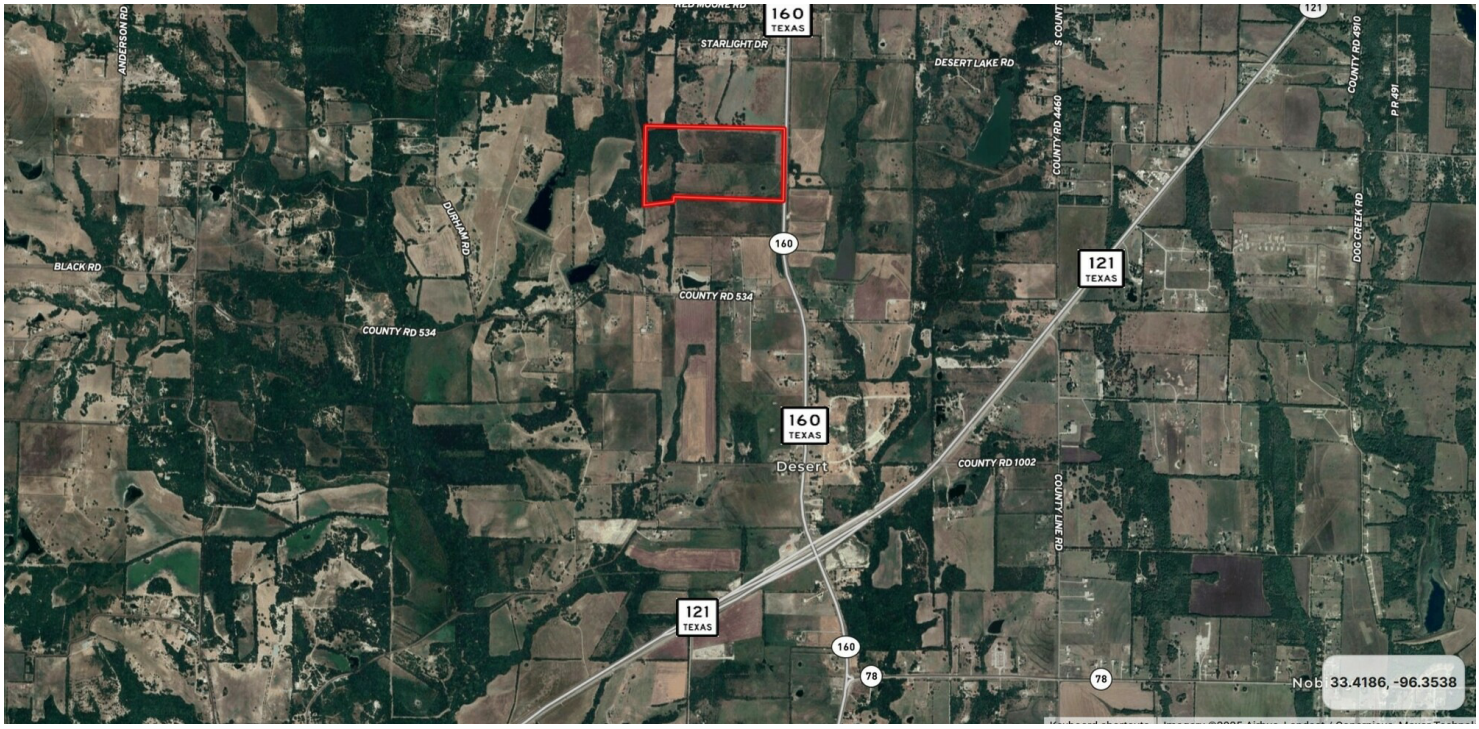
GLASCO COMMERCIAL

S.H. 160 ACREAGE | **FOR SALE**

State Highway 160
ETJ Of Trenton, TX 75491



LOCATION DESCRIPTION

Situated on the west side of State Highway 160, approximately 1 mile north of State Highway 121, in the ETJ of Trenton, Grayson County, Texas.

Highly accessible to the cities of Anna and Melissa and the U.S. 75 corridor via the subject property's proximity to S.H. 121. The property also has good access to the city of Whitewright and the major thoroughfares to the north in Grayson County including U.S. 82. Additionally, the property is accessible to the eastern Collin County area along the S.H. 78 and U.S. 380 corridors.

OFFERING SUMMARY	
Sale Price:	Contact Broker
Lot Size:	100 Acres
Zoning	Ag

PROPERTY HIGHLIGHTS

- 100+/- Acres for investment or development on the S.H. 160 corridor.
- Clean, rectangular shape/configuration.
- Approximately 1,500 feet of combined road frontage on S.H. 160.
- Water CCN: Desert W.S.C. (8" main along East side of S.H. 160) / Sewer CCN: none / Electricity: Texas-New Mexico Power.
- Whitewright Independent School District.
- Ag Tax Exemptions and Ag leases in place.
- Deed Restrictions: Shall be used only for single-family residential and agricultural purposes. No manufactured or trailer homes.

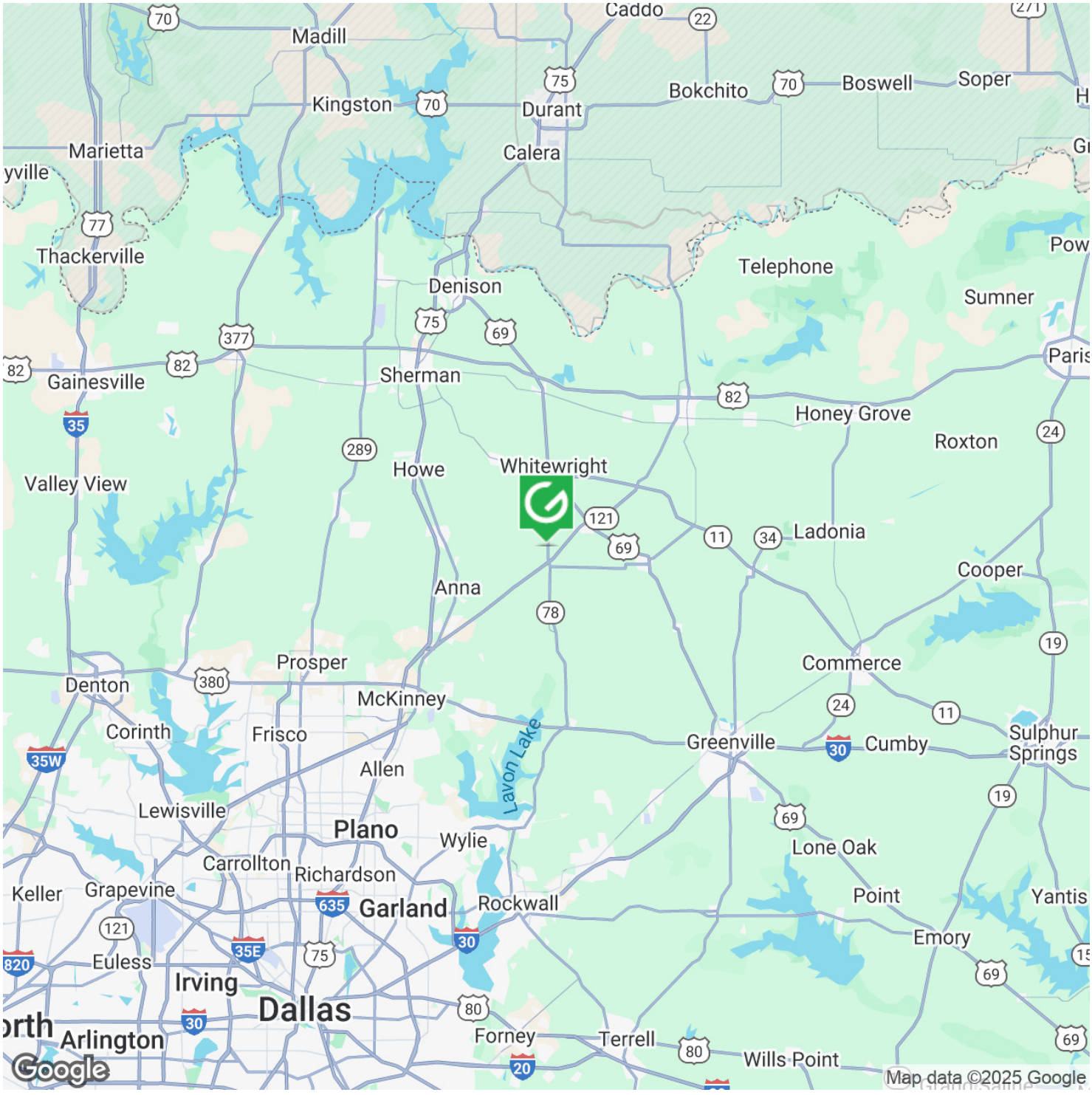
Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales, or withdrawal without notice.

Glasco Commercial Real Estate, LLC - Grant Glasco
214.448.0134 - grant@glascocommercial.com
glascocommercial.com

GLASCO COMMERCIAL

S.H. 160 ACREAGE | **FOR SALE**

State Highway 160
ETJ Of Trenton, TX 75491



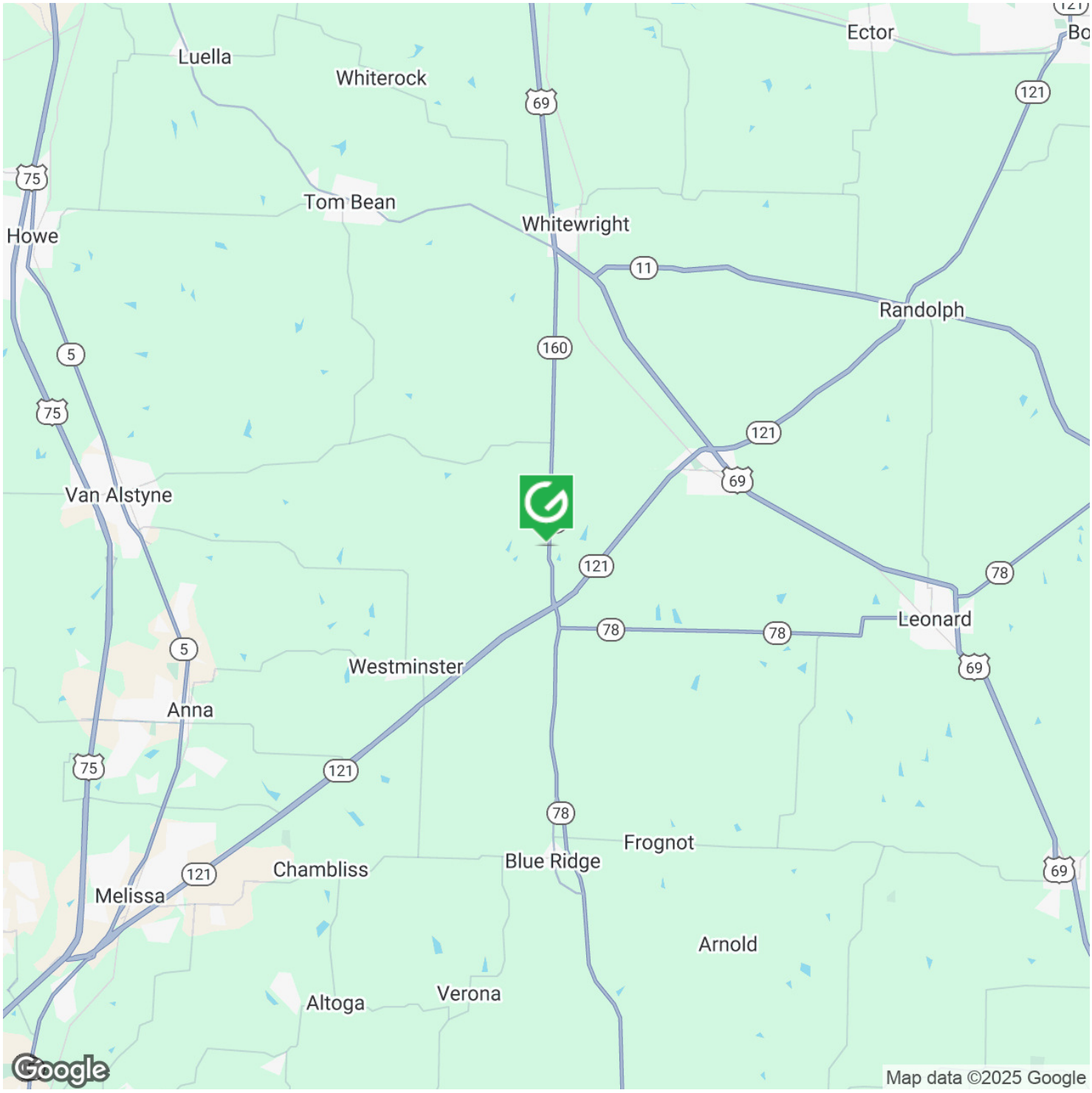
Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales, or withdrawal without notice.

Glasco Commercial Real Estate, LLC - Grant Glasco
214.448.0134 - grant@glascocommercial.com
glascocommercial.com

GLASCO COMMERCIAL

S.H. 160 ACREAGE | **FOR SALE**

State Highway 160
ETJ Of Trenton, TX 75491



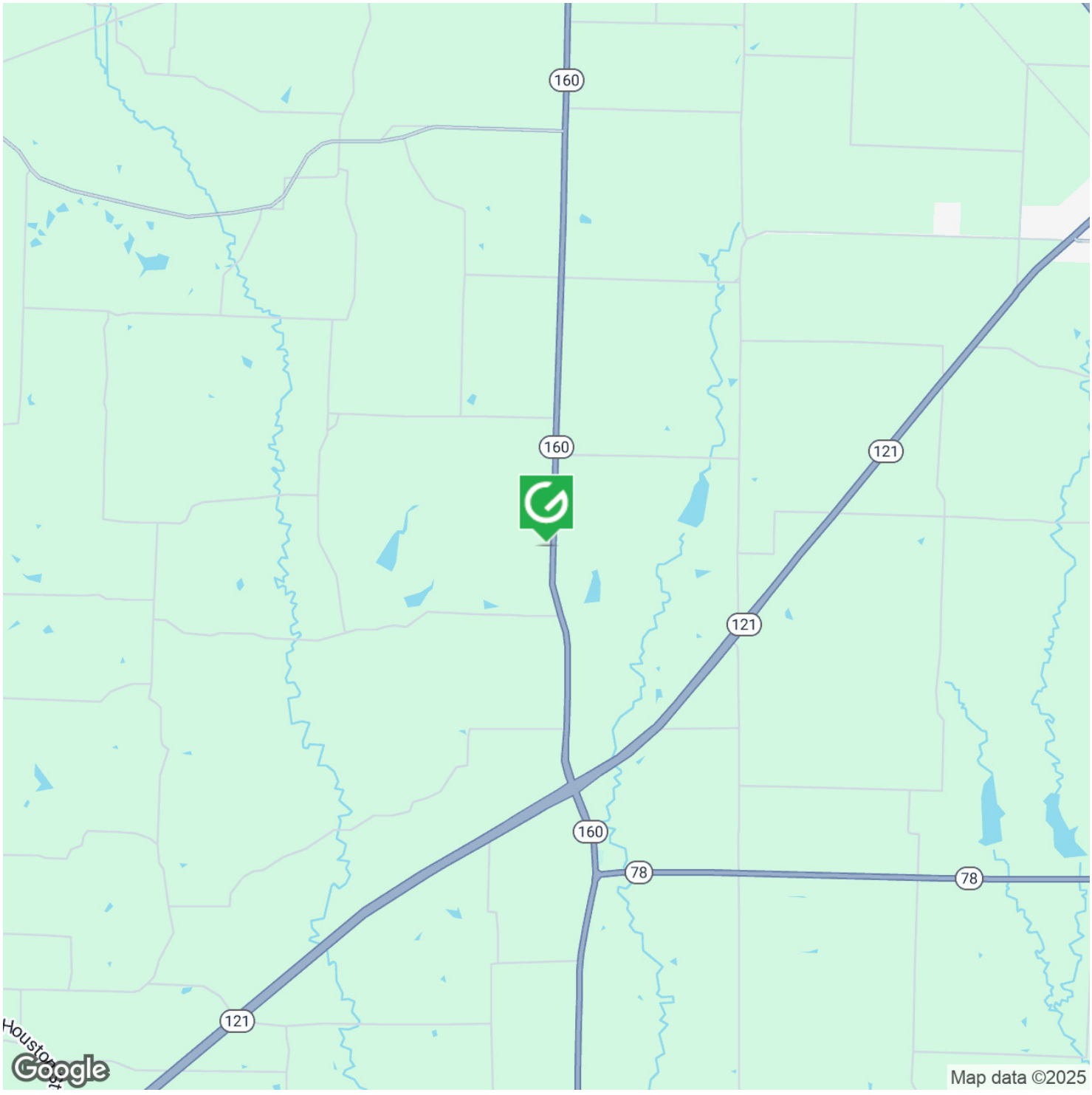
Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales, or withdrawal without notice.

Glasco Commercial Real Estate, LLC - Grant Glasco
214.448.0134 - grant@glascocommercial.com
glascocommercial.com

GLASCO COMMERCIAL

S.H. 160 ACREAGE | **FOR SALE**

State Highway 160
ETJ Of Trenton, TX 75491



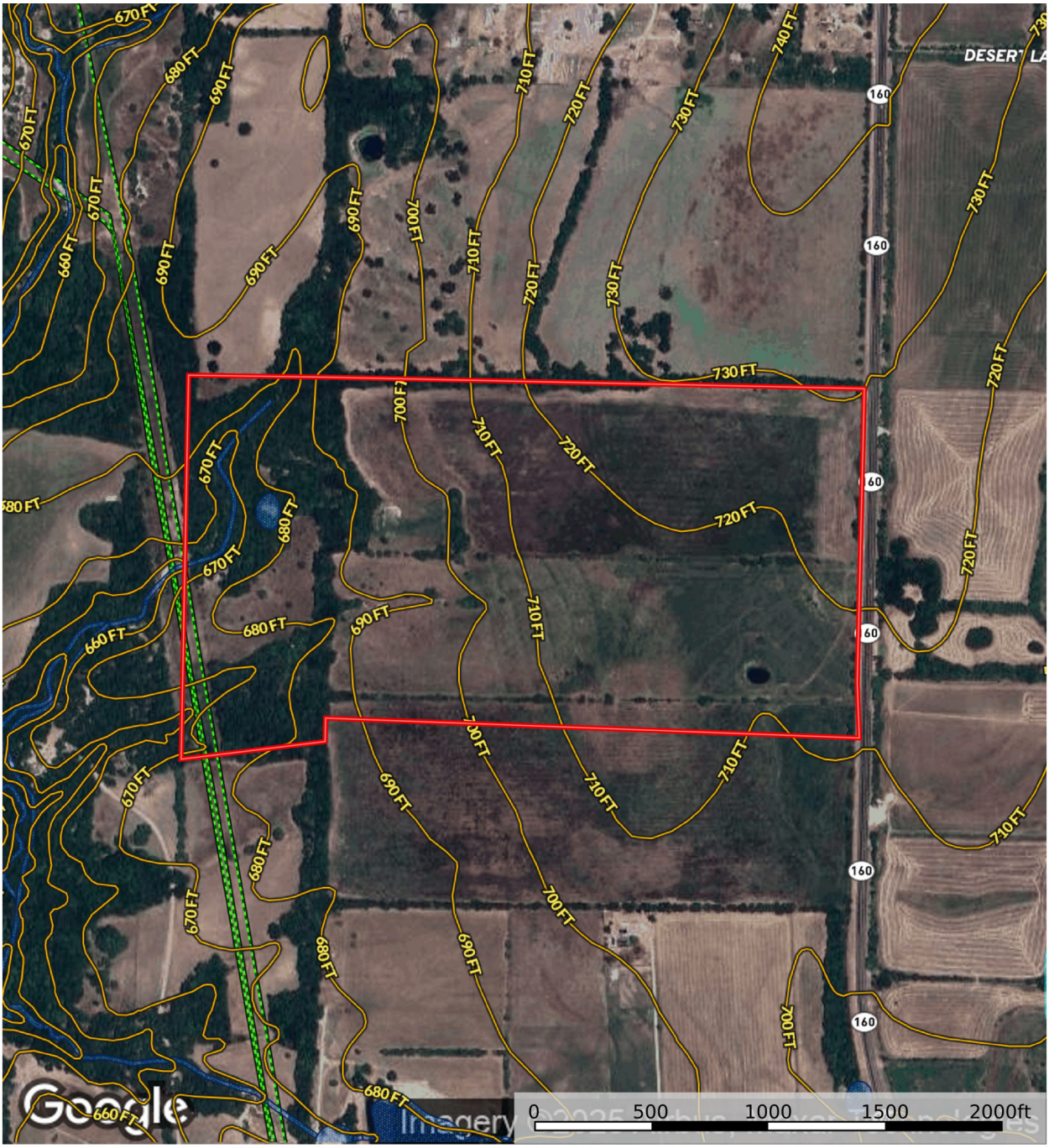
Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales, or withdrawal without notice.

Glasco Commercial Real Estate, LLC - Grant Glasco
214.448.0134 - grant@glascocommercial.com
glascocommercial.com

GLASCO COMMERCIAL

S.H. 160 ACREAGE | **FOR SALE**

State Highway 160
ETJ Of Trenton, TX 75491



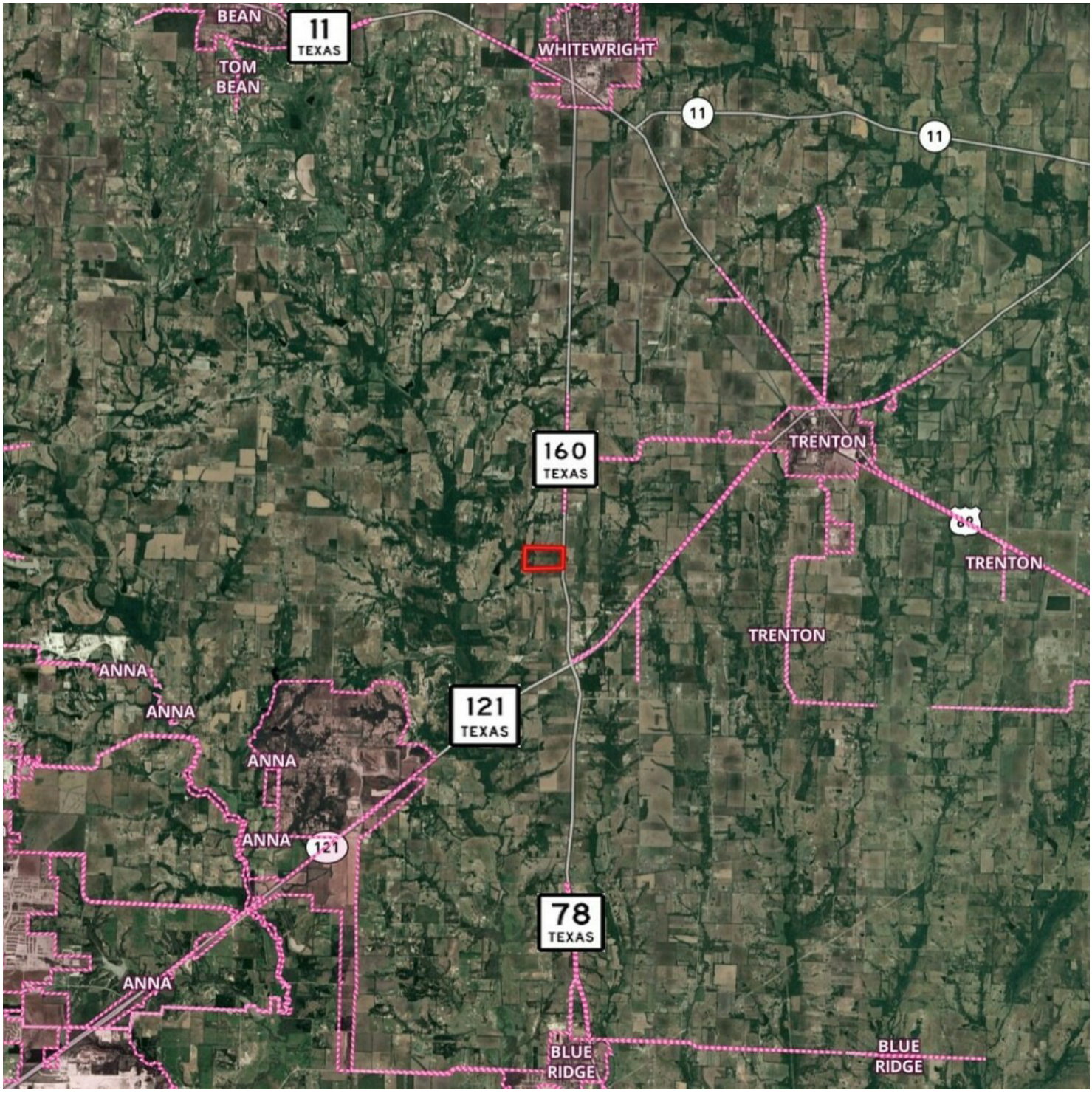
Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales, or withdrawal without notice.

Glasco Commercial Real Estate, LLC - Grant Glasco
214.448.0134 - grant@glascocommercial.com
glascocommercial.com

GLASCO COMMERCIAL

S.H. 160 ACREAGE | **FOR SALE**

State Highway 160
ETJ Of Trenton, TX 75491



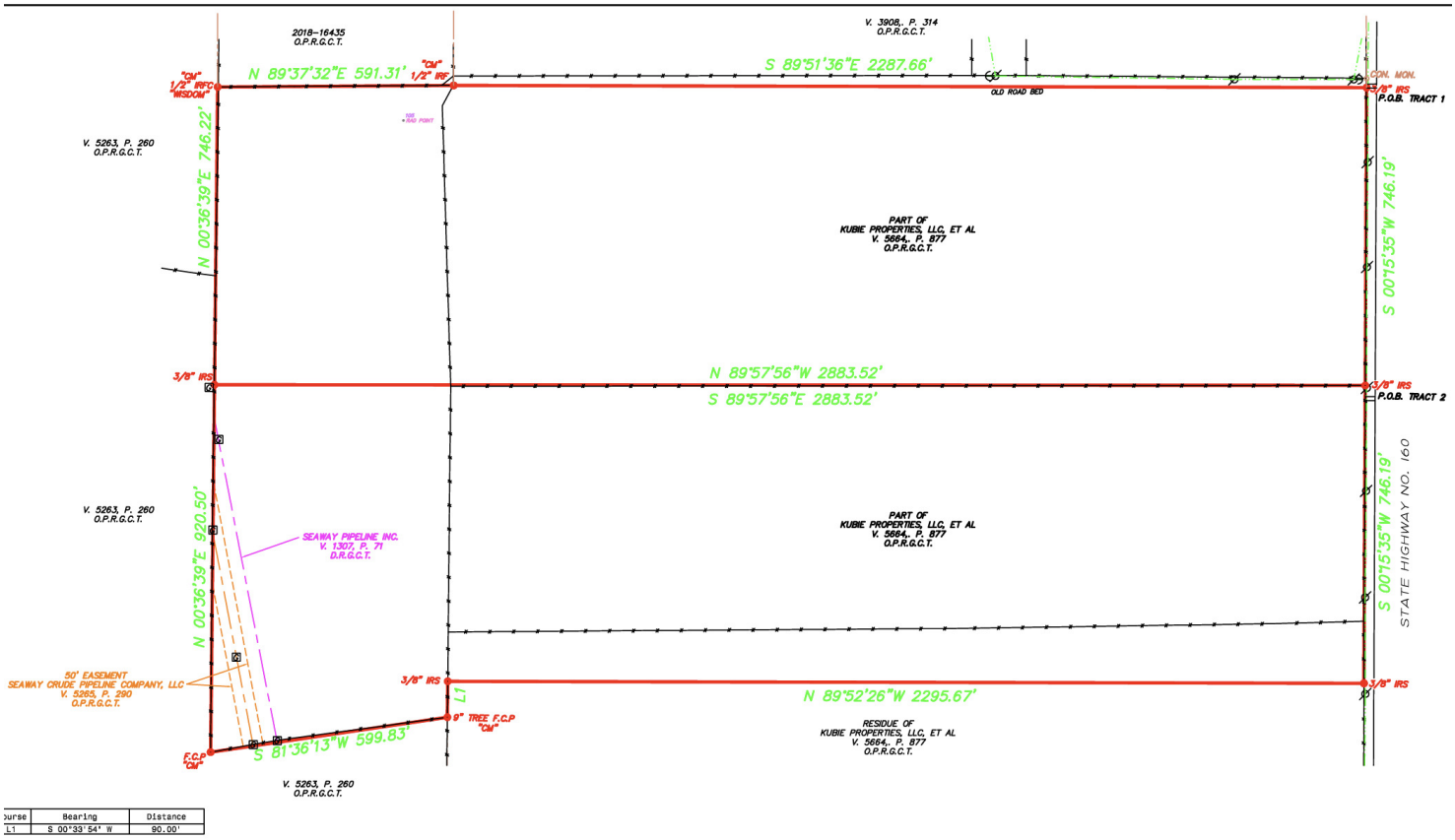
Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales, or withdrawal without notice.

Glasco Commercial Real Estate, LLC - Grant Glasco
214.448.0134 - grant@glascocommercial.com
glascocommercial.com

GLASCO COMMERCIAL

S.H. 160 ACREAGE | **FOR SALE**

State Highway 160
ETJ Of Trenton, TX 75491



Course	Bearing	Distance
L1	S 00°33'54" W	90.00'

DESCRIPTION

TRACT 1
All that certain lot, tract or parcel of land situated in the J.C. Wells Survey, Abstract No. 1392, Grayson County, Texas, and being part of a tract of land described in a Deed to Kubie Properties, LLC, et al, as recorded in Volume 5664, Page 877 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

DESCRIPTION

TRACT 2
All that certain lot, tract or parcel of land situated in the J.C. Wells Survey, Abstract No. 1392, Grayson County, Texas, and being part of a tract of land described in a Deed to Kubie Properties, LLC, et al, as recorded in Volume 5664, Page 877 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

NOT

1) BEARING SOURCE: GPS TEXAS
2) Survey prepared with benefit 0130638, Effective Date JULY
3) The following easements DO A V. 1697, P. 255, V. 1697, P.

Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales, or withdrawal without notice.

Glasco Commercial Real Estate, LLC - Grant Glasco
214.448.0134 - grant@glascocommercial.com
glascocommercial.com

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.

EQUAL HOUSING OPPORTUNITY

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.

Glasco Commercial Real Estate, LLC	**9000772**	**grant@glascocommercial.com**	**214.448.0134**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Grant J Glasco	**525556**	**grant@glascocommercial.com**	**214.448.0134**
Designated Broker of Firm	License No.	Email	Phone
-	**-**	**-**	**-**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Grant Glasco	**-**	**grant@glascocommercial.com**	**214.448.0134**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____