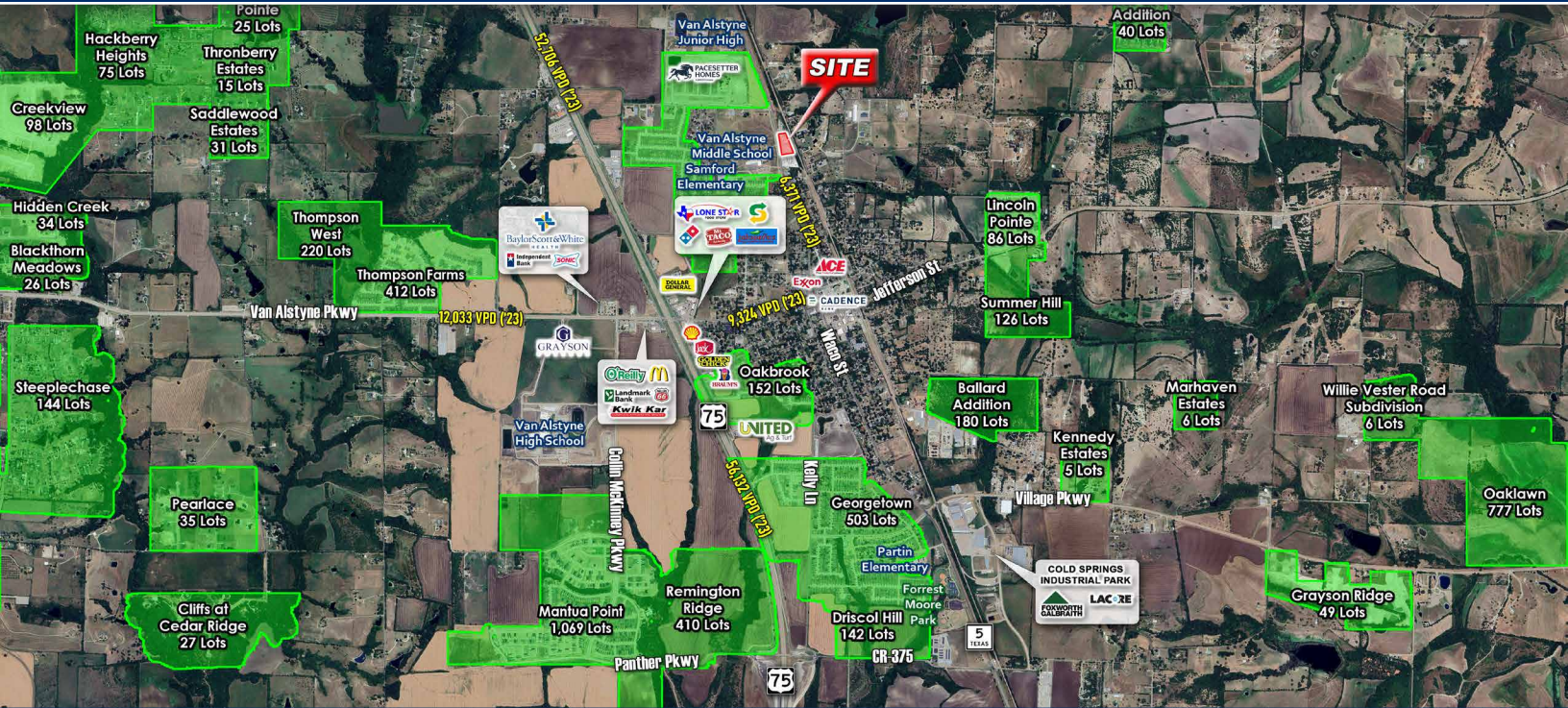


VAN ALSTYNE RETAIL AVAILABLE

SEQ of TX-5 (Waco St) & Spence Rd | Van Alstyne, Texas



Property Information

LOCATION:

SEQ of TX-5 (Waco St) & Spence Rd
Van Alstyne, Texas 75495

HIGHLIGHTS:

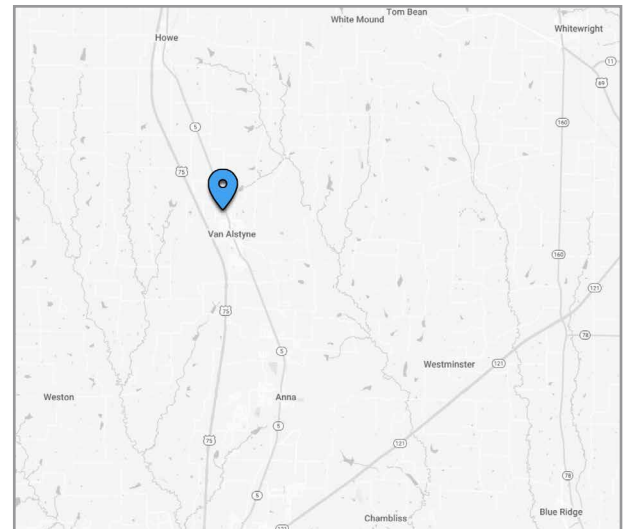
- $\pm 11,000$ SF and $\pm 6,020$ SF retail building for lease
 - Lot 3 can be sold (± 0.92 AC)
- Directly across the street from Van Alstyne Middle School (500+ students enrolled), Samford Elementary, and Van Alstyne Junior high
- Population expected to triple by 2030
- Over 8,500 homes planned within 5 miles of the site
- [Van Alstyne's population could more than triple by 2030, how the city is preparing now](#)

Traffic Counts

TX-5 (WACO ST): 6,371 VPD

FM-121: 9,324 VPD

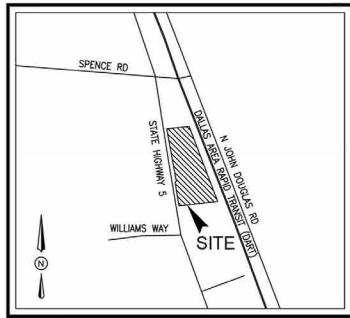
US-75: 56,132 VPD



Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	3,146	8,945	21,390
2029 POPULATION	3,347	9,996	26,352
HOUSEHOLDS	1,253	3,259	7,314
AVG HH INCOME	\$124,980	\$134,014	\$127,287

SEQ of TX-5 (Waco St) & Spence Rd | Van Alstyne, Texas



Scale: 1" = 40' Feet

JAMES MCKINNEY SURVEY
ABSTRACT NO. 770
6' TALL WROUGHT
AT 2' FROM B
PROP RETAINING
WALL, MAX HT 3'

LOT 2
±11,000 SF
RETAIL BUILDING
AVAILABLE

Future Daycare
1,259 S.F. (1.8/ ACRES)
DAYCARE FFE = 795.50

5
TEXAS

475.27' **Waco St**

ASPHALT SURFACE
LIMIT OF FULL DEPTH SAWCUT
AND PAVEMENT REMOVAL

bretley@segoviapartners.com • 661.319.5000

Van Alstyne Retail Available

SEQ of TX-5 (Waco St) & Spence Rd | Van Alstyne, Texas



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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Rolling Ridge
479 Lots

Stephens Pointe
25 Lots

Thronberry Estates
15 Lots

Saddlewood Estates
31 Lots

Thompson West
220 Lots

Thompson Farms
412 Lots

Van Alstyne Pkwy

Pearlce
35 Lots

Cliffs at Cedar Ridge
27 Lots

Sister Grove Addition
40 Lots

Lincoln Pointe
86 Lots

Summer Hill
126 Lots

Ballard Addition
180 Lots

Kennedy Estates
5 Lots

Marhaven Estates
6 Lots

Willie Ves Subdiv
6 Lots

Grayson Ridge
49 Lots

Remington Ridge
410 Lots

Mantua Point
1,069 Lots

Georgetown
503 Lots

Driscoll Hill
142 Lots

Oakbrook
152 Lots

Van Alstyne Junior High

Van Alstyne Middle School

Samford Elementary

Van Alstyne High School

Partin Elementary

Forrest Moore Park

Jefferson St

Wagon St

Kelly Ln

CR-375

Panther Pkwy

52,106 VPD (23)

12,033 VPD (23)

9,324 VPD (23)

56,832 VPD (23)

5 TEXAS

75

5 TEXAS

ACE

Exon

CADENCE

UNITED Ag & Turf

O'Reilly

McDonald's

Landmark Bank

Kwik Kar

Dollar General

Baylor Scott & White Health

Independent Bank

SONIC

Grayson

Van Alstyne Pkwy

Collin McKinney Pkwy

Village Pkwy

COLD SPRINGS INDUSTRIAL PARK

FOXWORTH GALBRAITH

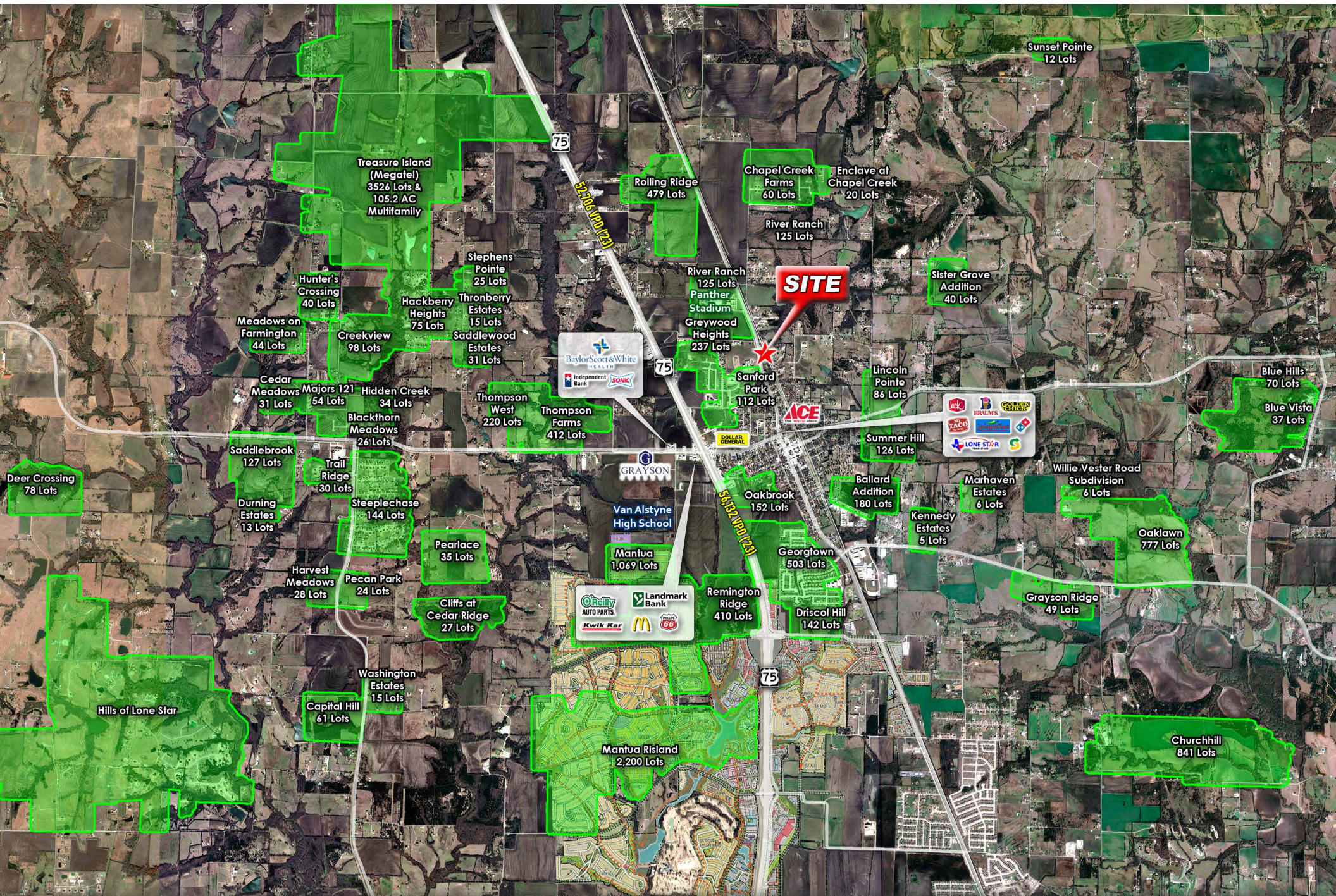
LACORE

SITE

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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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Designated Broker of Firm	License No.	Email	Phone
			469.480.8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bretley Roche	677043	bretley@segoviapartners.com	661.319.5000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date