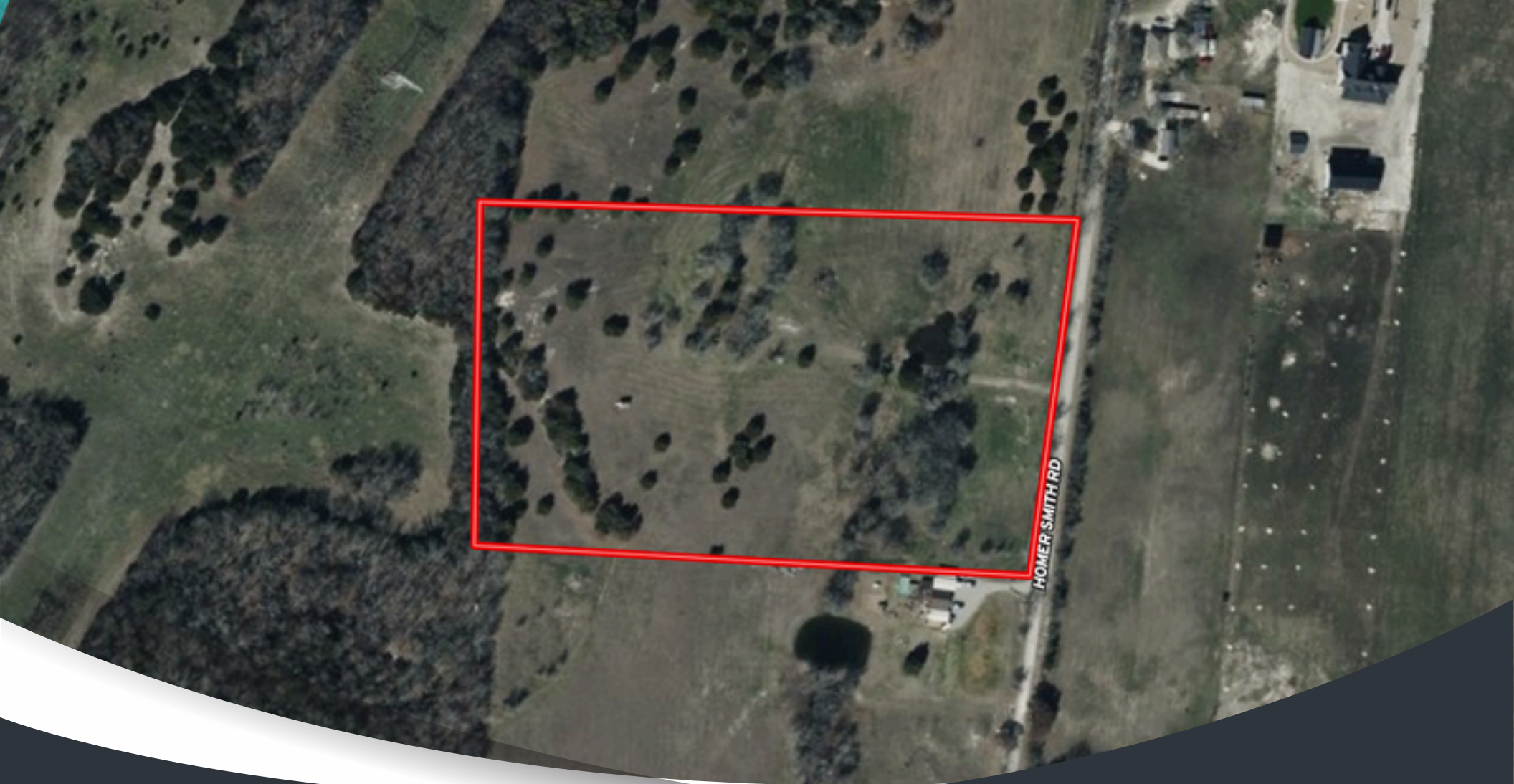




McKissick & Associates

Brokerage · Consulting · Development
972-562-9090
www.resmckinney.com

627 Homer Smith RD

Van Alstyne, TX / 75495

ASKING \$

\$695,000

TYPE

LAND

ACREAGE: 11.71

\$/ACRE: \$ 59,350

Information contained herein is deemed reliable but not guaranteed by Broker or Owner and should be verified.



TIGHT AERIAL



AERIAL



WIDE AERIAL



WIDER AERIAL

11.71 Acres | Grayson County | Van Alstyne

OVERVIEW

RES-Real Estate Services, LLC is proud to present this 11.71 acre Ag Exempt tract in beautiful Southeast Grayson County. This property is build ready with No city restrictions making it easier to bring your dream of country living to a reality. Located in absolutely gorgeous Grayson County! Kentucky Town Special Utility District water CCN with water meter installed and is in Tom Bean ISD. Property has approximately 432 linear feet of frontage on Homer Smith Road. Generally located on the SWC of Knob Hill and Homer Smith Road intersection. No sewer, no floodplain, no pipelines or transmission lines on property. Building site toward the Western portion of the property where owner has installed underground electric utilities and water to that area. Great place to either build or invest in a property with utilities in place and no restrictions. Property is a must-see for its location, rolling topography, cleared brush, trees and installed fences and for what the future could bring with developing this property.



Corey Homer
Associate



Contact
O: (972) 562-9090 | M: (469) 667-6587

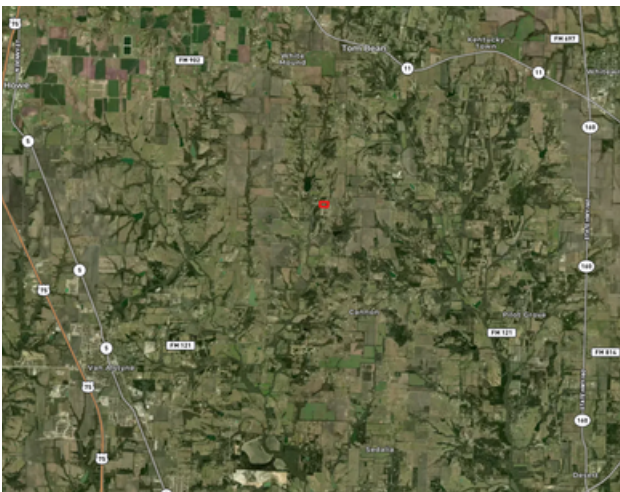


Message
chomer@resmckinney.com



Address
1833 W. Hunt #102,
McKinney, TX 75069





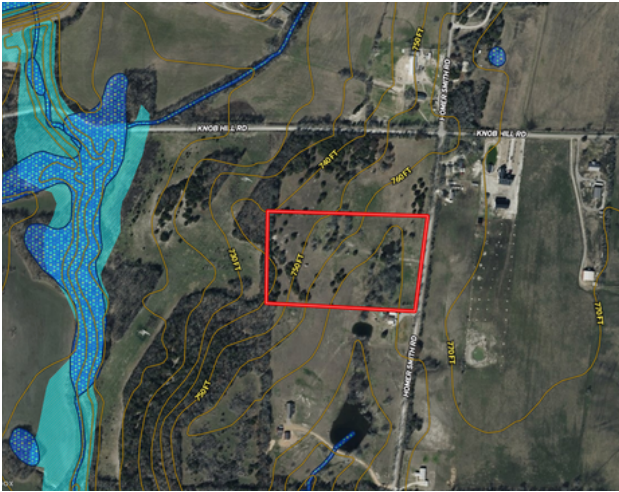
WIDE AERIAL



CONTOURS



TRANSMISSION LINES



FLOODPLAINS/ CONTOURS

11.71 Acres | Grayson County | Van Alstyne



Corey Homer
Associate



Contact
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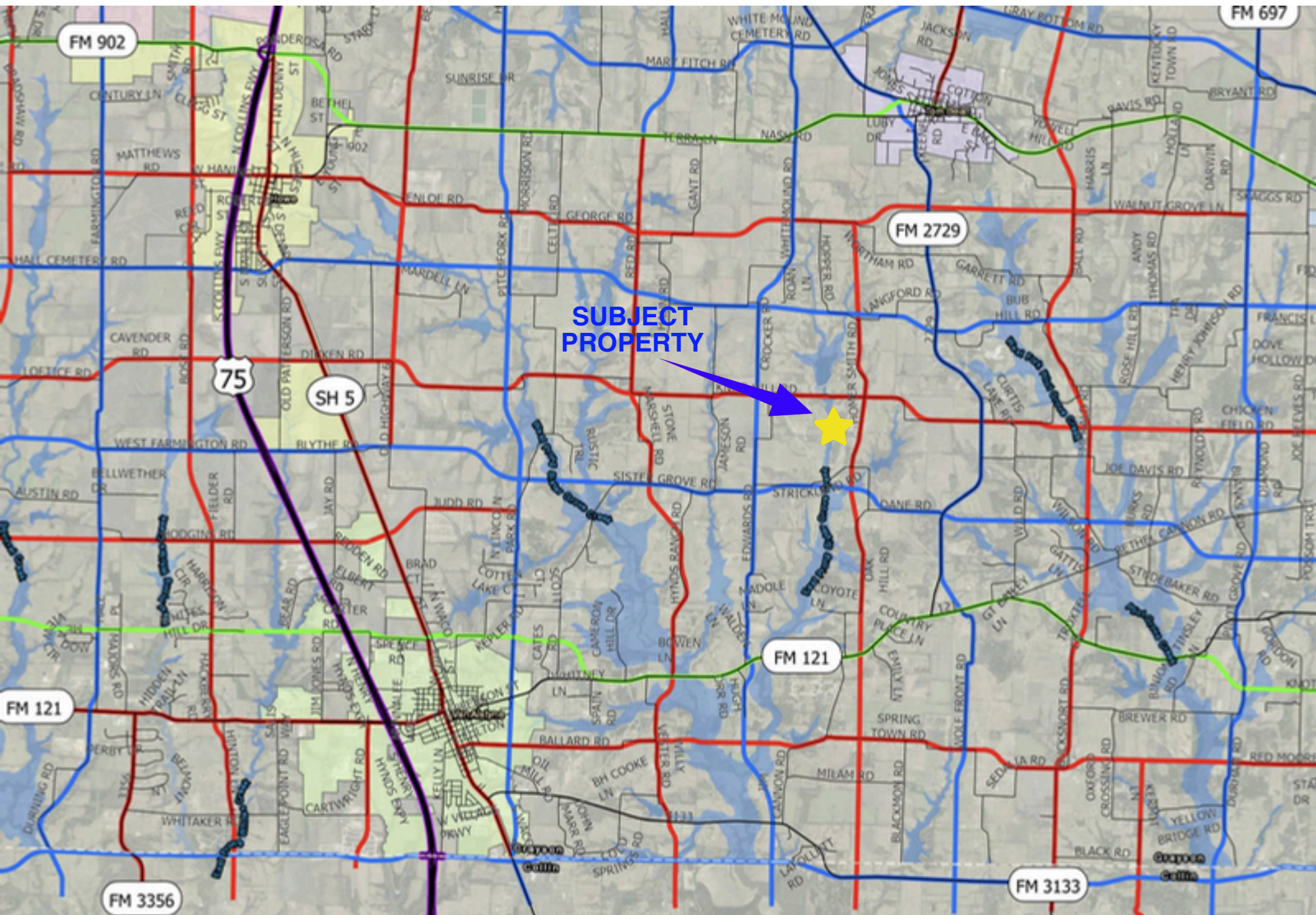


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

RES-Real Estate Services, LLC	9003405	cmckissick@resmckinney.com	(972)562-9090
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles B. McKissick	0140928	cmckissick@resmckinney.com	(972)562-9090
Designated Broker of Firm	License No.	Email	Phone
Charles B. McKissick	0140928	cmckissick@resmckinney.com	(972)562-9090
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
COREY RICHARD HOMER		chomer@resmckinney.com	(972)562-9090
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

ABS 1-1

Social Living Real Estate Boutique, P.O. Box 868 McKinney TX 75070
 Produced with Love Music
 Janet Clark-Sells

Phone: 214-945-1970 Fax:
2200 Dallas, TX 75201 www.bmf.com