

Allen, Texas

+/- 2 Acres



- For Sale – Call for Pricing
- Located on the Southeast Corner of Watters Rd. and Ridgeview Dr.
- Zoned PD-92 Allowing Corridor Commercial/Entertainment Uses Including Retail, Restaurant, Hotel, Dentist, Day Care, Optometrist, etc.
- City Water and Sewer Available Onsite
- Ready for Development
- Conceptual Site Plan Approved
- Motivated Seller



APPLAN

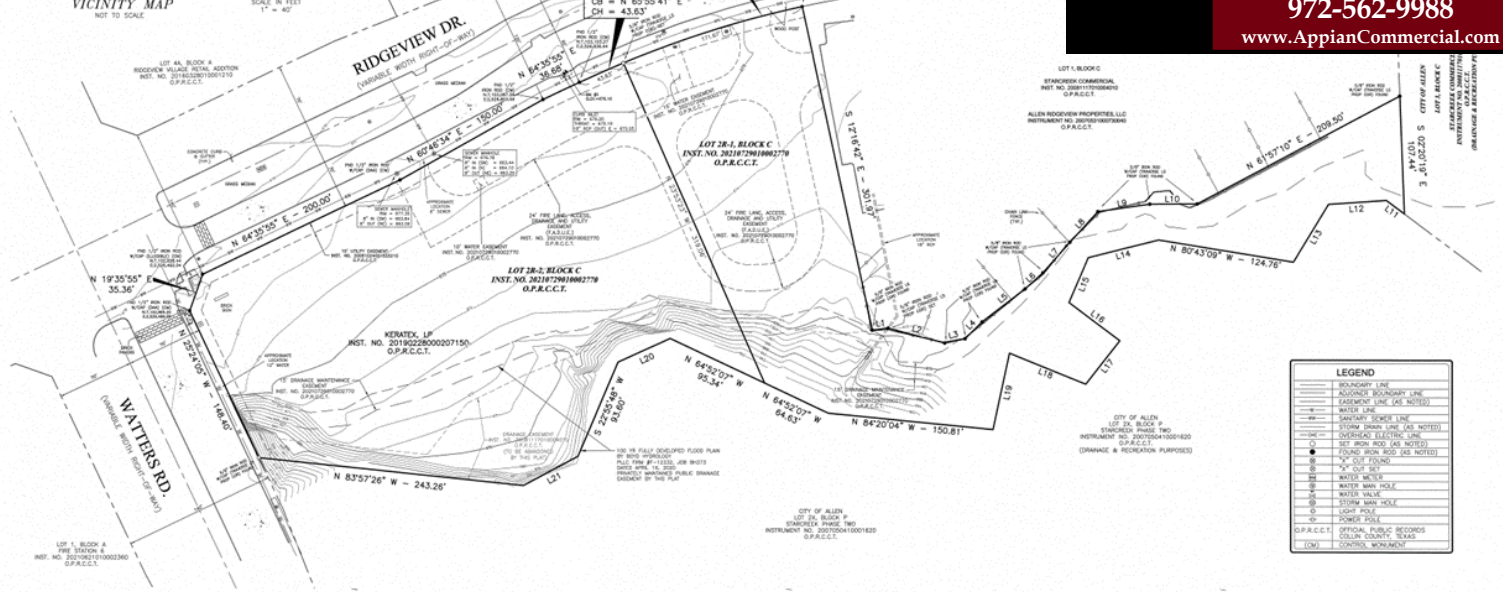
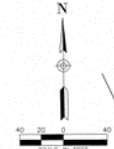
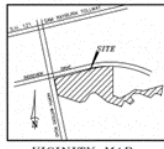
Collin Flynn, CCIM
972-562-9988

www.ApplanCommercial.com



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LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE (AS NOTED)
- WATER LINE
- STORM DRAIN LINE (AS NOTED)
- UNDERGROUND UTILITY LINE (AS NOTED)
- SET BACK AND (AS NOTED)
- UTILITY MARK (AS NOTED)
- WATER MAIN
- WATER MAIN HOLE
- WATER VALVE
- STORM MAIN HOLE
- LOG POLE
- POWER POLE
- UTILITY MARK (AS NOTED)
- CONCRETE WORKING

BENCHMARK NOTES

The benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD83) by using GPS observations in conjunction with the NAD83 RTK Network.

Benchmark No. 1
Corner with 60" x 60" set in the top of curb, south side of Ridgeview Dr., approximately 24' +/- northwest of the northeast corner of Lot 28-1.
Elevation: 674.20

Benchmark No. 2
Corner with 60" x 60" set in the top of curb, south side of Ridgeview Dr., approximately 85.7' +/- northwest of the northeast corner of Lot 28-1.
Elevation: 676.70

FLOOD NOTES

No portion of the subject property shown herein has within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 45060C0270C, dated June 7, 2017. The subject property is located in the area designated as Zone "X", areas determined to be suitable for 0.2% annual chance flooding.

GENERAL NOTES

- All underground utilities shown herein were taken from existing plans, none of the underground utilities shown herein have been field verified by the surveyor.
- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Alabama RTK Network and adjusted to surface using a surface scale factor of 1.00015271.

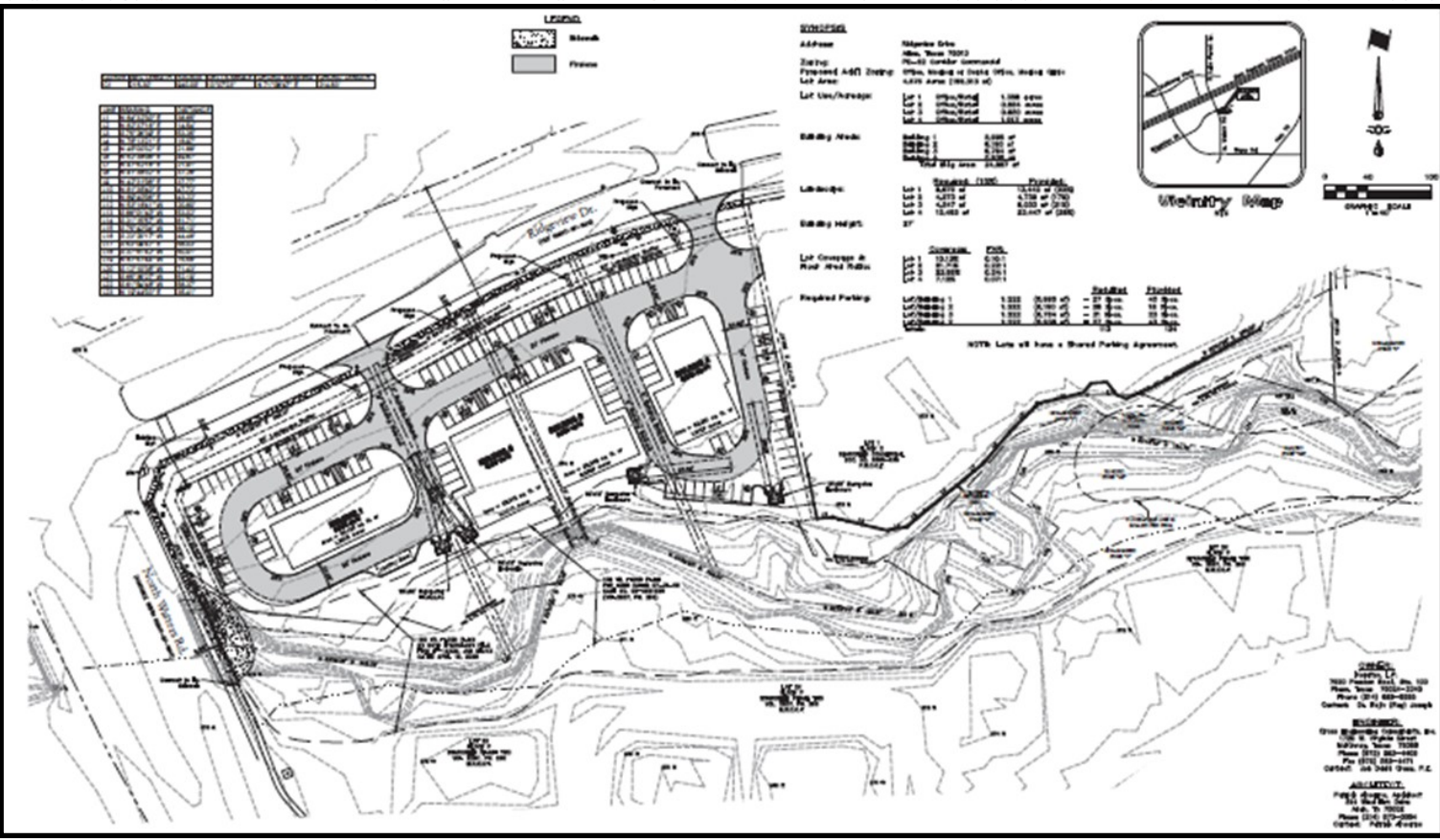
NO.	DATE	DESCRIPTION	BY

ALTA/NPS LAND TITLE SURVEY
LOT 28-1 AND LOT 28-2, BLOCK C
STARKES COMMERCIAL
FRANCIS DASSER SURVEY, ABSTRACT NO. 280
CITY OF ALLEN, COLLIN COUNTY, TEXAS

TRAVELER
LAND SURVEYING LLC
10000 Highway 100, Suite 100, Dallas, TX 75241-1000
972.382.8888
www.travelerlandsurveying.com

Surveying Construction (Survey) Plans

DRAWN: DAVIS DATE: 10/04/18 PROJECT NO.: 18-001 SHEET NO. 1 of 2



The information contained herein was obtained from sources believed to be reliable. It is subject to verification by the purchaser. The sale offering is made subject to errors, omissions, change of price, prior sale, or withdrawal. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, physical limitations, or familial status. Sub-agency is not recognized.



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.

Appian Commercial Realty	579746		(972)562-9988
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ray Eckenrode	0506389	ray@appiancommercial.com	(972)562-9988
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collin Flynn	579073	collin@appiancommercial.com	(972)562-9988
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
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