INFORMATION:

- A. Restrictions—Subject to any restrictions of record.
- B. Easements—Subject to visible and apparent easements and any easements of record.
- C. Zoning—There is no zoning in Poynor.

VII. TAXES AND TAXING AUTHORITIES:

- A. Henderson County
- B. LaPoynor Independent School District
- C. Estimated Taxes—
  - 1. **Property #1—15500 US Highway 175 East Business, Poynor**
    - a. Approximately \$412.26 per year without exemptions per the Henderson County Appraisal District
  - 2. **Property #2—15700 US Highway 175 East Business, Poynor**
    - a. Approximately \$1,539.20 per year without exemptions per the Henderson County Appraisal District
  - 3. **Property #3—TBD US Highway 175 East Business, Poynor**
    - a. Approximately \$206.22 per year without exemptions per the Henderson County Appraisal District
  - 4. **Property #4—15585 US Highway 175 East Business, Poynor**
    - a. Approximately \$1,586.19 per year without exemptions per the Henderson County Appraisal District
  - 5. **Property #5—15703 US Hwy 175 East Business, Poynor**
    - a. Approximately \$1,976 per year without exemptions per the Henderson County Appraisal District

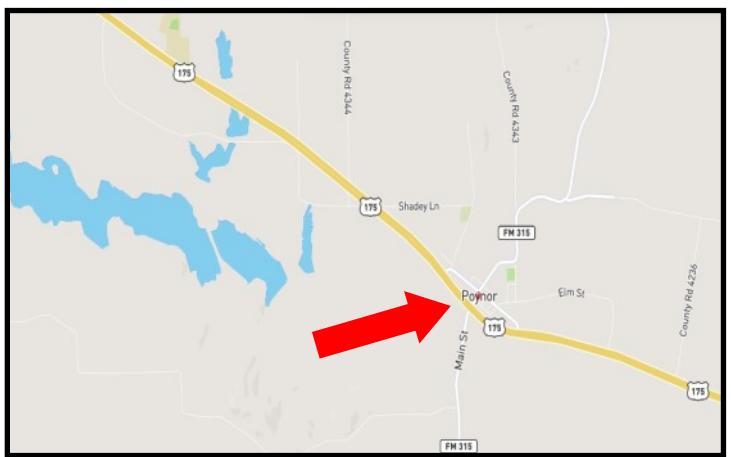
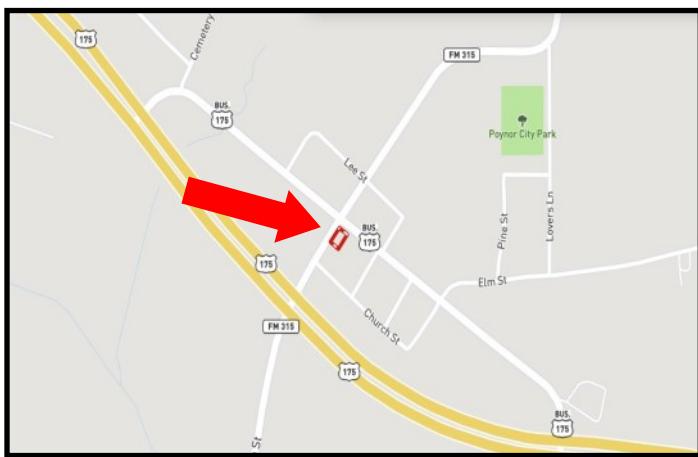
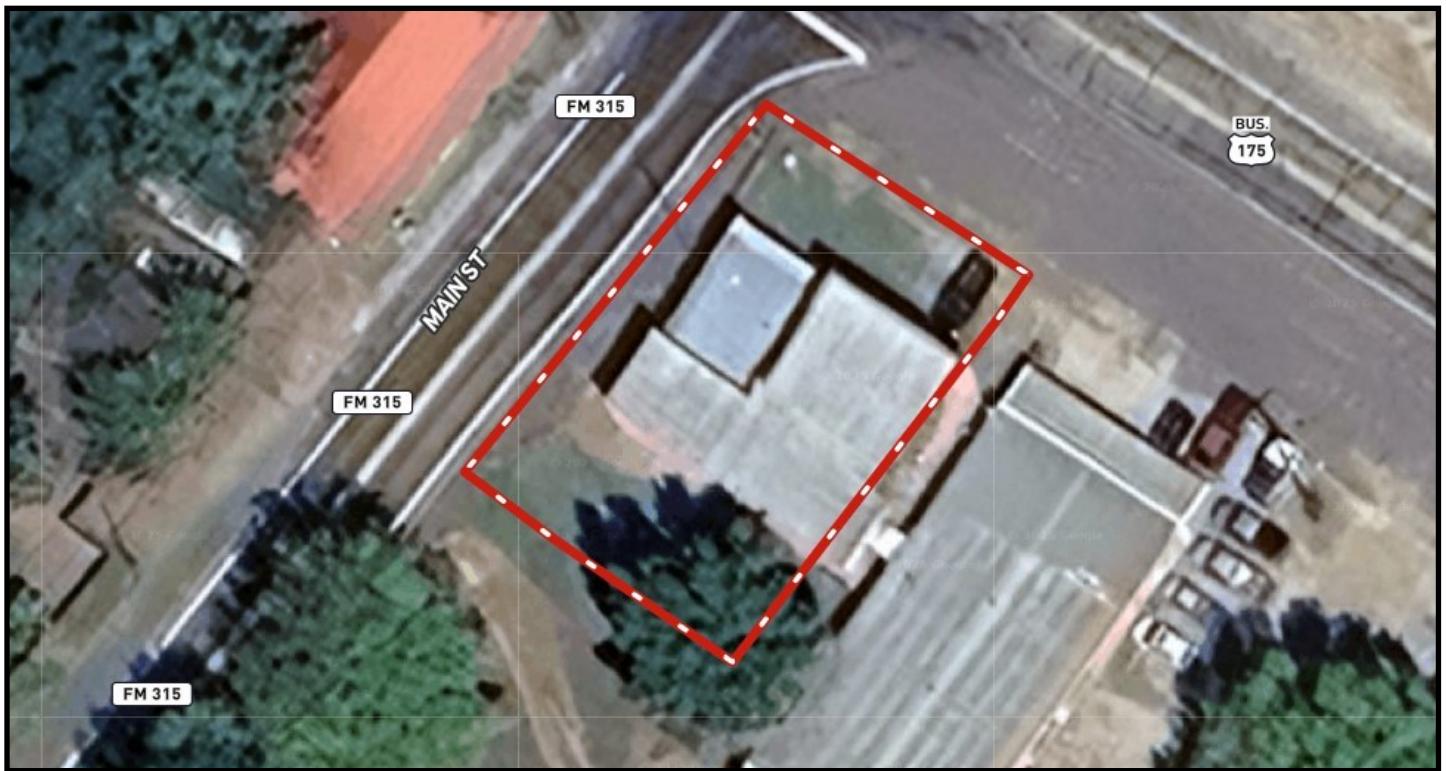
VIII. MINERALS:

- A. Oil and Gas Minerals—Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title.
- B. Surface Minerals—100% of all surface minerals owned to be conveyed. Surface minerals including but not limited to clay, lignite, iron ore, top soil, sulfur or any mineral which if mined is done by surface mining operations.

*\*\* Note: This material is based upon information which we, Steve Grant Real Estate LLC, consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at [www.stevegrant.com](http://www.stevegrant.com).*

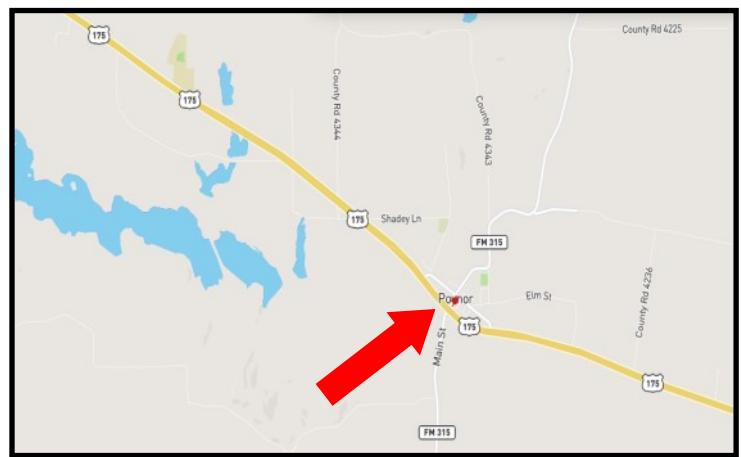
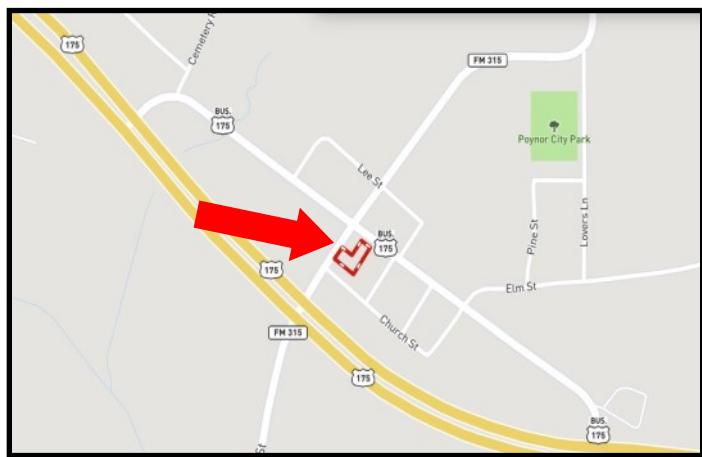
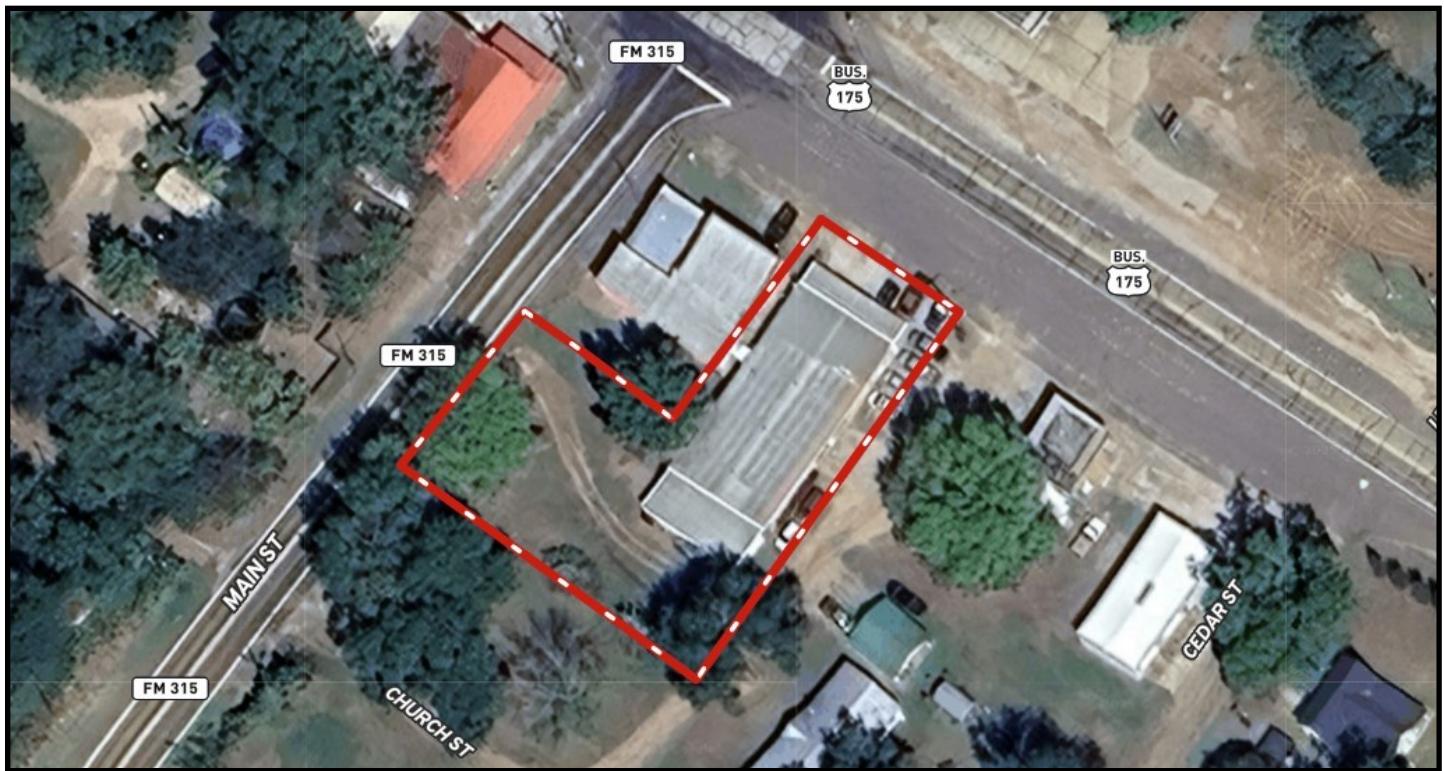
# PROPERTY #1–15500 US HWY 175 E, POYNOR





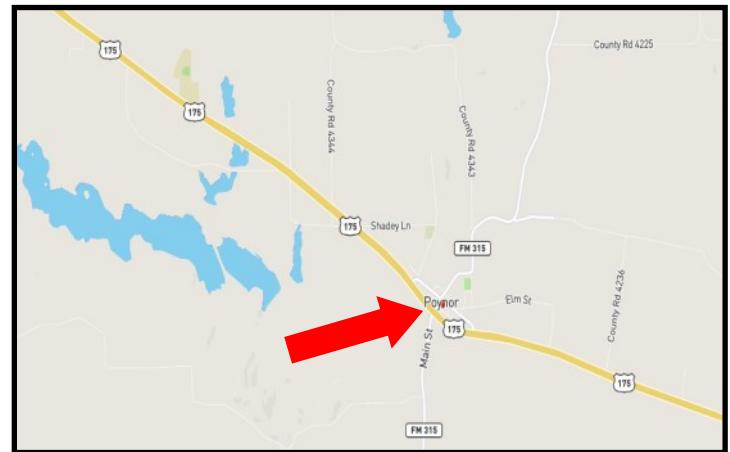
## PROPERTY #2—15700 US HWY 175 E, POYNOR





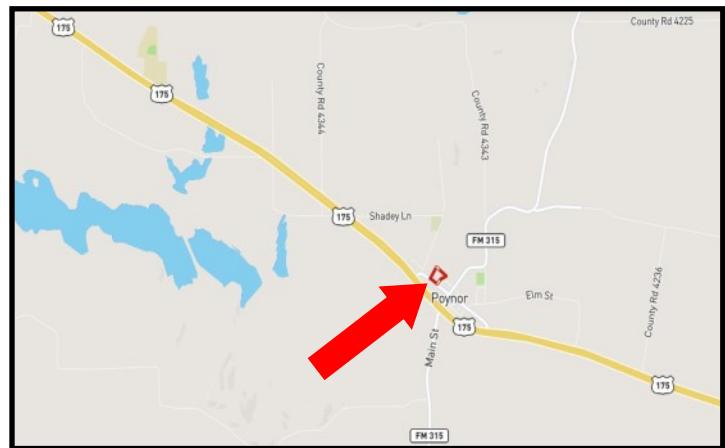
## PROPERTY #3—TBD US HWY 175 E, POYNOR





## PROPERTY #4—15585 US HWY 175 E, POYNOR





## PROPERTY #5— 15703 US HWY 175 E, POYNOR



