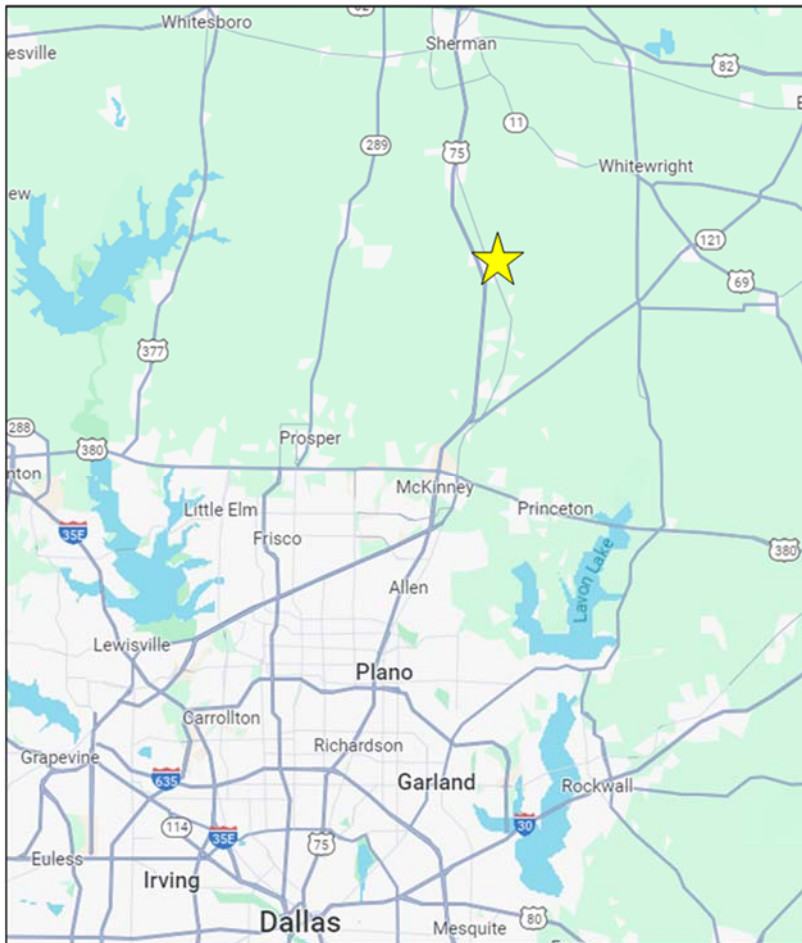


Van Alstyne, Texas

+/- 2 Acres



- **For Sale – Call for Pricing**
- **Located on the Southeast Corner of Sanford Circle and Lynlee Lane**
- **Zoned Neighborhood Services District allowing Daycare, School, Bank, C Store, Retail, Office, Medical/ Dental Clinic, etc.**
- **City Water and Sewer Available**
- **Ready for Development**
- **Located in Close Proximity to New Residential Developments and VAISD**
- **Easy Access to Hwy. 75**



APPLAN

Collin Flynn, CCIM
972-562-9988

www.AppianCommercial.com



<u>PROJECT INFORMATION</u>	
NAME OF PROJECT	
PROPOSED LAND USE	
<u>GENERAL</u>	<u>PROPOSED</u>
PROPOSED ZONING DISTRICT	
NC	
<u>OVERALL USE</u>	
TOTAL SITE AREA	
IMPROVED SURFACE AREA	
PERCENT SURFACE AREA	
<u>BUILDINGS</u>	
TOTAL SQUARE FOOTAGE	
16,100 S.F.	
<u>MANUFACTURING AND INDUSTRIAL REGULATIONS</u>	
MANUFACTURING LOT SIZE	
4076	
MANUFACTURING LOT AREA	
7,026 SF	
MANUFACTURING LOT DEPTH	
100	
SETBACKS	
FRONT	
10	
SIDE	
10	
REAR	
5	
STRUCTURE HEIGHT	
20 OR 1 STORY	
<u>PARKING & ACCESS</u>	
<u>REQUIRED</u>	
TOTAL PARKING	
(2 SPACES/LOT)	
81	
<u>PROVIDED</u>	
TOTAL PARKING	
NO. OF MANUFACT. (REGULAR)	

- NOTES:
1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT.
 2. SURVEY PROVIDED BY K&Z SURVEYING DATED: 03/07/2008
 3. LAYOUT IS PARALLEL & PERPENDICULAR TO SANFORD CIRCLE

TOMDEN ENGINEERING
5815 MEADOWCREST
DALLAS, TX 75230
2141 679-1679
FIRM No. 19244
tjones@toms

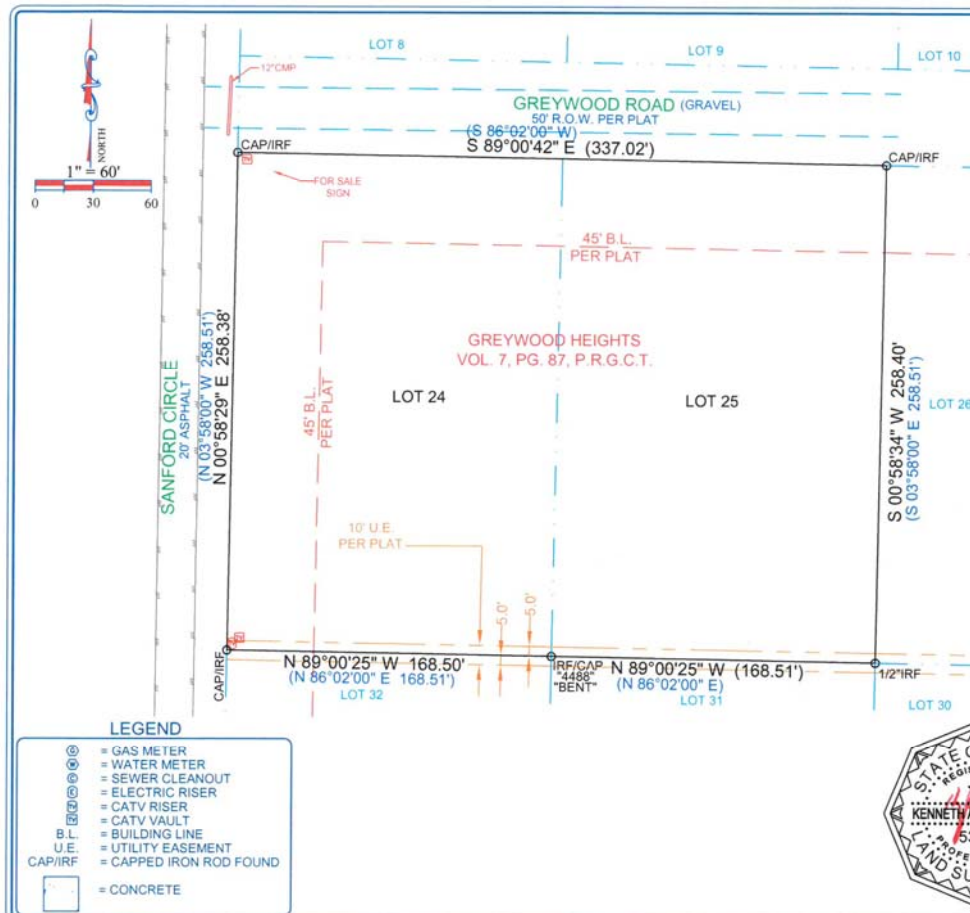
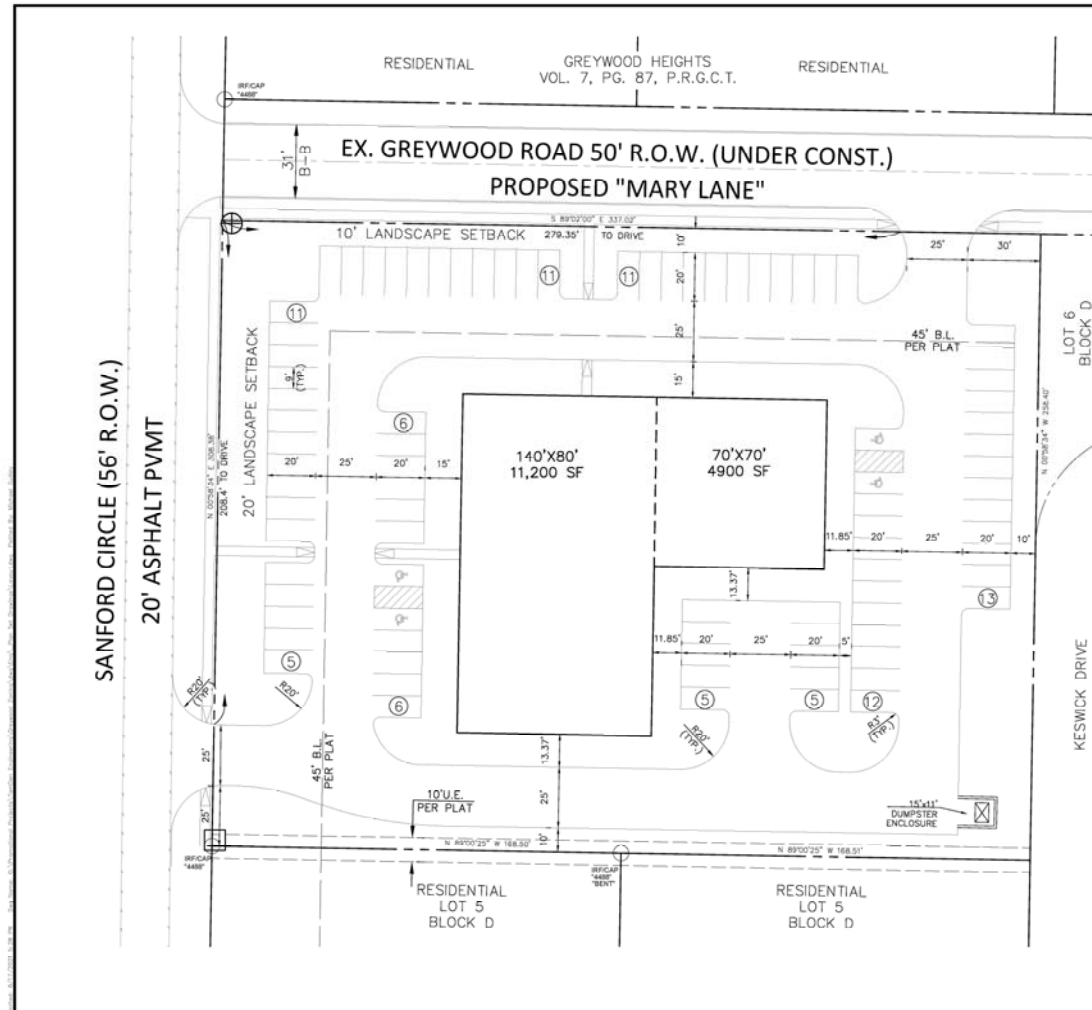


GREYWOOD CONCEPT PLAN

FOR INTERIM REVIEW OF
THIS DOCUMENT IS NOT
ISSUED FOR CONSTRUCTION
OR PERMITTING PURPOSES
THOMAS P. JONES, P.E.
TEXAS P.E. No. 5888
ISSUED THIS DATE:
06/27/2021

1 OF 1

611.009079.00



TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED
I have this date directed a careful and accurate survey made on the grounds of the property located at Sanford Circle in the City of Van Alstyne, Grayson County, Texas, being Lot 24 & 25 of Greywood Heights, an Addition to the City of Van Alstyne, Grayson County, Texas according to the Plat thereof recorded in Volume 7 Page 87 of the Plat Records of Grayson County, Texas.

FLOOD STATEMENT: I have reviewed the F.E.M.A Flood Insurance Rate Map for the Town of Van Alstyne, Community Number 481620 effective date 9-29-2010 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 550 F of said map.

NOTE: This survey is certified to Rajiv (Ray) M. Joseph, MD and Keratex LP.

NOTE: This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 1-30-18. There are no visible or apparent intrusions or protrusions except as shown hereon.

NOTE: This survey was performed without the benefit of a Title Commitment, Title Report or Title Binder.



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 110579-05
DRAWN BY: RSB
DATE: 2-7-2018
R.P.L.S.
KENNETH A. ZOLLINGER

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	License No.	Email	Phone
Primary Assumed Business Name			
Ray Eckenrode	0506389	ray@appiancommercial.com	(972)562-9988
Designated Broker of Firm	License No.	Email	Phone
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
IABS 1-0