

TALLEY & CO.
REAL ESTATE

Blue Ridge Tracts Information
Highway 78, County Road 579, and County Road 936

Map is on page 2, Survey for whole parcel is on page 3 (individual tract surveys have been ordered)

Water provider is Desert Water

Electric Provider is Texas New Mexico Power

<u>Address</u>	<u>Acreage</u>	<u>Price</u>
Tract 1 N State Highway 78, Blue Ridge	10 Acres	\$600,000
Tract 1 County Road 579, Blue Ridge	11 Acres	SOLD
Tract 2 County Road 579, Blue Ridge	11 Acres	\$550,000
Tract 1 County Road 936, Blue Ridge	11 Acres	\$550,000

Proposed Deed Restrictions - Blue Ridge

Please discuss any uses that may not fit this exact criteria with the listing agent, there is some room for adjustment within reason. Restrictions have not yet been filed, but will be filed at the time of closing .

Prohibited Uses

Notwithstanding the foregoing, the following uses are expressly prohibited on the Property:

Residential and Temporary Housing Uses

- Mobile homes, manufactured homes, or prefabricated residential dwellings
- Recreational vehicle (RV) parks or campgrounds
- Mobile home or manufactured housing parks
- Tiny homes (under 1400 square feet)

Heavy Industrial / Noxious Uses

- Concrete batch plants, asphalt plants, or similar heavy material production facilities
- Any manufacturing use that creates excessive noise, vibration, smoke, dust, fumes, odors, or other environmental impacts beyond customary light industrial operations
- Any use involving hazardous or toxic materials in quantities or manners not customary for light industrial use

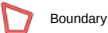
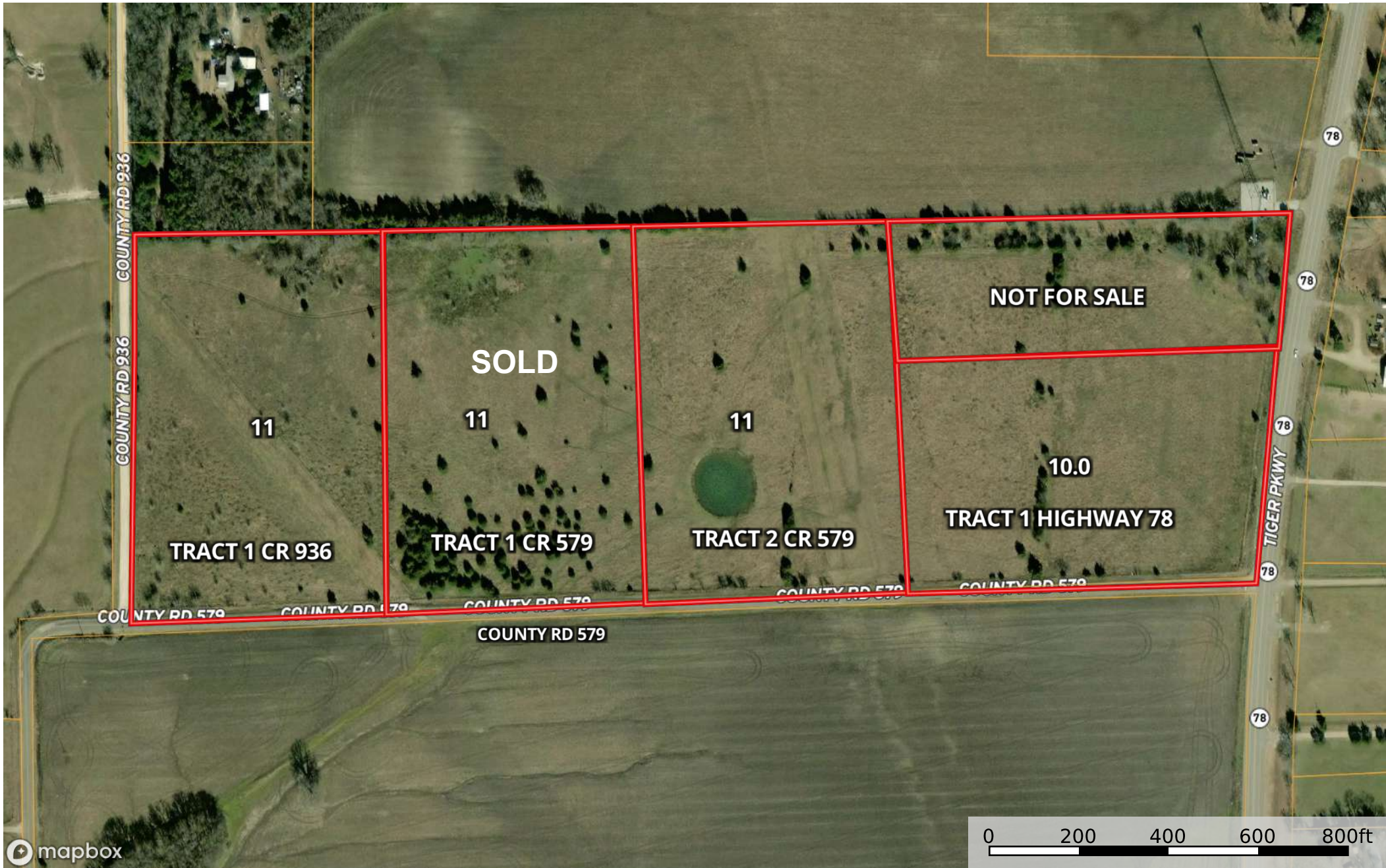
Salvage and Waste-Related Uses

- Junkyards, salvage yards, or scrap metal operations
- Automobile or equipment dismantling operations
- Recycling centers involving outdoor storage or processing of waste materials
- Landfills, transfer stations, or waste processing facilities
- Storage, treatment, or disposal of trash, refuse, or hazardous waste (other than incidental to permitted uses)

Outdoor Storage

- Must be screened from public view by fencing, landscaping, or walls

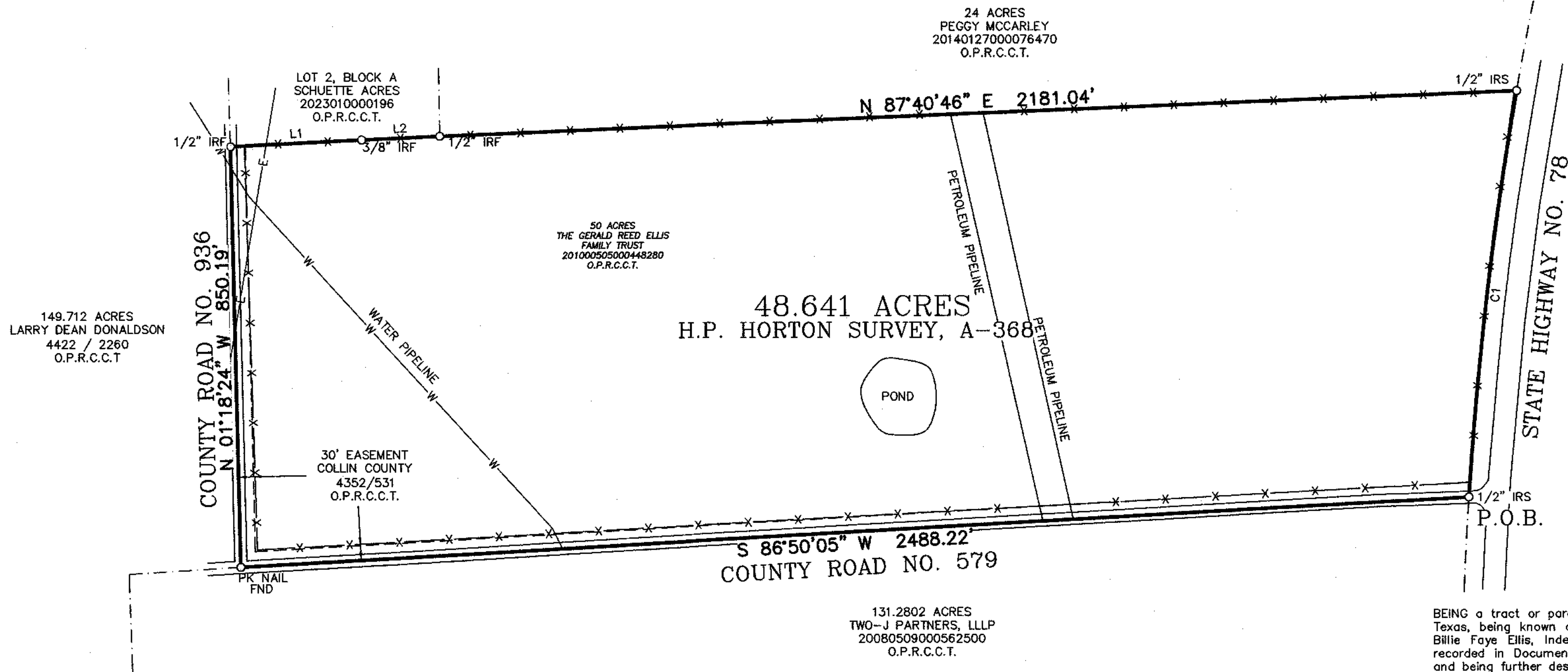
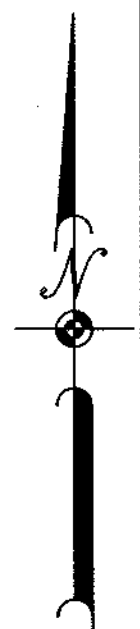
Kelsey Whitesell
940-310-6218
kelsey@talleyandco.com



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	7699.44'	827.94'	827.54'	S 06°51'46" W	6°09'40"

LINE	BEARING	DISTANCE
L1	N 87°07'50" E	265.59'
L2	N 87°18'47" E	158.36'

0 200 400



LEGAL DESCRIPTION

BEING a tract or parcel of land situated in the H.P. Horton Survey, Abstract No. 368, Collin County, Texas, being known as that tract of land described as 50 acres in a Special Warranty Deed from Billie Faye Ellis, Independent Executrix, of the Estate of Gerald Reed Ellis to Billie Faye Ellis as recorded in Document Number 20100505000448280, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod set for a corner at the intersection of the West line of State Highway No. 78, the intersection of the South line of the above cited 50 acre tract, said point within County Road No. 579 and at the Northeast corner of a called 131.2802 acre tract described in a Deed to Two-J Partners, LLLP as recorded in Document Number 20080509000562500, O.P.R.C.C.T.;

THENCE S 86°50'05" W along County Road No. 579, along the South line of said 50 acre tract and along the North line of said 131.2802 acre tract, a distance of 2488.22 feet to a PK Nail found for corner at the intersection of County Road No. 579 and County Road No. 936, at the Southwest corner of said 50 acre tract and at the Southeast corner of a called 149.712 acre tract described in a Deed to Larry Dean Donaldson as recorded in Volume 4422, Page 2260, O.P.R.C.C.T.;

THENCE N 01°18'24" W along County Road No. 936, along the West line of said 50 acre tract, and along the East line of said 149.712 acre tract, a distance of 850.19 feet to a 1/2" iron rod found for corner at the Northwest corner of said 50 acre tract and at the Southwest corner of Lot 2, Block A, Schuette Acres as recorded in Document Number 2023010000196, O.P.R.C.C.T.;

THENCE N 87°07'50" E along a fence line, along the North line of said 50 acre tract, and along the South line of said Lot 2, a distance of 265.59 feet to a 3/8" iron rod found for corner;

THENCE N 87°18'47" E along a fence line, along the North line of said 50 acre tract, and along the South line of said Lot 2, a distance of 158.36 feet to a 1/2" iron rod found for corner at the Southeast corner of Lot 2;

THENCE N 87°40'46" E along a fence line, along the North line of said 50 acre tract, and along the South line of a called 24 acre tract described in a Deed to Peggy McCarley as recorded in Document Number 20140127000076470, O.P.R.C.C.T., a distance of 2181.04 feet to a 1/2" iron rod set for corner in the West line of State Highway No. 78, said point being in a curve to the left having a radius of 7699.44 feet, a delta angle of 06°09'40", a chord bearing of S 06°51'46" W, a chord distance of 827.54 feet;

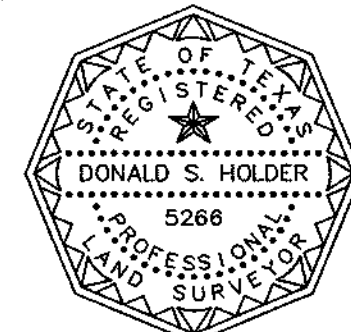
THENCE along the West line of State Highway No. 78, and along said curve to the left an arc distance of 827.94 feet returning to the Point of Beginning and containing 48.641 acre of land.

SURVEYOR'S CERTIFICATE

I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon was made from measurements performed on the ground, the lines, and dimensions of said property being indicated by the plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.

Donald S. Holder
Donald S. Holder
R.P.L.S. No. 5266

Date: February 8, 2024
Scale: 1" = 200'



NOTES:

- Bearings are based on North Central Texas State Plane 4202 NAD83.
- Survey prepared without the benefit of a title commitment.
- According to the Flood Insurance Rate Map No. 48085C185J dated June 2, 2009, published by Federal Emergency Management Agency, the subject property lies within Flood Zone "X", areas shown not to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

○ PROPERTY CORNER	● WATER VALVE	△ TELE. PEDESTAL	○ MAILBOX	—X— WIRE FENCE	—G— GAS
■ POWER POLE	⊙ FIRE HYDRANT	△ FIBER OPTIC MARKER	△ HYAC	—O— CHAINLINK FENCE	—W— WATER
⊙ GUY WIRE	□ GAS METER	△ CABLE TV PEDESTAL	△ TRAFFIC SIGN	—//— WOOD FENCE	—FO— FIBER OPTIC
⊙ ELEC. TRANS.	⊙ GAS LINE MARKER	△ CLEANOUT	△ SAN. SEWER MANHOLE	—□— IRON FENCE	—SS— SANITARY SEWER
■ ELECTRIC METER	⊙ GAS VALVE	△ SEPTIC	△ STORM SEWER MANHOLE	—E— ELECTRIC	—ST— STORM SEWER
⊙ WATER METER	⊙ PIPELINE MARKER	△ AEROBIC	△ LIGHT POLE	—UG— UNDERGROUND ELEC.	

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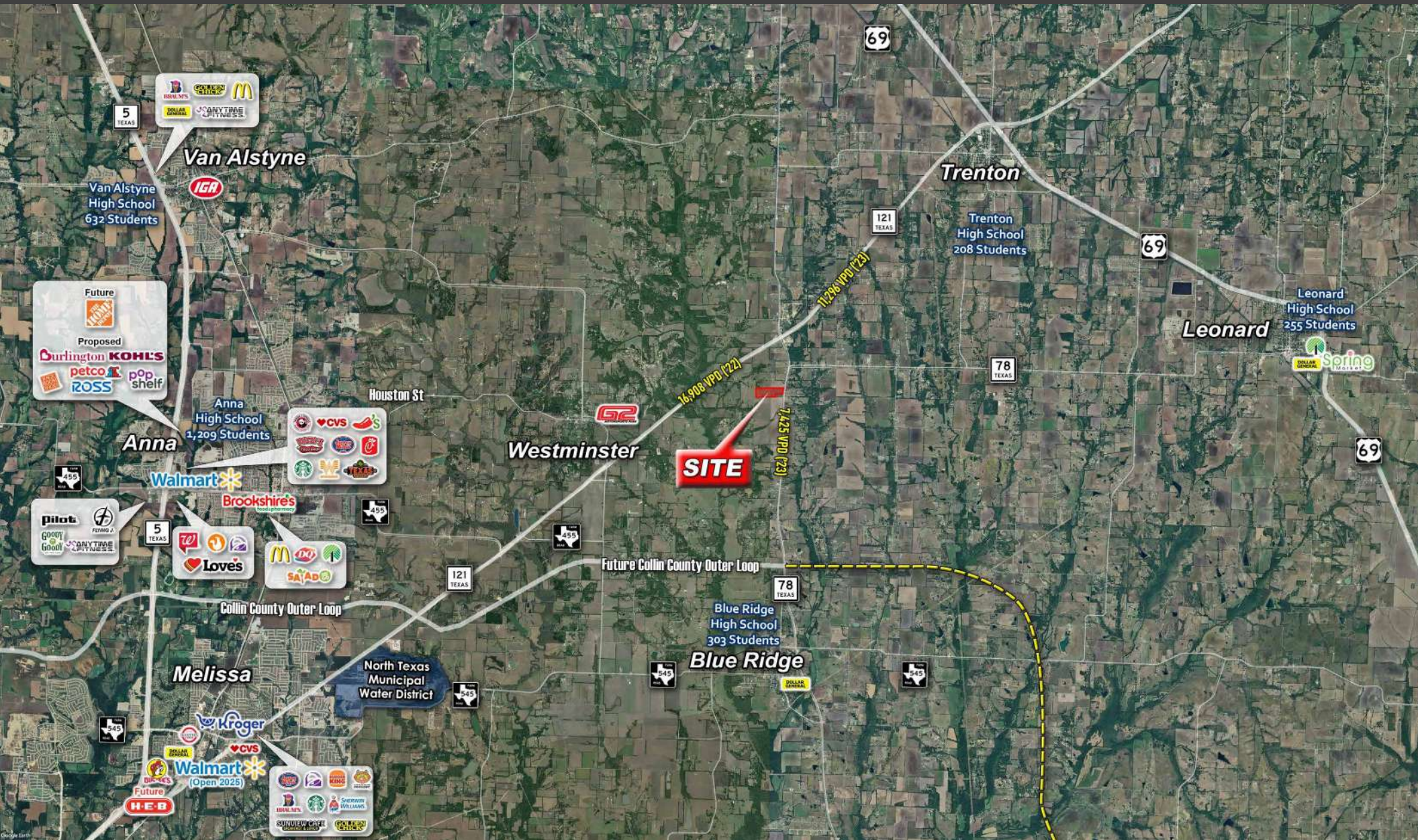
DATE: FEB. 8, 2024	JOB NO.: 20224024
DRAWN BY: S. HOLDER	DWG: BOUNDARY
SCALE: 1" = 200'	FIRM REG. CERT. #10022400



TALLEY & CO.
REAL ESTATE

PRIME INVESTMENT OPPORTUNITY | BLUE RIDGE, TX

REALTOR KELSEY WHITESELL
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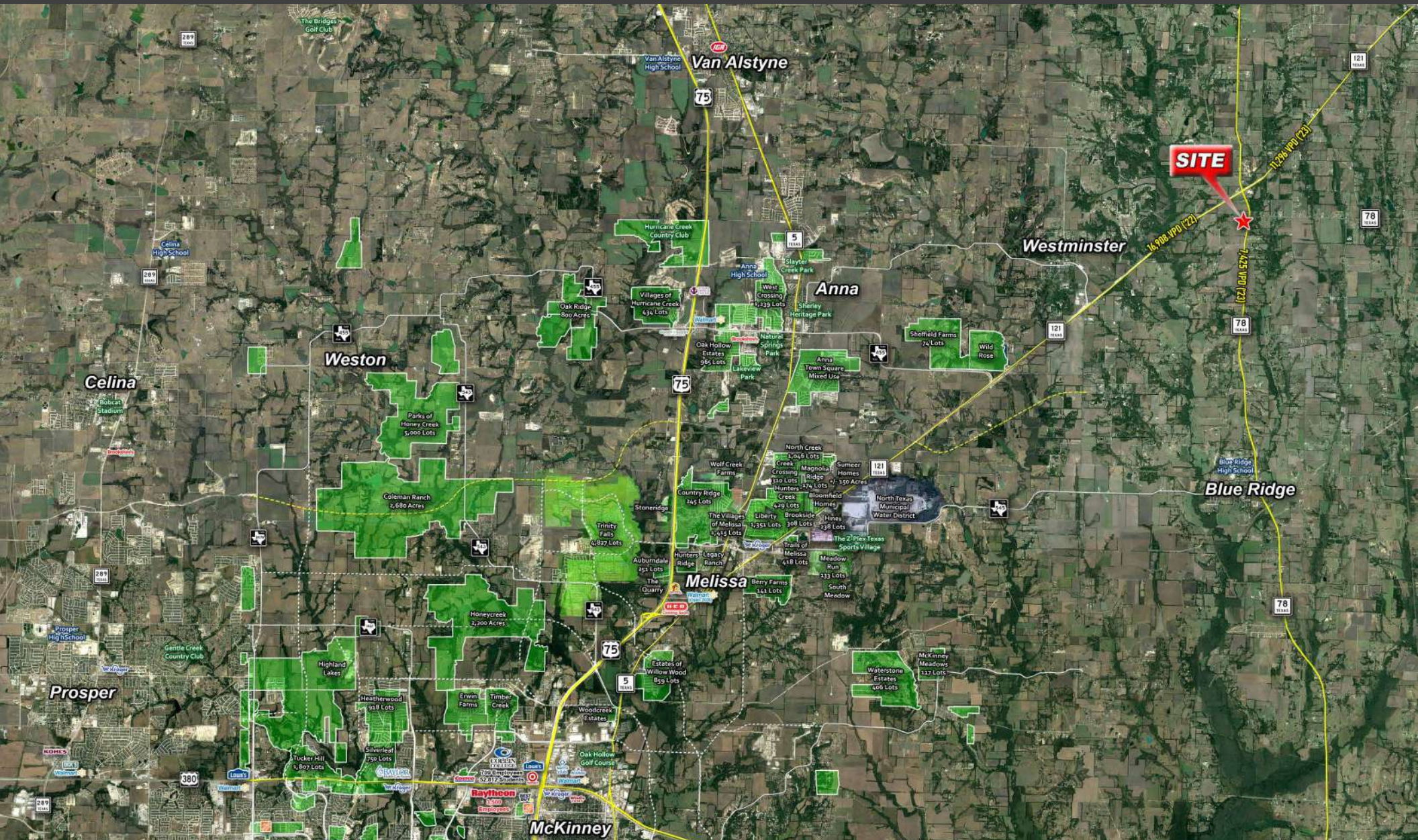
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717 E LIBERTY STREET #100 PILOT POINT, TX 76258

NORTH TEXAS



The Highway 75 and Highway 121 Corridor between McKinney and Sherman is experiencing significant growth, transforming the region into a thriving hub of economic activity and residential development. As a result, the area is seeing an influx of new housing developments, shopping centers, and corporate offices, contributing to its burgeoning reputation as a desirable location for families and entrepreneurs alike.

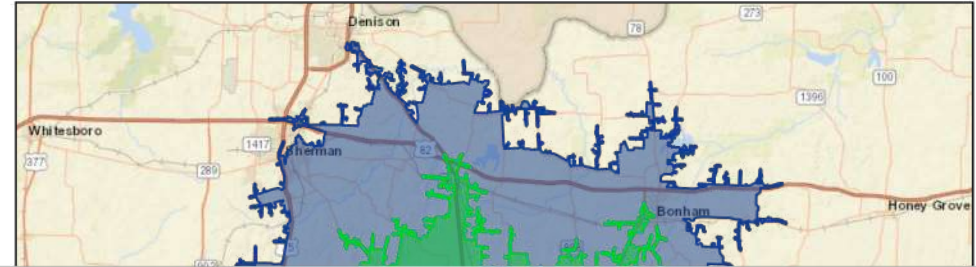
In Sherman, the arrival of large-scale manufacturers and tech firms has invigorated the job landscape, offering numerous positions in engineering, production, and administration. McKinney is witnessing a rise in corporate headquarters, with companies in finance, healthcare, and technology establishing a strong presence, thereby diversifying employment opportunities. Meanwhile, Melissa is emerging as a hotspot for logistics and distribution centers, thanks to its strategic location and expanding infrastructure.





PRIME INVESTMENT OPPORTUNITY | BLUE RIDGE, TX

kelsev@tallevandco.com



	10 minutes	20 minutes	30 minutes
Population Summary			
2010 Total Population	6,319	47,276	202,577
2020 Total Population	8,294	73,690	289,635
2020 Group Quarters	0	322	5,634
2024 Total Population	8,833	98,345	362,235
2024 Group Quarters	0	342	6,330
2029 Total Population	9,245	121,066	449,464
2024-2029 Annual Rate	0.92%	4.24%	4.41%
2024 Total Daytime Population	6,437	73,289	313,385
Workers	1,800	21,206	129,957
Residents	4,637	52,083	183,428
	2,330	16,543	69,584
Household Summary			
2010 Households	2,71	2.85	2.82
2010 Average Household Size	2,923	24,628	100,428
2020 Total Households	2.84	2.98	2.83
2020 Average Household Size	3,069	32,680	125,613
2024 Households	2.88	3.00	2.83
2024 Average Household Size	3,215	40,486	156,704
2029 Households	2.88	2.98	2.83
2029 Average Household Size	0.93%	4.38%	4.52%
2024-2029 Annual Rate	1,775	12,845	52,440
	3.12	3.24	3.25
2010 Families	2,347	25,572	92,516
2010 Average Family Size	3.33	3.41	3.34
2024 Families	2,435	31,567	115,494
2024 Average Family Size	3.35	3.40	3.33
2029 Families	0.74%	4.30%	4.54%
2029 Average Family Size	2,086	13,077	54,383
2024-2029 Annual Rate	74.2%	71.4%	66.9%
	16.6%	19.4%	24.3%
Housing Unit Summary			
2000 Housing Units	9.2%	9.2%	8.8%
Owner Occupied Housing Units	2,597	18,372	76,697
Renter Occupied Housing Units	72.9%	71.5%	65.3%
Vacant Housing Units	16.9%	18.6%	25.4%
2010 Housing Units	10.3%	10.0%	9.3%
Owner Occupied Housing Units	3,100	26,413	
Renter Occupied Housing Units	78.0%	73.6%	
Vacant Housing Units	16.3%	19.6%	
2020 Housing Units	7.0%	6.6%	
Owner Occupied Housing Units	3,233	34,752	108,026
Renter Occupied Housing Units	79.5%	78.5%	63.5%
Vacant Housing Units	15.5%	15.5%	29.4%
2024 Housing Units	5.1%	6.0%	7.1%
Owner Occupied Housing Units	3,361	42,853	135,123
Renter Occupied Housing Units	80.9%	76.1%	66.3%
Vacant Housing Units	14.8%	18.4%	26.6%
2029 Housing Units	4.3%	5.5%	7.0%
Owner Occupied Housing Units		\$101,389	167,236
Renter Occupied Housing Units		\$118,603	65.2%
Vacant Housing Units		\$408,483	28.5%
2024 Households		\$495,706	6.3%
Owner Occupied Housing Units		\$32,680	\$98,430
Renter Occupied Housing Units		5.3%	\$114,593
Vacant Housing Units		3.1%	
Median Household Income			
2024	\$92,117	4.8%	\$422,928
2029	\$112,639	7.9%	\$503,518
Median Home Value			
2024	\$410,816	15.6%	125,610
2029	\$498,795	12.4%	5.1%
2024 Households by Income			
Household Income Base		3.7%	5.7%
<\$15,000	3,069	7.7%	17.1%
\$15,000 - \$24,999	6.9%	14.9%	\$131,291
\$24,999 - \$34,999	4.6%	13.6%	
\$34,999 - \$49,999	6.9%	18.9%	
\$49,999 - \$74,999	8.0%	13.3%	
\$74,999 - \$99,999	15.1%	17.1%	
\$99,999 - \$149,999	11.5%		
\$149,999 - \$199,999	19.0%		
\$199,999 - \$200,000+	16.1%		
Average Household Income	\$117,300		

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mi

2024 Population 25+ by Educational Attainment

Total	5,897	62,802	236,223
Less than 9th Grade	6.4%	3.4%	3.6%
9th - 12th Grade, No Diploma	5.0%	3.4%	3.6%
High School Graduate	28.3%	22.6%	20.0%
GED/Alternative Credential	5.6%	3.6%	4.2%
Some College, No Degree	24.0%	20.5%	19.2%
Associate Degree	8.6%	8.8%	9.1%
Bachelor's Degree	15.8%	27.5%	27.2%
Graduate/Professional Degree	6.3%	10.1%	13.1%

2024 Population 15+ by Marital Status

Total	7,089	75,589	284,412
Never Married	24.8%	25.1%	28.3%
Married	59.4%	62.0%	57.7%
Widowed	4.4%	4.8%	4.6%
Divorced	11.4%	8.2%	9.4%