

48.17 ACRES OF LAND FOR SALE
NWQ OF PRESTON RD. & BALLOU RD.
GRAYSON COUNTY, TEXAS



SITE
48.17 ACRES

BALLOU ROAD

PRESTON ROAD



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

214.444.8488

info@tswcre.com

OFFERING OVERVIEW

Trinity Southwest has been exclusively retained to offer for sale approximately 48 acres at the corner of Preston Road and Ballou Road in Grayson County, Texas. This offering provides an investor the opportunity to own an Ag-Exempt future development tract in a high velocity growth corridor in one of the fastest growing regions in the country.

The property benefits from its strategic position on Preston Road, 15-miles north of Celina, TX, and is located near Sherman, TX, which is 5-miles to the northeast of the site.

Celina, TX is the fastest growing city in the Dallas-Fort Worth Metroplex and its population is expected to grow by 300% over the next 5 years. Prosper, TX, directly south of Celina on Preston Road, is the second fastest growing city in DFW.

Sherman, TX, the county seat of Grayson County and epicenter of the Sherman-Denison MSA with its 135,000 population, boasts diverse cultural offerings, major industries, and Austin College, one of the oldest higher education institutes in the state.

INVESTMENT HIGHLIGHTS

- 1,450 feet of frontage on Preston Road
- Efficient Shaped site for Future Development
- Close proximity to future Dallas North Tollway extension
- No Floodplain and relatively Flat Topography

PROPERTY DETAILS

LOCATION

NWQ of Preston Rd. (HWY 289) & Ballou Rd.
Grayson County, Texas

SIZE

48.17 Acres

UTILITIES

6" Waterline located along Preston Rd.
Overhead Electric along East property line

SCHOOL DISTRICT

Howe Independent School District

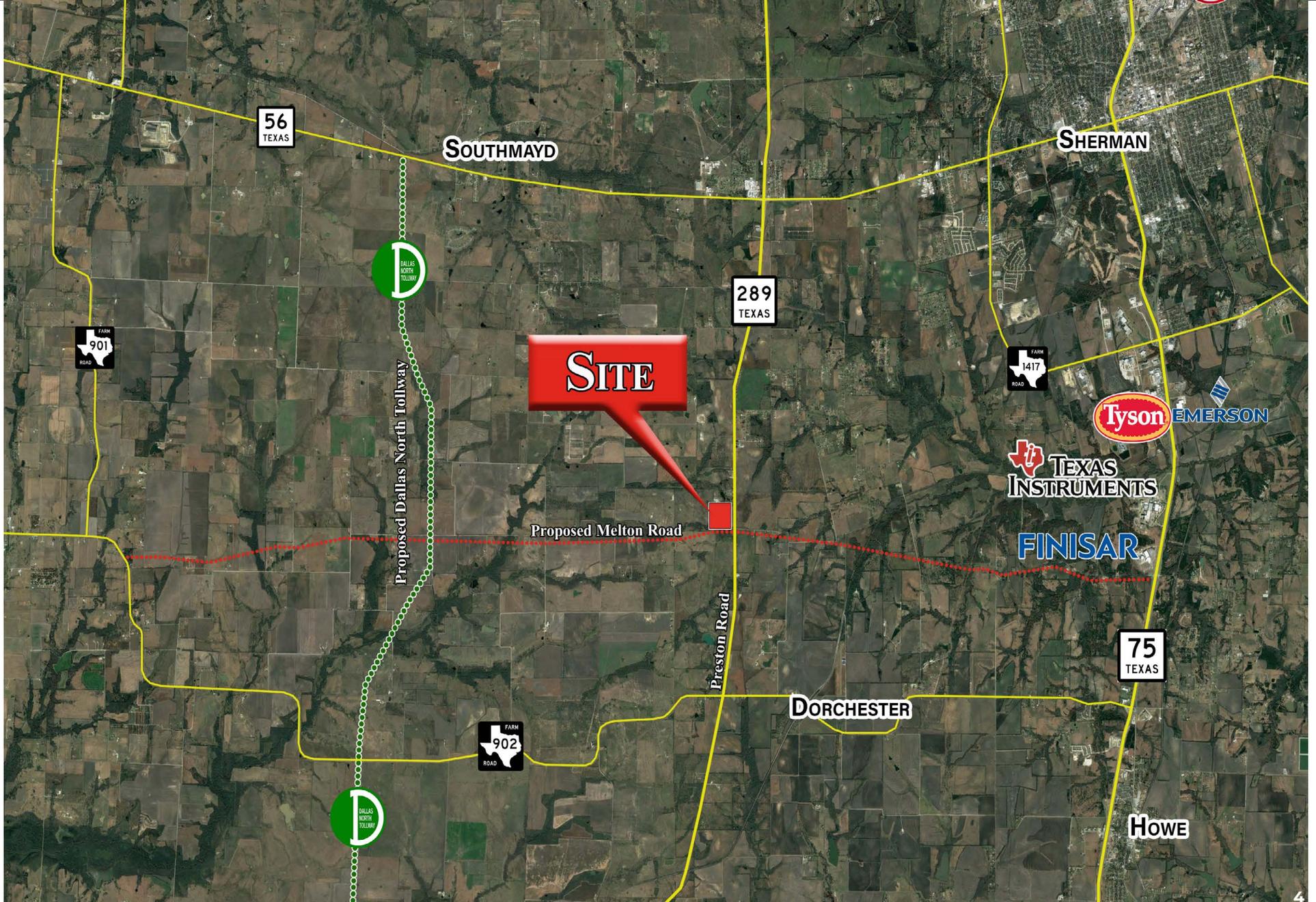
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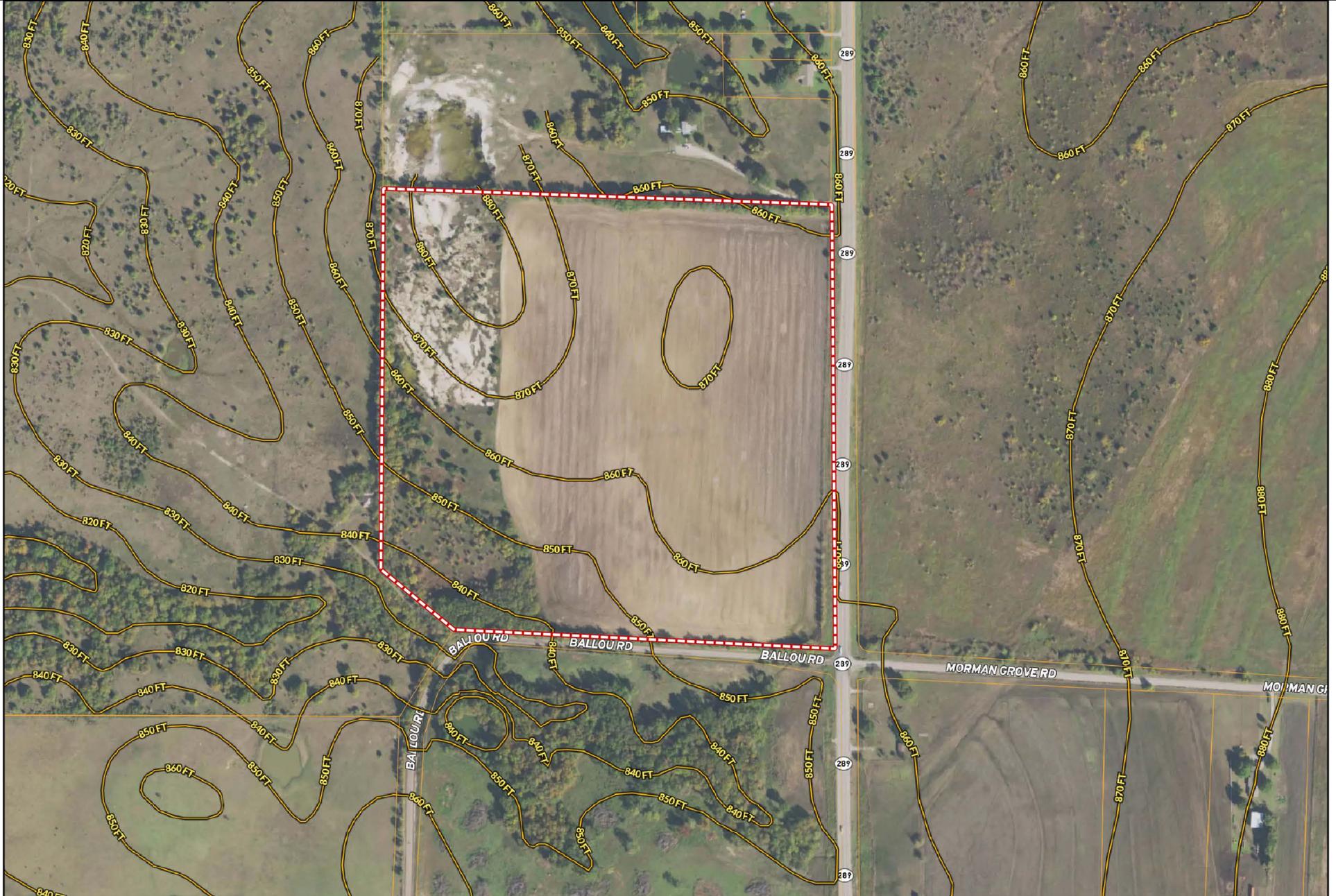
Preston Rd. (HWY 289)

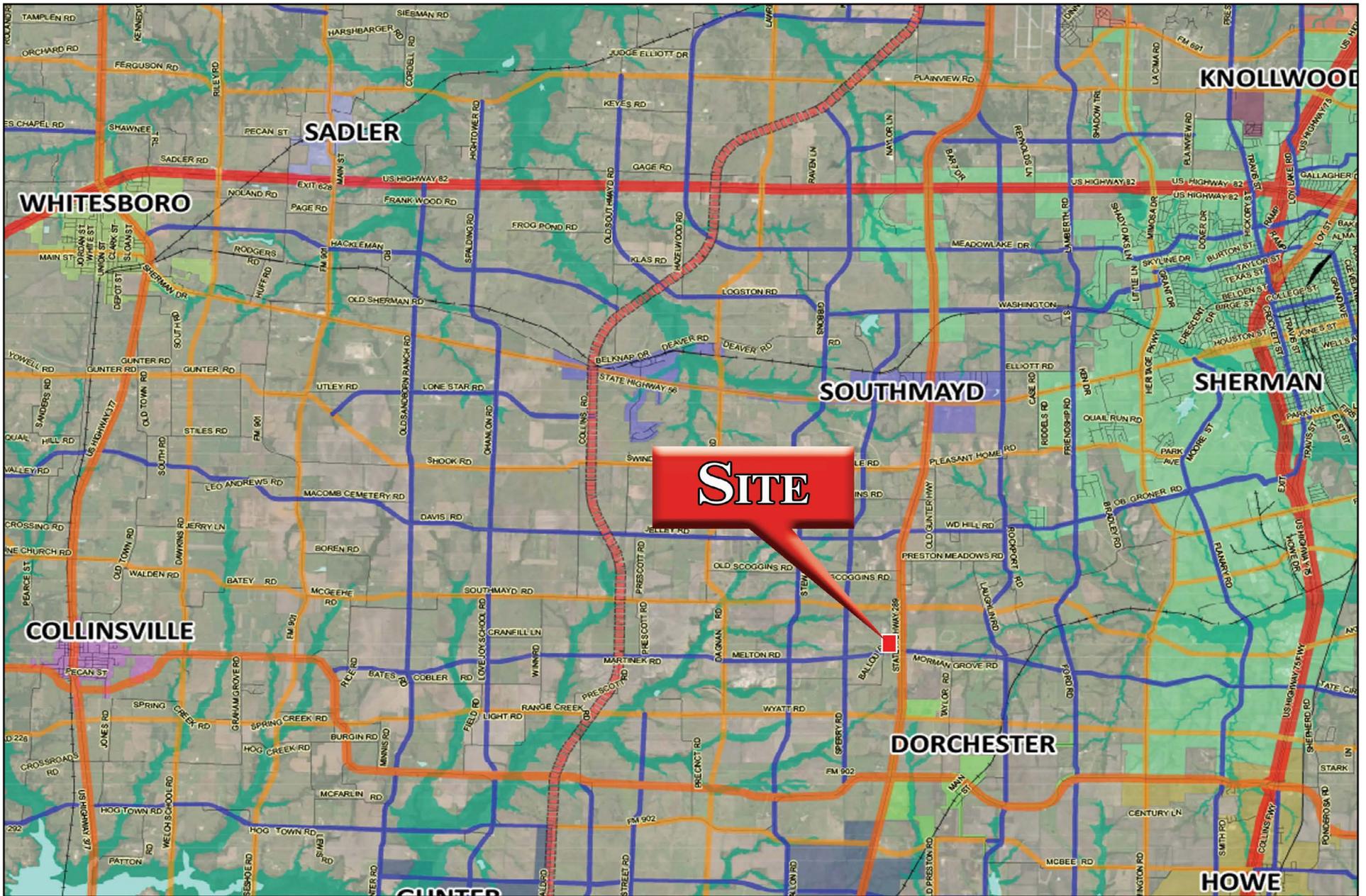
ZONING

Agriculturally Exempt









CONTACT INFORMATION

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EXCLUSIVE LISTING BROKERS

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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

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Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date