

LAKE RAY ROBERTS

SITE

CUL-DE-SAC

S COLLINSVILLE FWY

HART LN

HILL RD EXTENSION

HART LN

TIOGA ESTATES
±426 LOTS

**1407 HART LN
TIOGA, TX 76271**

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PROPERTY OVERVIEW



LOCATION

1407 Hart Ln
Tioga, TX 76271



ACREAGE

Gross: ±76.63



ZONING

Grayson County ETJ



PROPOSED USE

Investment



UTILITIES

Water: Off Site
Sewer: Off Site



ISD

Tioga ISD

LAKE RAY ROBERTS



-  Barndominium
-  Horse Barn
-  Horse Corral

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PROPERTY PHOTOS





SITE

LAKE RAY ROBERTS

377

377

TIOGA ESTATES
±426 LOTS

OAK KNOLL
±29 LOTS

TIOGA HIGH SCHOOL
± 706 STUDENTS

FUTURE RESIDENTIAL

FM 1222

377

EAST WELL FARMS
± 3,000 LOTS

GRAYSON MUD 3B

LAKE RAY ROBERTS

KIMBERLIN HEIGHTS
± 1,215 AC

DOUBLE PLATINUM RANCH

MEADOWS MUD

JOT GUNTER RANCH
± 301 AC

BUCK CREEK
± 368 AC

KIMBERLIN RANCH
± 347 AC

MYTHRI
± 401 AC

PROPOSED TOLLWAY EXTENSION



MARKET OVERVIEW

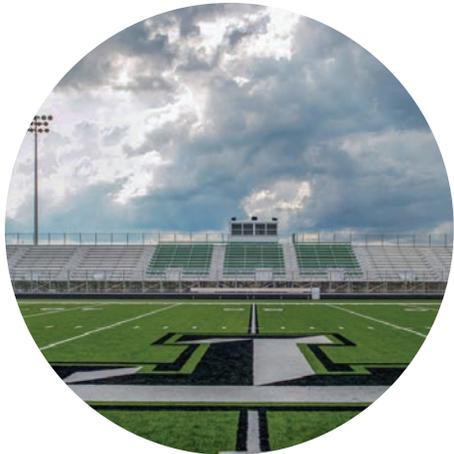


SUMMARY

TIOGA, TEXAS, IS A SMALL TOWN LOCATED IN GRAYSON COUNTY, JUST NORTH OF THE DALLAS-FORT WORTH METROPLEX. IN RECENT YEARS, TIOGA HAS EXPERIENCED GROWTH AND DEVELOPMENT, LARGELY DUE TO ITS CLOSE PROXIMITY TO MAJOR CITIES LIKE DALLAS AND FORT WORTH. AS NEARBY URBAN AREAS EXPAND, INFRASTRUCTURE IMPROVEMENTS HAVE FOLLOWED, INCLUDING UPGRADES AND EXPANSIONS TO HIGHWAYS SUCH AS HIGHWAY 377, WHICH PASSES THROUGH THE TOWN.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2025 POPULATION	1,495	3,461	19,177
2030 POPULATION	1,665	3,838	21,695
POP. GROWTH 2025-2030	2.3%	2.2%	2.6%
2025 TOTAL HOUSEHOLDS	551	1,275	7,186
MEDIAN HOUSEHOLD INCOME	\$76,584	\$79,220	\$88,288
2025 TOTAL BUSINESSES	60	113	723
2025 TOTAL EMPLOYMENT	517	874	5,288



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____