

LAND
FOR SALE

3.85 ACRES

ZONED
"COMMERCIAL
LAND"

HWY 82
FRONTAGE

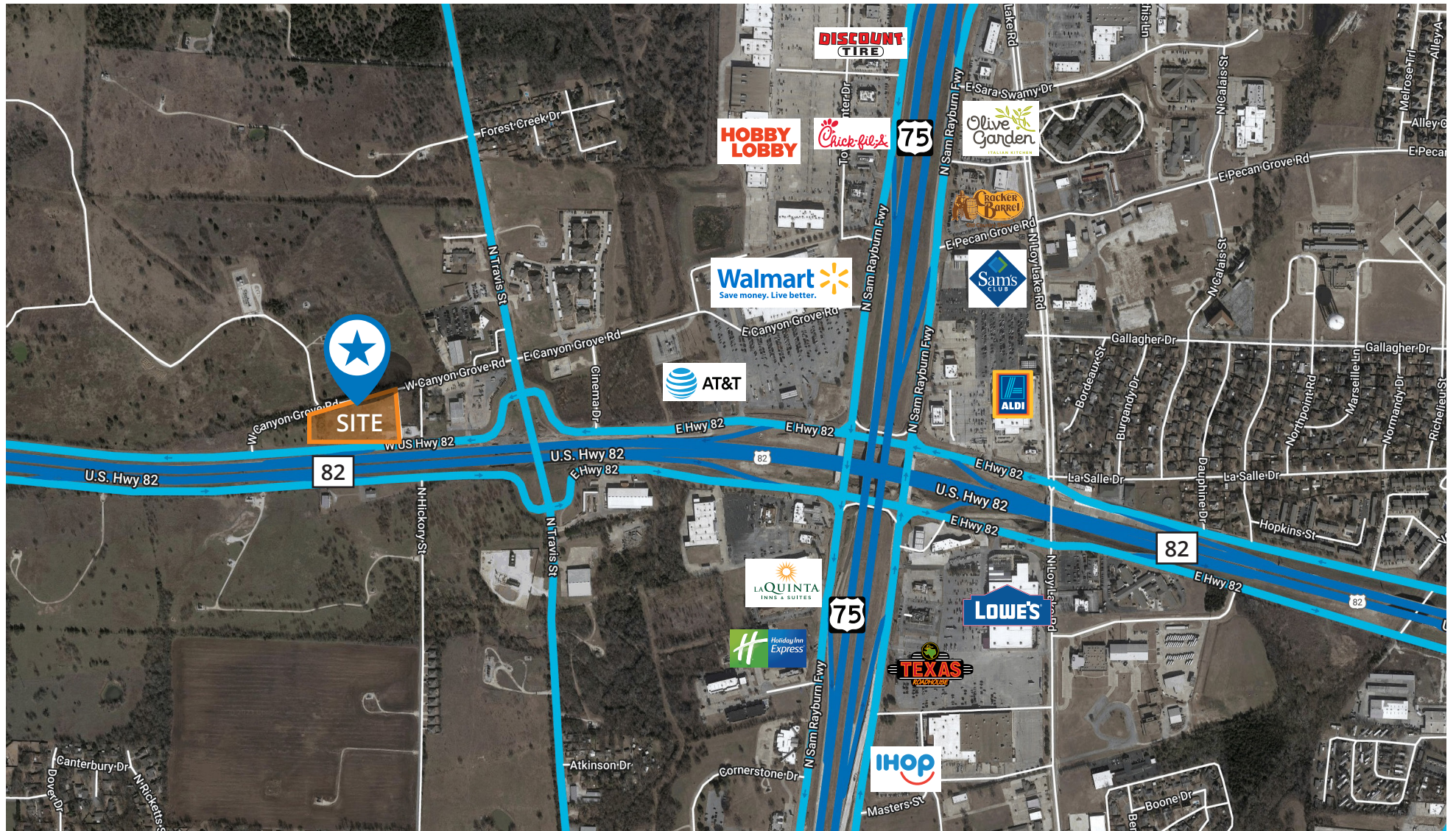


TRANSWESTERN

REAL ESTATE
SERVICES

325 W US HWY 82

SHERMAN, TEXAS 75092



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SHERMAN, TEXAS 75092



PROPERTY DETAILS:

- 3.85 Acres
- Zoned: "Commercial Land"
- Highway 82 frontage
- Less than 1 mile from Highway 75
- Future developments nearby breaking ground soon
- Vacant land- build ready

SALES PRICE: CONTACT BROKER

For More Information:

Gibson Duwe

817.713.9238

gibson.duwe@transwestern.com

Kyle Poulson

817.291.4455

kyle.poulson@transwestern.com

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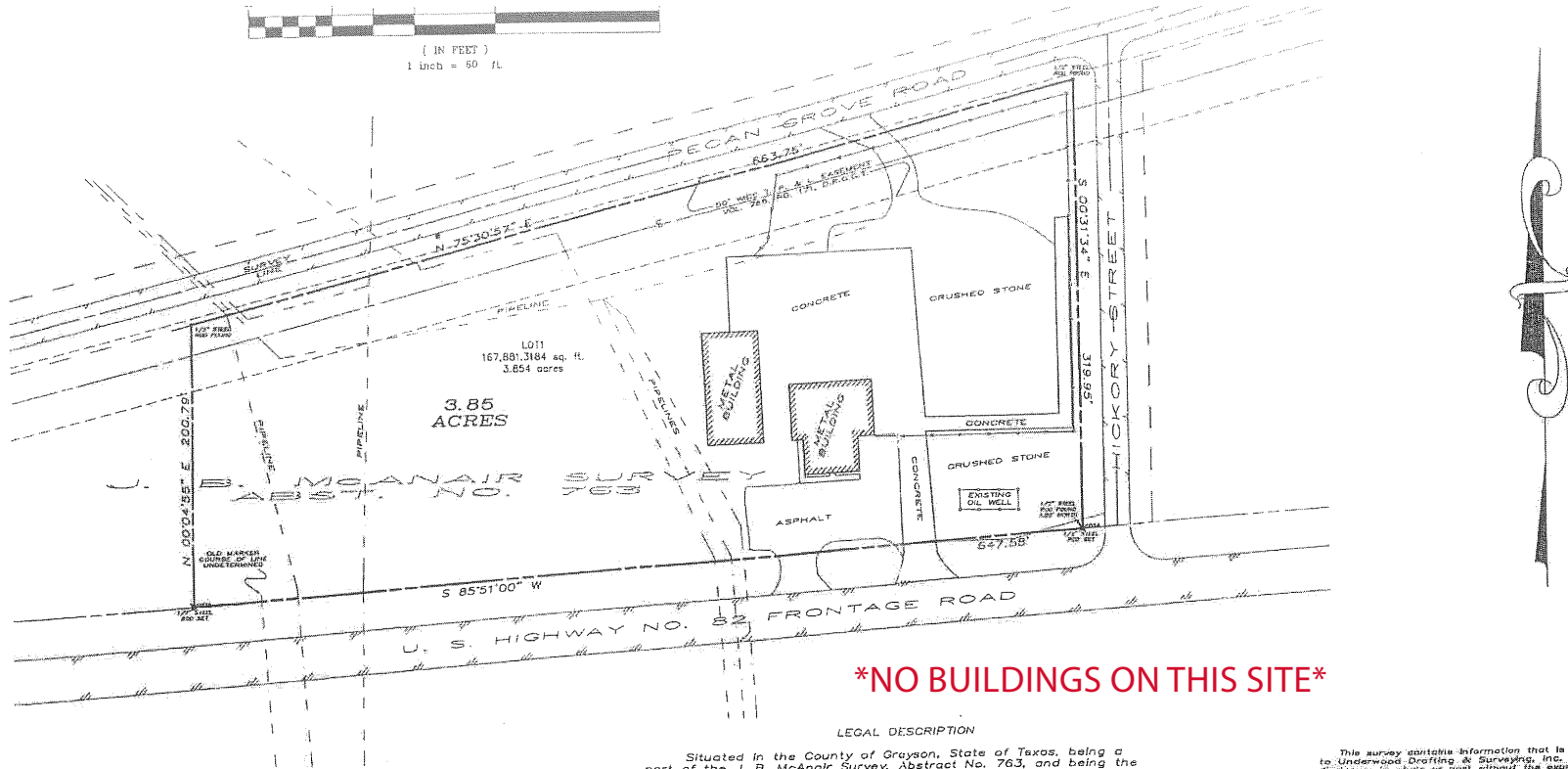
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SHERMAN, TEXAS 75092



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NO BUILDINGS ON THIS SITE

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being the same tract of land described as 3.824 acres conveyed by Charlotte R. Spears to John A. Spears et al by deed dated July 1, 1995, recorded in Volume 2440, Page 491, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the Northwest corner of the said Spears tract in the South line of Pecan Grove Road;
Thence North 75°30'57" East with said South line of road a distance of 663.75 feet to a 1/2" steel rod found maintaining the Northeast corner of the said Spears tract at the intersection of said South line of Pecan Grove Road with the West line of Hickory Street;
Thence South 00°31'34" East with said West line of Hickory Street, passing a 1/2" steel rod found at 318.75 feet and continuing for a total distance of 319.95 feet to a 1/2" steel rod set for the Southeast corner of the herein described tract at the intersection of said West line of Hickory Street with the North right-of-way line of U. S. Highway No. 82;
Thence South 85°51'00" West with said right-of-way line a distance of 647.58 feet to a 1/2" steel rod set marking the Southwest corner of the said Spears tract;
Thence North 00°04'55" East with a fence a distance of 200.79 feet to the Point-of-Beginning and containing 3.85 acres of land.....

— BASIS OF BEARINGS —
COURSE ALONG RIGHT-OF-WAY
U. S. HIGHWAY NO. 82
AS PER TxDOT DATA

THE SUBJECT PROPERTY IS AFFECTED BY THE FOLLOWING:

Easement and Right-of-way to Texas Power & Light Company recorded in Volume 768, Page 171, D.R.G.C.T.
Easement to Lone Star Gas Company recorded in Volume 806, Page 128, D.R.G.C.T.
Easements to Standard Oil Company of Texas recorded in Volume 816, Page 207, and Volume 913, Page 405, D.R.G.C.T.
Right-of-way to Standard Oil Company of Texas recorded in Volume 554, Page 466, D.R.G.C.T., no longer affects the subject

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I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and is correct, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove. I cannot, however, certify that the pipelines and easements shown are the only ones embraced by the subject property.



ALWD 10/7/03



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Transwestern Commercial Services Fort Worth LLC	9000246		(817)877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com	(817)877-4433
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Gibson Duwe	678761	gibson.duwe@transwestern.com	(817)877-4433
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0