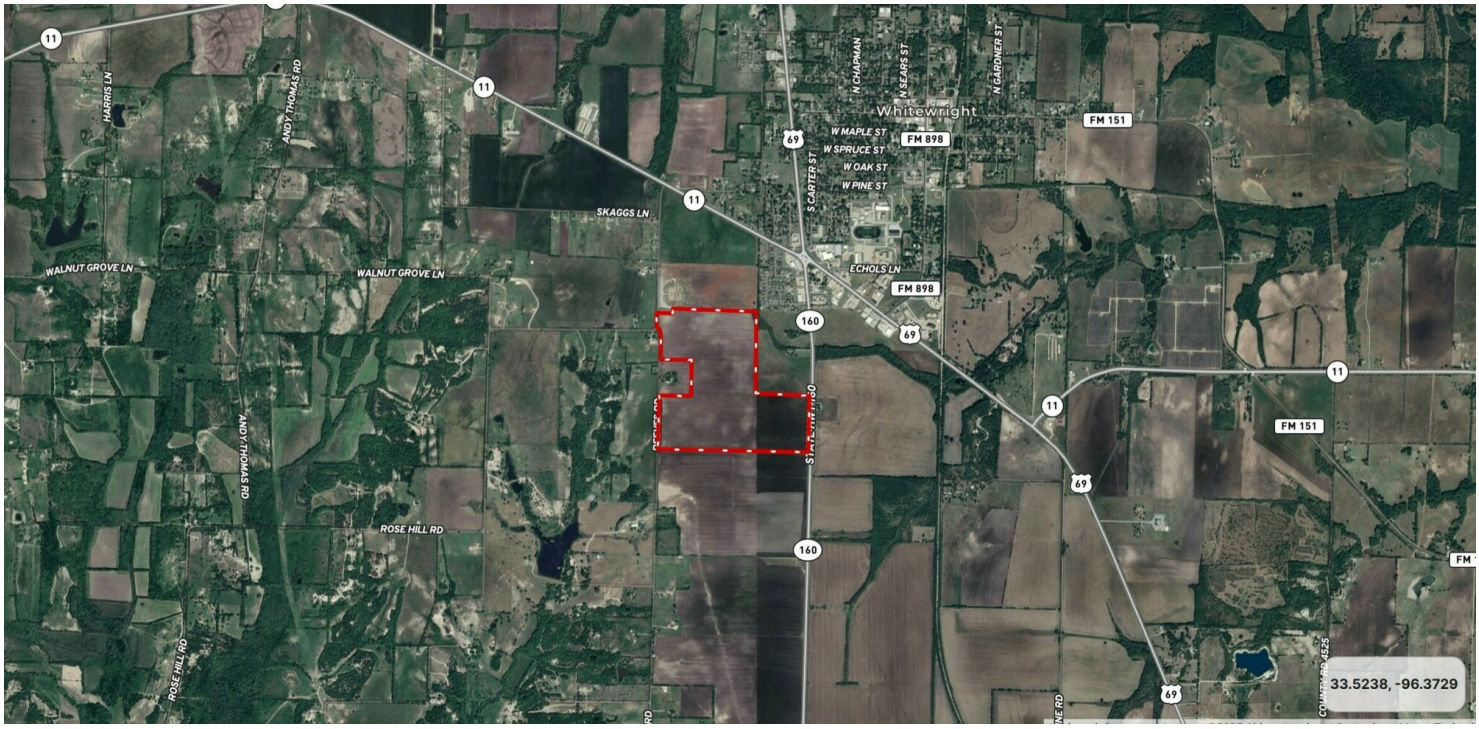
GLASCO COMMERCIAL

# ACREAGE NEXT TO WHITEWRIGHT | **FOR SALE**

State Highway 160 & Fiddlers Rd
ETJ Of Whitewright, TX 75491




## LOCATION DESCRIPTION

Situated on the northwest corner of State Highway 160 and Fiddlers Rd in the ETJ of Whitewright, Grayson County, Texas. The property also benefits from frontage on Reeves Rd and another corner at its intersection with Fiddlers Rd, as well as some frontage on Rose Hill Rd which provides quick access to State Highway 11.

The property has immediate accessibility to the city of Whitewright and is highly accessible to U.S. Highway 75 via its proximity to State Highway 121. Whitewright is located in the path of future growth with great highway access throughout the region.

Whitewright is located in North Central Texas, northeast of Dallas and McKinney, within an easy drive to the heart of the Dallas-Fort Worth Metroplex. It is located at the convergence of State Highway 11, State Highway 160 and U.S. Highway 69.

| OFFERING SUMMARY | |
|---|---|
| Sale Price: | Contact Broker |
| Lot Size: | 155.979 Acres |
| Zoning | Ag |

## PROPERTY HIGHLIGHTS

- Acreage for investment or development on the S.H. 160 corridor next to City of Whitewright utilities.
- Cropland with generally level topography and desirable shape/configuration. Frontage on four roads creating two hard corners and great accessibility.
- Approximately 6,442ft of total road frontage (1,185ft on S.H. 160, 3,169ft on Fiddlers Rd, 1,757ft on Reeves Rd & 331ft on Rose Hill Rd).
- Adjacent to an existing single-family subdivision and water tower in Whitewright with immediate accessibility to retail services and schools.
- Water CCN: City of Whitewright (partially Kentuckytown WSC on west side) / Sewer CCN: City of Whitewright / Electricity: Texas-New Mexico Power & Grayson-Collin Electric Co-op.
- Whitewright Independent School District.
- Ag Tax Exemption and Ag lease in place.

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.

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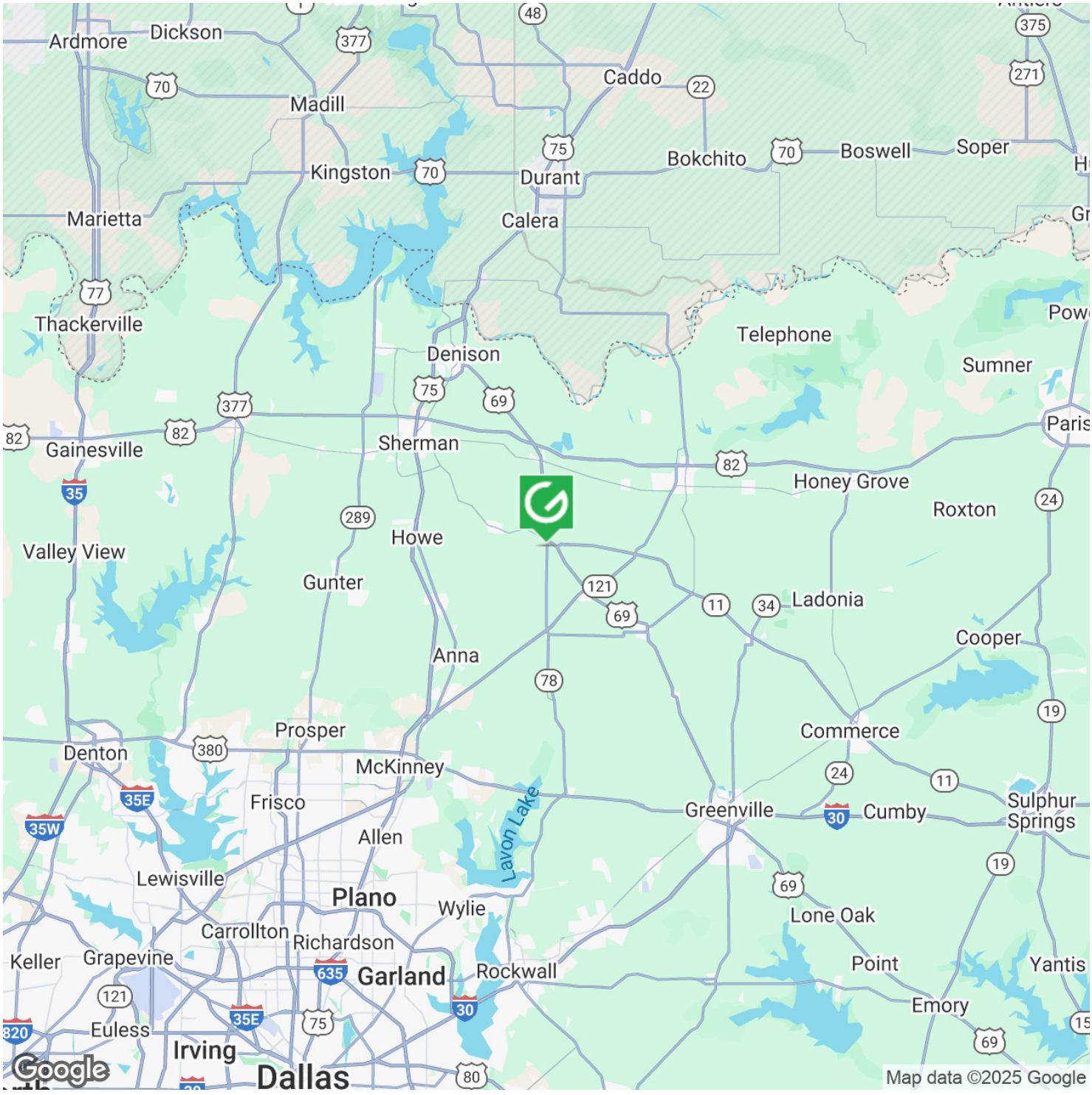


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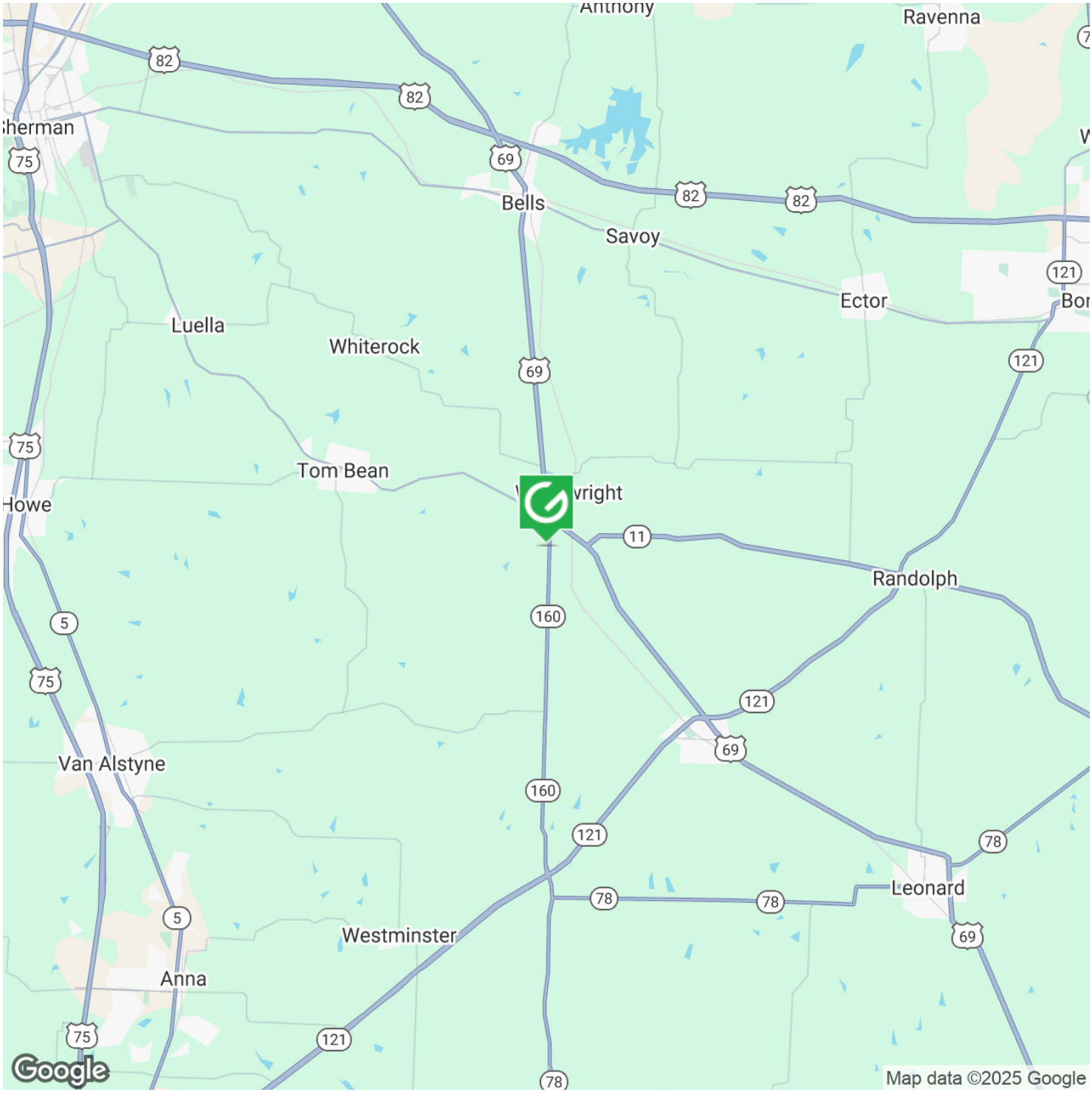


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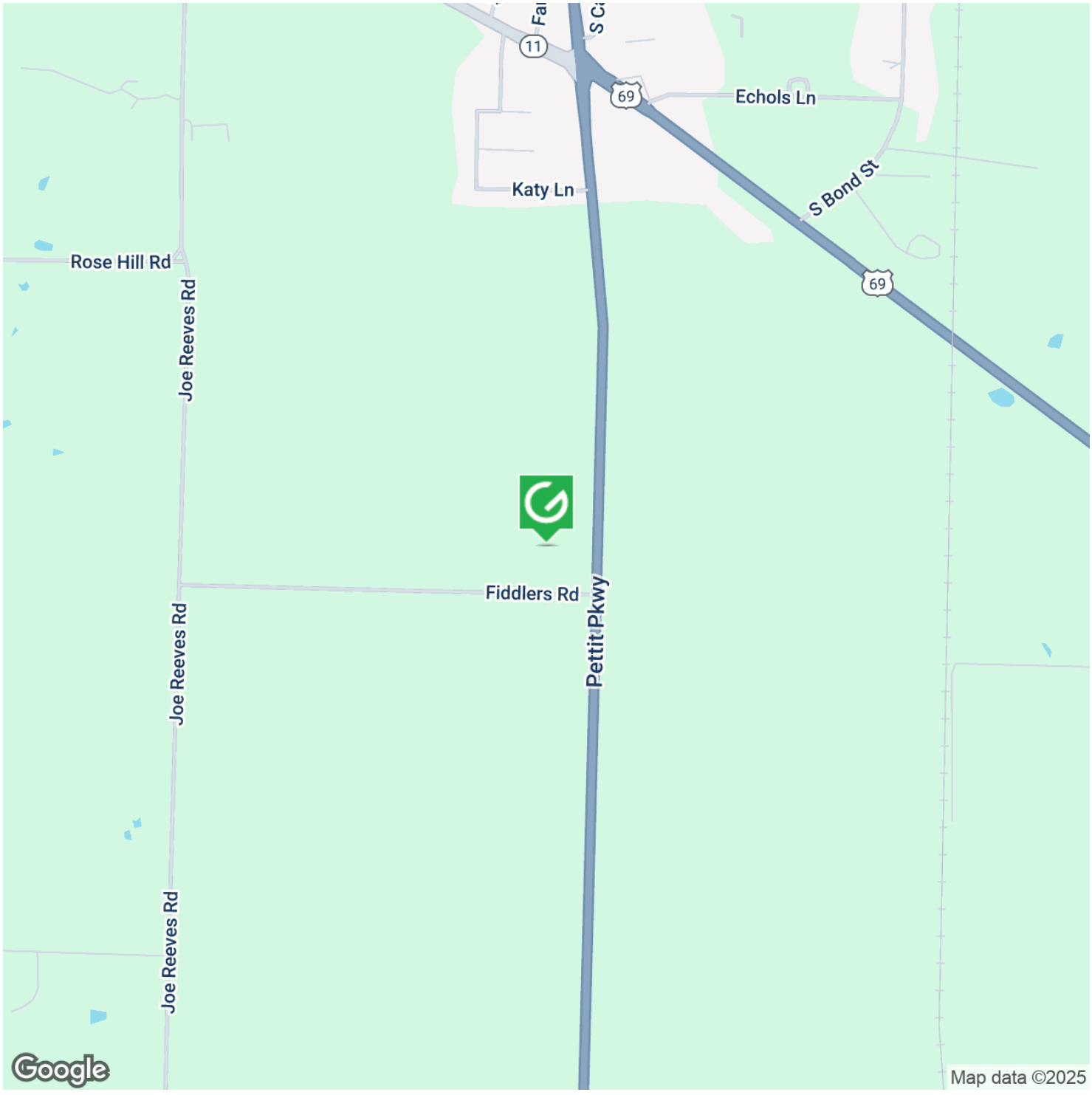


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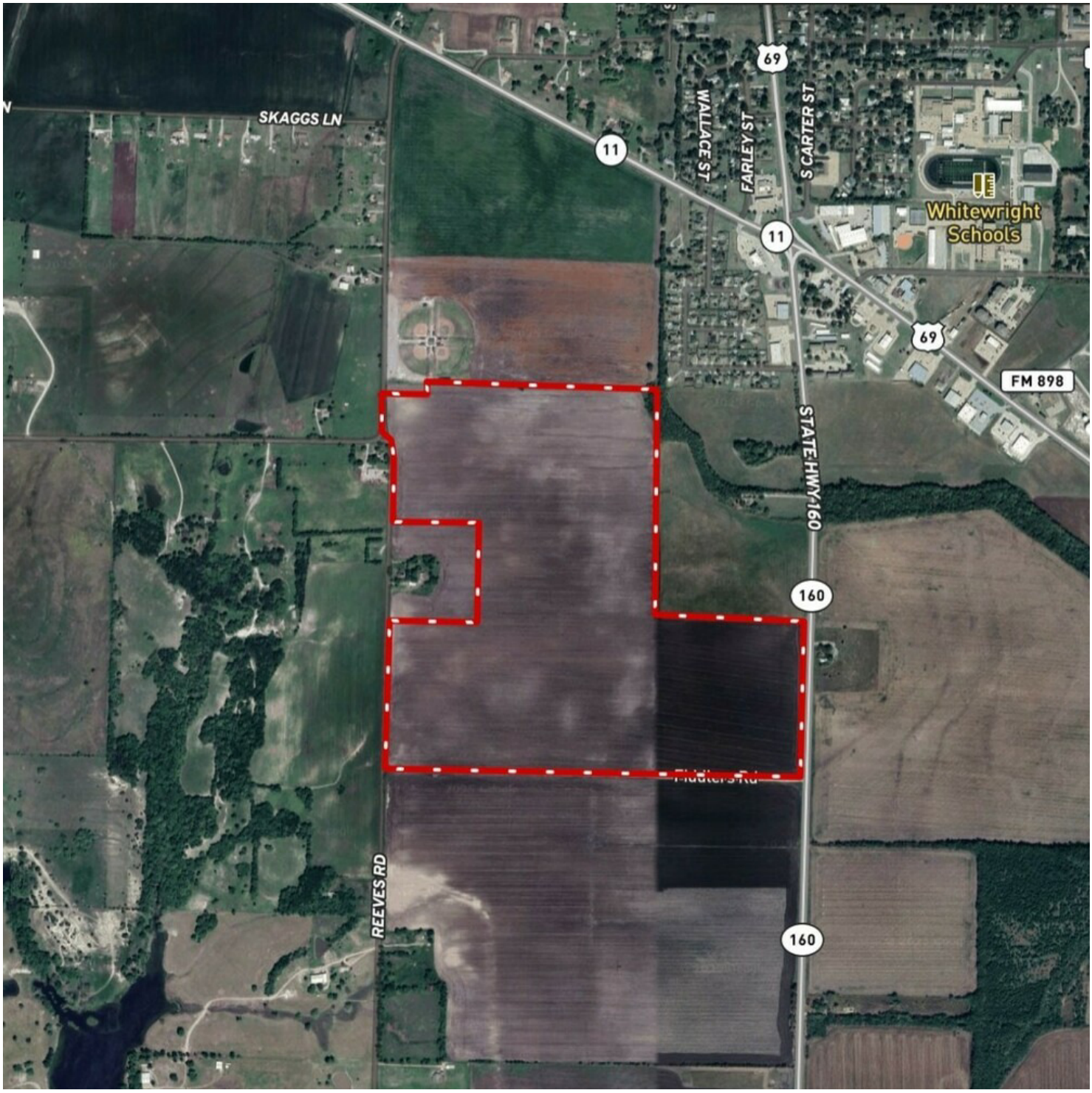


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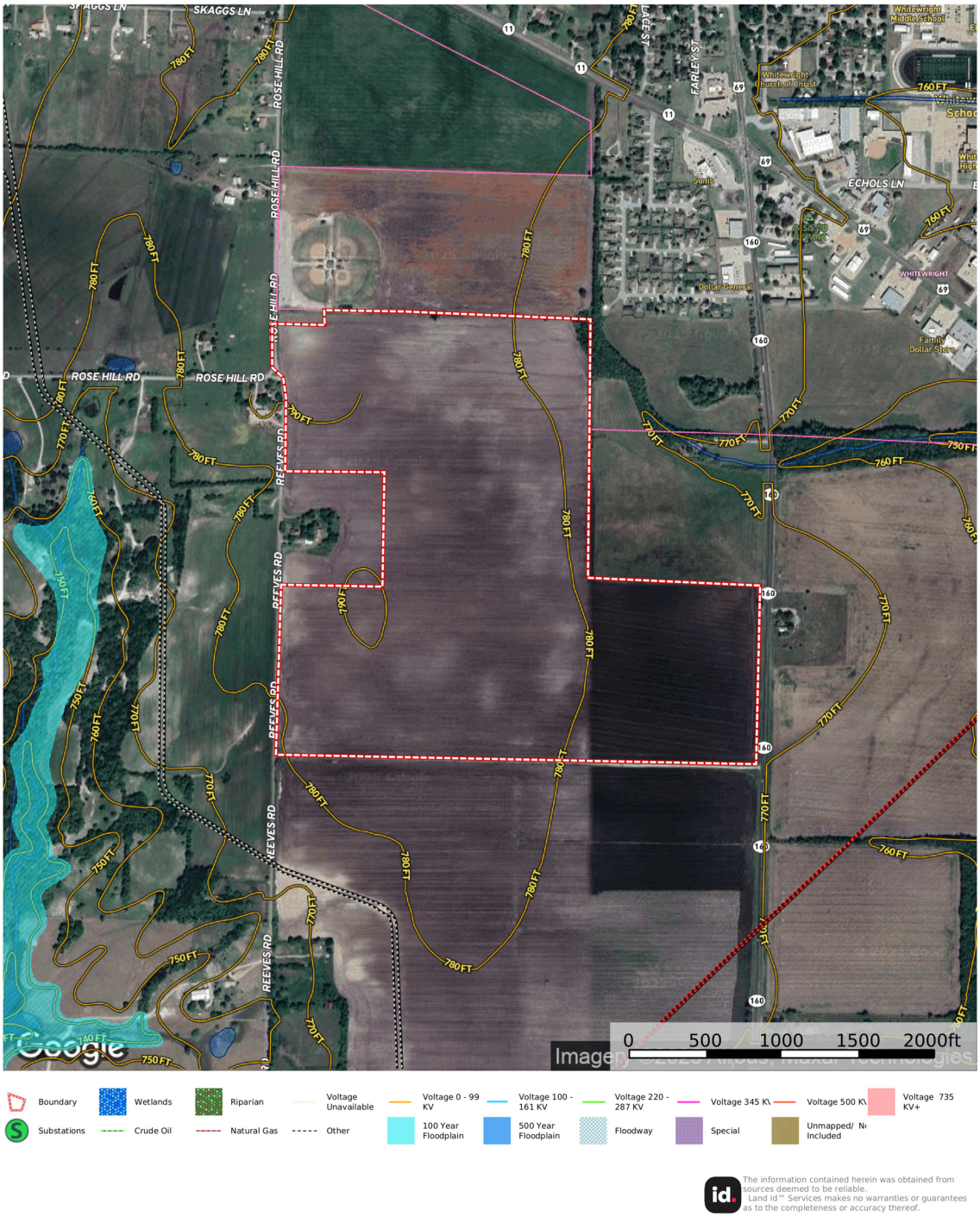


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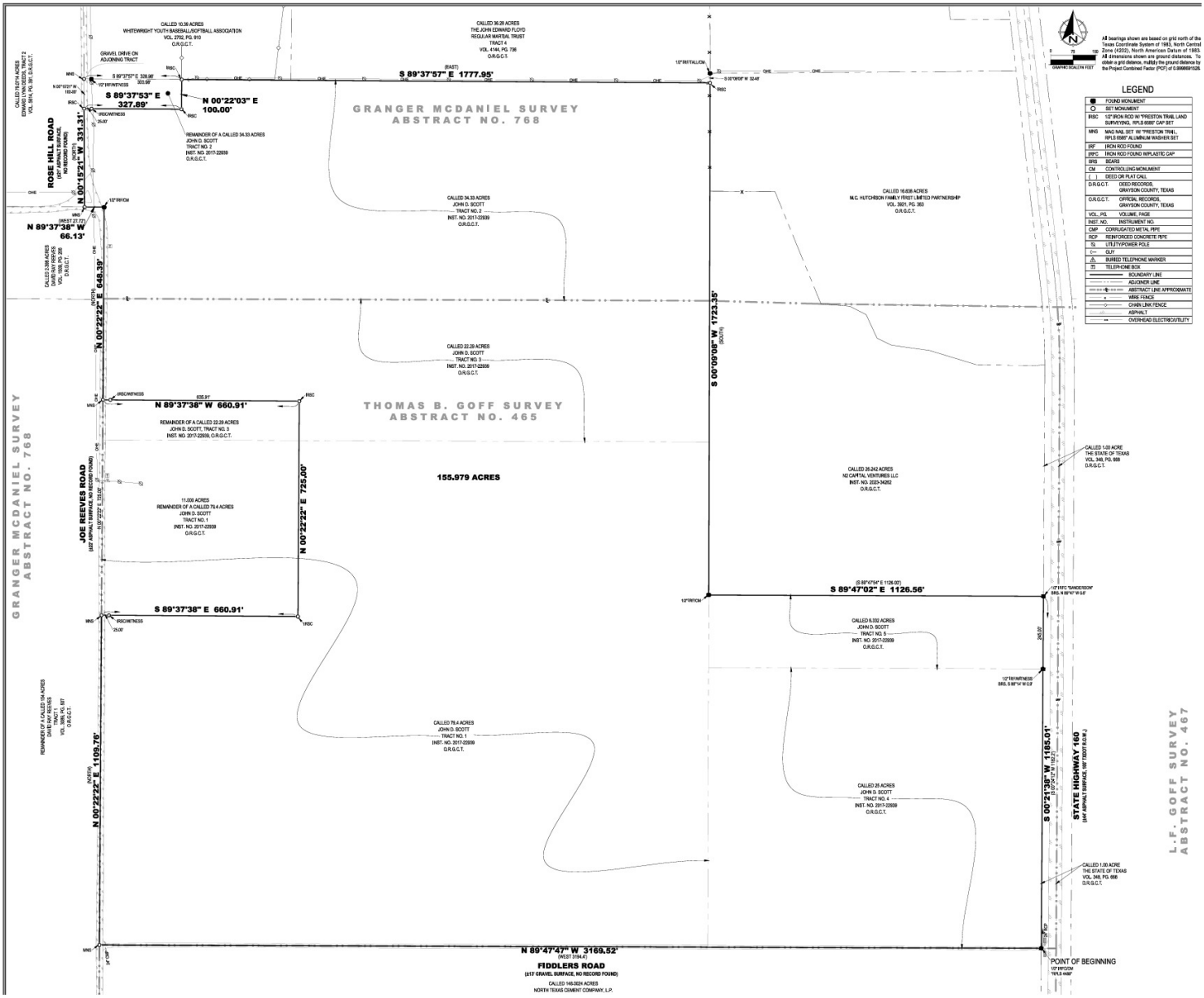


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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

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 _____