

PROPERTY PROFILE

Name: Sharp

Seller: Resolute Ranch, LLC

Location: The subject property is located on the east side of Sharp Road at its intersection with Preston Road in the ETJ of Gunter, TX (Grayson County)

Size: See property survey on website. The property is irregular in shape and approximately 25.965 acres.

CAD: Grayson Central Appraisal District. Property #134657, 151962, 215579

Access: The property fronts on the east side of Preston Road and Sharp Road.

Frontage

Approximately 300 feet on the east side of State Highway 289, known for most of its length as Preston Road, a north-south Texas state highway. It begins near downtown Dallas and stretches north to State Highway 56 west of Sherman, Texas, near the Oklahoma border. Preston Road passes through many of the fast-growing northern Dallas suburbs, including Plano, Frisco, Prosper, and Celina.

Approximately 490 feet on the east side of Sharp Road, a north-south two lane rural asphalt road with bar ditches. There are three existing driveways.

Thoroughfares

Approximately 890 feet to the north is FM 121 (aka Main Street), a rural east-west two lane road that stretches from SH 160, east of Van Alstyne to US 377 in Tioga.

Highways

To the north is State Highway 56, which stretches east-west across Grayson and Fannin Counties.

A little further north is US Highway 82, which extends east-west from Georgia to New Mexico.

To the south is US Highway 380, which extends east-west from Greenville, TX to New Mexico

Utilities:

Utility	Supplier	Size	Location
Water	Marilee Special Utility District		East and west sides of Bounds Road
Sewer			Individual septic system
Storm			Open bar ditches
Gas			Individual propane
Electric			Overhead on the east side of Bounds Road
Telephone			Buried on the east side of Bounds Road

Zoning:

4.477 acres are in the city of Gunter. The Preston Road frontage is zoned Thoroughfare Overlay District (THOR). The home is zoned Single Family Residential District-1 (SF-1). The remainder is in Grayson County and is not zoned. The property is in the extraterritorial jurisdiction (ETJ) of the city of Gunter. The Gunter master land use plan calls for future commercial zoning.

Topography:

Gently rolling. The property generally drains from the southeast to the northwest. There is a running creek on the north property line.

Current Use:

Agriculture. For ad valorem tax purposes, except for the 0.25 acres with the home, the property is assessed as 1-d-1 open space. The property is under lease to a rancher for grazing as well a farmer for hay.

Brokers:

See Registration Letter.

TREC:

See TREC Information About Brokerage Services.

Quotes:

Not for sale.

Information:

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