

25313 FM 121
Gunter, TX 75058

121
TEXAS

REX REAL ESTATE

DNT
T TOLL





INVESTMENT SUMMARY

Tollway Hard Corner offers an investor or developer the opportunity to own property at arguably the best intersection in Grayson County. At the intersection of Farm to Market 121 & North Dallas Tollway. The 4.97 acre site is ideal for several uses. The site is zoned Agricultural, but is in Grayson County future commercial zoning district. This 4.9 acres could be used for anything from commercial commercial mix use, industrial flex, commercial hospitality or retail hard corner. Grayson County has accepted in the form as voluntary easement donation, to secure that outer road of DNT will intersect with the 565 ft of frontage of FM 121 Southeast corner of the subject tract.

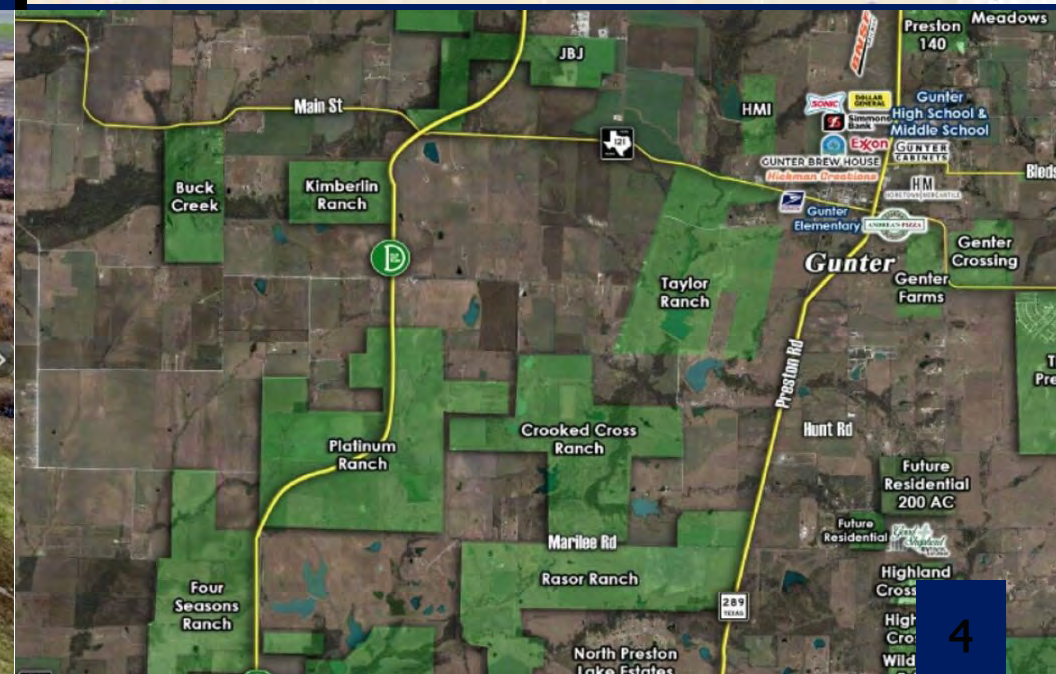
PROPERTY SUMMARY

Offering Price	\$1,300,000.00
Lot Size (acres)	4.97
Parcel ID	295 078400601T441969
Zoning Type	Residential
County	Grayson
Frontage	565.00 Ft
Coordinates	33.458583,-96.811580



INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Signage opportunities visible along a high-traffic street that is a hub for local and national chain restaurants such as [RESTAURANT NAMES HERE].
- Property is strategically located in the [MARKET AREA] with direct frontage on Fm 121 Gunter, Tx 75058. The opportunity is being offered for \$1,300,000.00.
- Excellent market & retail fundamentals.
- Significant Value-add Opportunity.
- Heavy Traffic Corner Location With Abundant Shared Parking.
- Fantastic Signage, Exposure and Visibility.



CITY OF GUNTER

COUNTY

GRAYSON

AREA

CITY 17.7 SQ MI
LAND 17.6 SQ MI
WATER 0.1 SQ MI

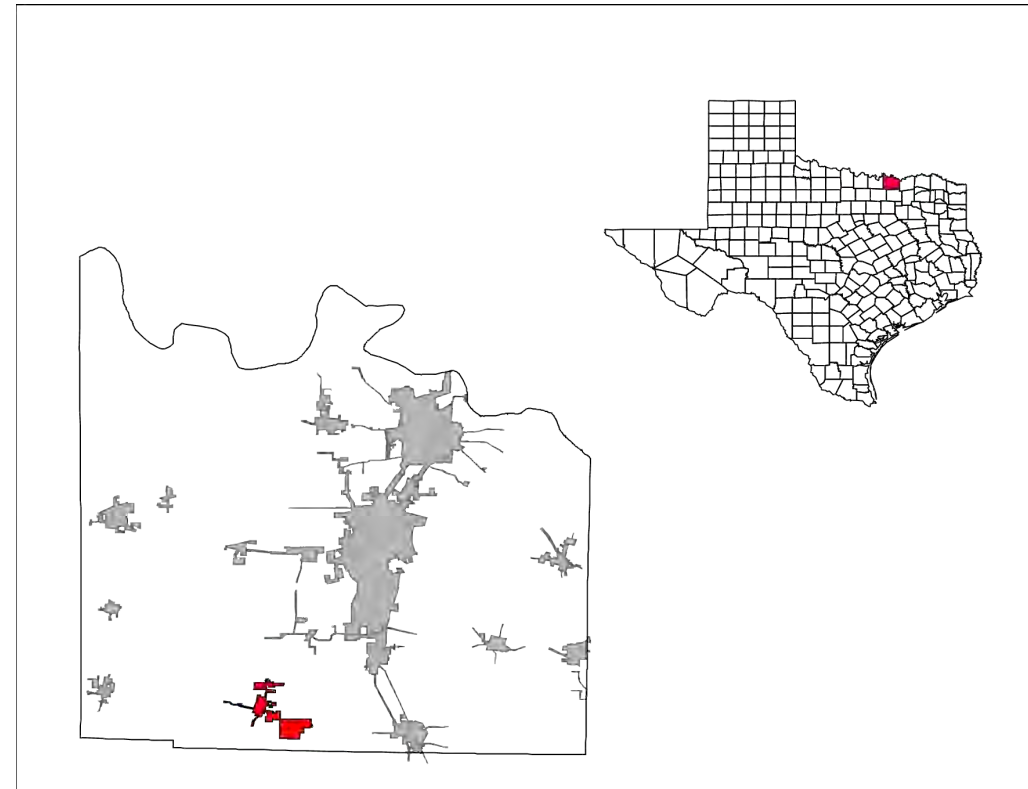
POPULATION

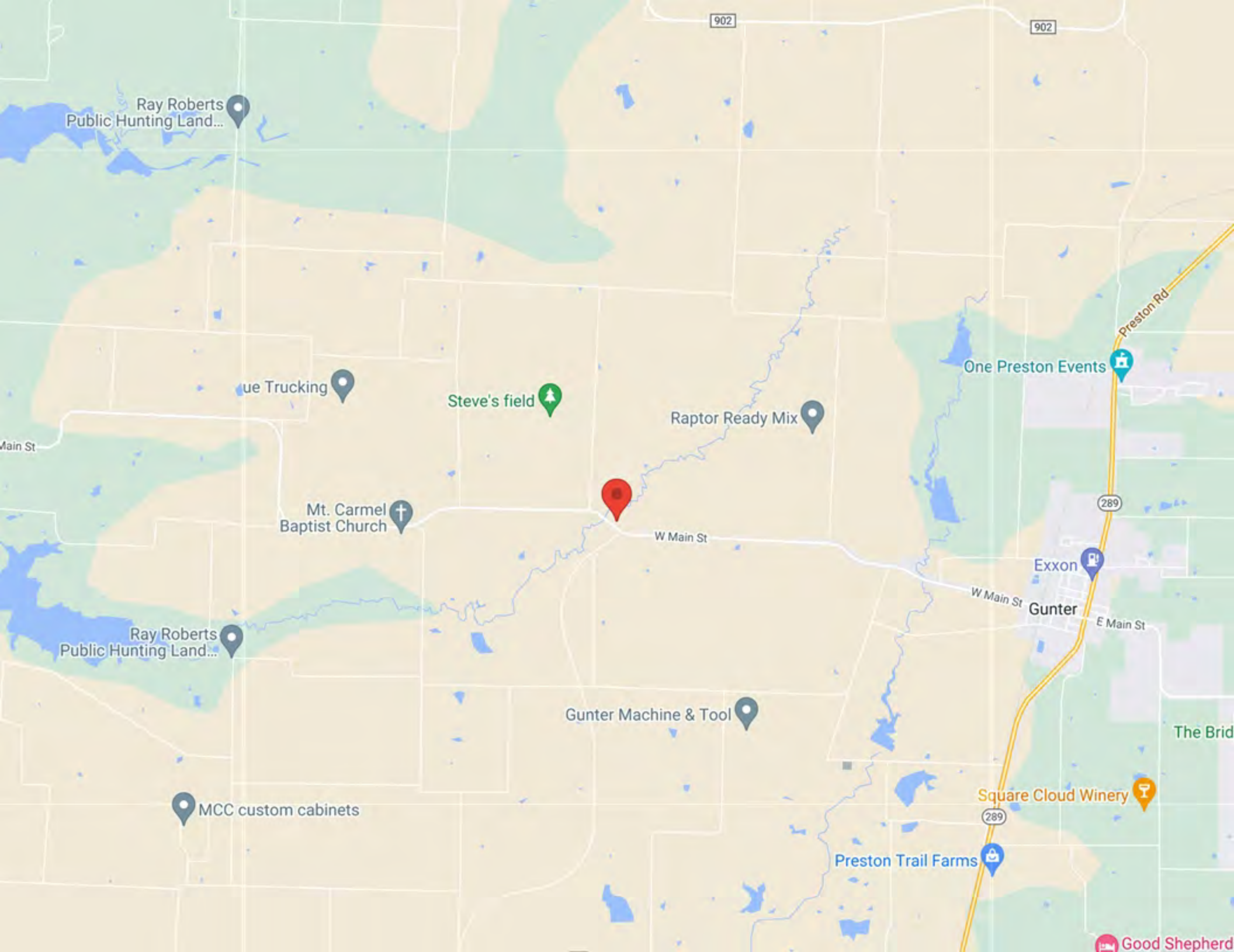
POPULATION 2,060
DENSITY 95.22 SQ MI



ABOUT GUNTER

Gunter is a city in the southwestern corner of Grayson County, Texas, United States. The population was 2,060 at the 2020 census, up from 1,498 at the 2010 census. It is part of the Sherman–Denison metropolitan area.





902

902

Ray Roberts
Public Hunting Land...



Mt. Carmel
Baptist Church



W Main St

289

Exxon

Gunter

W Main St

E Main St

Gunter Machine & Tool

Square Cloud Winery

Preston Trail Farms

One Preston Events

Preston Rd

The Brid

Good Shepherd



Jeff Whitmire Phyllis James
Commissioner, Pct. 1 *Commissioner, Pct. 3*

Bill Magers
Grayson County Judge

David Whitlock Bart Lawrence
Commissioner, Pct. 2 *Commissioner, Pct. 4*



GRAYSON COUNTY
REGIONAL MOBILITY
AUTHORITY

100 W. Houston Street, Suite 1.5 Sherman,
Texas 75090
Tel. 903.813.4228 www.gcrma.com

October 24, 2022

FM 121 LLC

Allen, TX 75013

Re: Proposed Grayson County Parkway/ Tollway Alignment from FM 121 to FM 902

Salutation:

Grayson County/ Grayson County Regional Mobility Authority (RMA) are proposing to construct a new roadway in Grayson County, Texas from FM 121 to FM 902 that would continue the planned Grayson County Spur Road and the ultimate extension of the Dallas North Tollway into Grayson County, which is referred to herein as the Grayson County Parkway. Grayson County/ Grayson County RMA are considering multiple routes that the Grayson County Parkway may take. Title III of the Uniform Relocation and Real Property Acquisition Policies Act of 1970 ("The Uniform Act") and Texas Property Code require that a property owner must be informed of 1) the right to an appraisal along with an offer of compensation, and 2) the right to receive just compensation*. However, the property owner may, in writing, release either or both of these obligations.

Since Grayson County does not have the money dedicated to purchase any of the right-of-way, it is seeking donation of the right-of-way along the routes. While Grayson County/ Grayson County RMA will ultimately decide which route the Grayson County Parkway will take in the near future, the Grayson County/Grayson County RMA are trying to be proactive and determine the availability of right-of way along each proposed route.

Therefore, Grayson County/Grayson County RMA are seeking non-binding indications of future willingness to donate right-of-way of up to 400 feet in width from property owners along each of the alternative routes to donate to Grayson County/Grayson County RMA for the Grayson County Parkway. The new road will increase access to remaining property and should in turn increase the value of adjacent property.

If the route selected for the Grayson County Parkway crosses your property, what is your intent in regards to donate such right-of-way to Grayson County/Grayson County RMA upon request without payment from Grayson County/Grayson County RMA or any other public or private entity?

[Please check one of the boxes below to indicate your answer to the question above]

- NO, I do not intend to donate any right-of-way to Grayson County/Grayson County RMA for construction of the Grayson County Parkway.
- YES, it is my intent to donate to Grayson County/ Grayson County RMA right-of-way (up to 400 feet in width) over my property that may be required for construction of the Grayson County Parkway. It is my intent to waive the right to an appraisal of the property and any compensation from Grayson County/Grayson County RMA or any other public or private entity in return for my donation of the right-of-way, other than reasonable access to my remainder.

Landowner(s)



FM121 LLC – Manager Cabe Chadick

Date: November 2, 2022 Date: _____

*Additional information concerning landowner’s rights may be found in the pamphlet The State of Texas Landowner’s Bill of Rights prepared by the Office of the Attorney General of Texas.

Sarah Shoto Survey Abts.No.1079

Gerald L. Vaughan et ux
Madelyn Vaughan
31 January 1980
Vol.1503 Pg.728 D.R.

Bryan Steve and
Judy
02 January 2003
Vol.3393 Pg.846 D.R.

Ronald R. Baker et ux
Joanie C. Baker
27 October 1995
Vol.2428 Pg.31 D.R.

Sutton Field Investments LLC
20 August 2015
Vol.5674 Pg.595 D.R.

Christine Downing
01 September 2010
Vol.4954 Pg.534 D.R.

JBJ Calder Fund VI
Joint Venture
14 June 2006
Vol.4070 Pg.47 D.R.

**** PROPERTY DESCRIPTION ****

All that certain tract or parcel of land as situated in the Robert Mason Survey, Abstract Number 784, County of Grayson, State of Texas, said tract being all of a tract of land as described in Deed to Ronald R. Baker et ux, Joanie C. Baker, filed 27 October 1995, and Recorded in Volume 2428 Page 31 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

BEGINNING for the southeast corner of the tract of being described herein at a pipe fence corner post for the southeast corner of said Baker tract, and the southwest corner of a tract as described in Deed to JBJ Calder Fund VI Joint Venture, filed 14 June 2006, and Recorded in Volume 4070 Page 47 of said Deed Records, and being on the north Right of Way line of Farm to Market Road Number 121;

Thence: North 73 degrees 29 minutes 22 seconds West, with the south line of said Baker tract, and the north ROW line of said FM 121, a distance of 129.31 feet to a concrete ROW monument for a corner of said Baker tract, said monument being at the start of a curve to the right a radius of 1095.87 feet and a chord bearing of North 54 degrees 15 minutes 31 seconds West, a chord length of 284.02 feet;

Thence: with said curve to the left, an arc length of 284.02 feet to a found 1/2 inch Steel Square Tubing for a corner of said Baker tract;

Thence: North 28 degrees 03 minutes 16 seconds West, with the west line of said Baker tract, a distance of 861.96 feet to a found 1/2 inch Steel Square Tubing on the bank of Buck Creek for the northwest corner of said Baker tract;

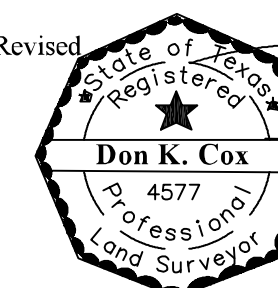
Thence: South 87 degrees 05 minutes 19 seconds East, with the north line of said Baker tract, a distance of 253.10 feet to a found 1/2 inch Steel Square Tubing by a pipe fence corner post for the northeast corner of said Baker tract;

Thence: South 28 degrees 04 minutes 54 seconds East, with the east line of said Baker tract, a distance of 1077.31 feet to the **POINT OF BEGINNING** and containing 5.014 Acres of land.

The undersigned does hereby state to Cabe Chadick that a survey was made on the ground, dated 01 March 2022, on the property legally described hereon or in attached field notes and is correct; except as shown on the plat hereon, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, or of which I have been informed; that the quantity of land therein has been accurately calculated, that said property has access to and from a public roadway; and, that the plat hereon is a true, correct and accurate representation of the property described hereinabove.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

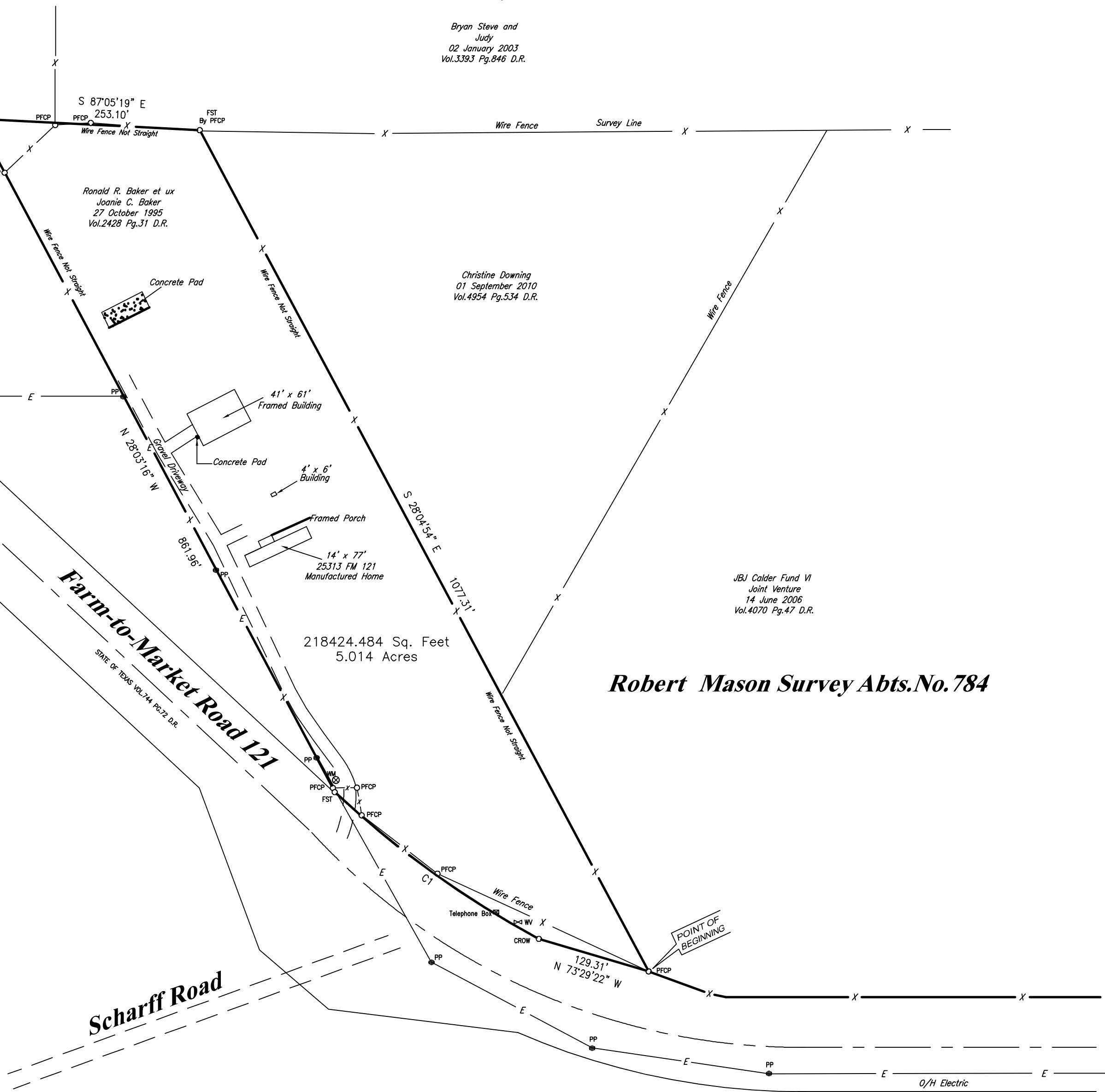
16 March 2022
22 March 2022 Revised



Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

FLOOD STATEMENT:

I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Grayson, State of Texas, community Panel Number 48181C effective date of 29 September 2010, and that map indicates that this property is within Zone "A" (special flood hazard area) as shown on Panel Number 0500F of said map.



Robert Mason Survey Abts.No.784

218424.484 Sq. Feet
5.014 Acres

Farm-to-Market Road 121
STATE OF TEXAS VOL.74, PG.72 D.R.

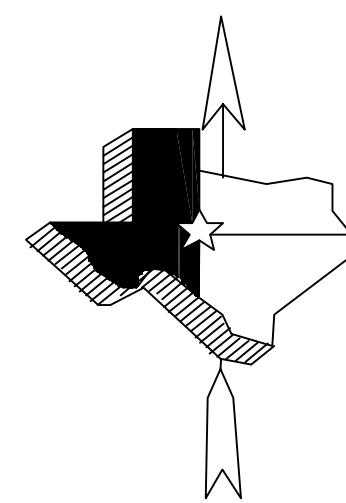
Scharff Road

**** Basis of Bearing ****
Course along the west line of
Ronald R. Baker et ux
Vol.2428 Pg.31 D.R.

- LEGEND**
- S3R = Set 3/4" Rod
 - FIP = Found Rebar
 - SIP = Set 1/2" Sq.Tubing
 - FST = Fd 1/2" Sq.Tubing
 - FSR = Fd Sq. Rod
 - ROW = Right-of-Way
 - X- = Fence Line
 - () = Deed Calls
 - E- = Electric Line
 - T- = Telephone Line
 - C- = TV Cable
 - GM = Gas Meter
 - PP = Power Pole
 - WM = Water Meter
 - AC = Air Cond.
 - BL = Building Line
 - UGT = Undergd phone
 - WFCCP = Wood Fence Corner Post
 - PFCCP = Pipe Fence Corner Post
 - UE = Utility Easement
 - BC = Back of Curb

- Note:**
1. There May Or May Not Be Pipe Lines On This Property.
 2. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
 3. This Survey May or May Not Comply With City or County Platting Regulations.
 4. The Client or Client's representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.
 5. Q# No. 2714620-11257.
 - 10e. Vol.744 Pg.69 D.R. Does not affect this tract.
 - 10f. Vol.744 Pg.72 D.R. Does not affect this tract.
 - 10g. Vol.1215 Pg.222 D.R. Blanket Easement, Affects this tract.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1095.87'	284.82'	284.02'	N 54°15'31" W	14°53'29"



SCALE: 1" = 100'



COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 E-mail: CLSC108@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

25313 FM 121
5.014 Acres in the
Robert Mason Survey Abst.No.784
County of Grayson
State of Texas

Drawn by: JCA	Job No. 22-14044	Date: 15 March 2022
Check by: DKC	Firm # 10005500	

CONFIDENTIALITY STATEMENT

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE RE/MAX SIGNATURE PROPERTIES ADVISOR FOR MORE DETAILS.

EXCLUSIVELY PRESENTED BY:



JOSH LONG

REALTOR / OWNER Mobile: 469-215-8936

joshualong@remax.net

License #: 0694673

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306 W Main St Gunter Tx. 75058

www.SignaturePropertiesNTX.com

