

LAND INVESTMENT OPPORTUNITY IN NORTH TEXAS

235 AC - FORMER GOLF COURSE FOR SALE

SWQ PRESTON RD. AND HWY 82 - SHERMAN, TX 75092

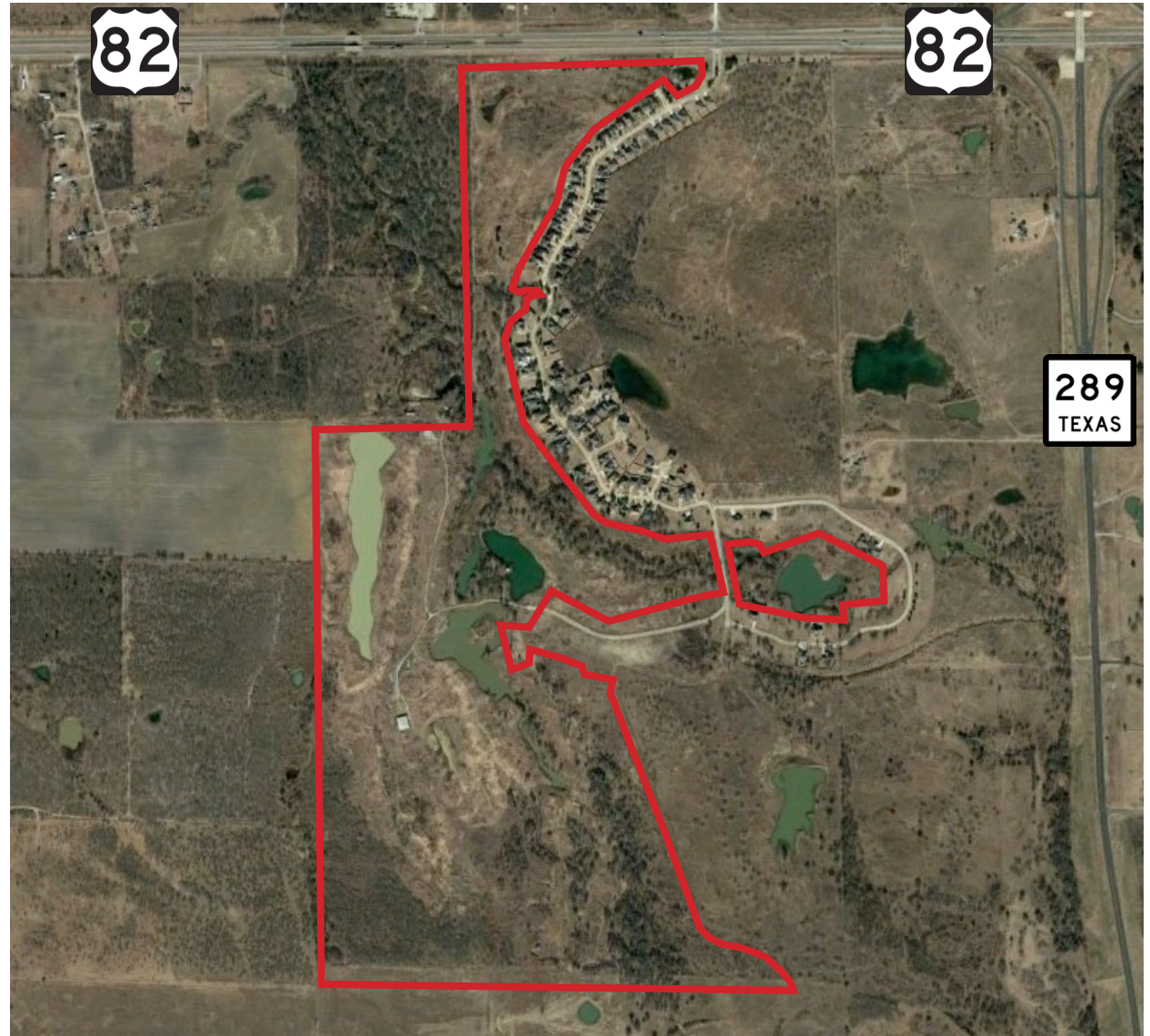
CAREY COX
A REAL ESTATE COMPANY

LAND FOR SALE

TOTAL AC	235 AC
TOTAL SF	10,236,600 SF
SALES PRICE	\$3,500,000

FEATURES

ZONING	R1- ONE FAMILY RESIDENTIAL
ALLOWED USES	ONE AND TWO-FAMILY RESIDENTIAL (6,000 SQUARE FEET MINIMUM LOT AREA.)
ROAD TYPE	PAVED
VISIBILITY	FROM HWY 82
TOPOGRAPHY	ROLLING
WATER ON PROPERTY	6 PONDS



careycoxcompany.com / 972.562.8003
321 N. Central Expressway, Suite 370 McKinney, TX 75070

Bill Cox / 972.562.8003
bcox@careycoxcompany.com

LAND INVESTMENT OPPORTUNITY IN NORTH TEXAS

235 AC - FORMER GOLF COURSE FOR SALE

SWQ PRESTON RD. AND HWY 82 - SHERMAN, TX 75092

CAREY COX
A REAL ESTATE COMPANY



DEMOGRAPHICS

2018 - Source LoopNet	1-Mile	3-Mile	5-Mile
Total Population	7,955	68,244	162,707
Median Household Income	\$114,271	\$116,530	\$113,260

TRAFFIC COUNTS

HWY 82	20,115 VPD
HWY 289 (PRESTON)	5,325 VPD

LAND INVESTMENT OPPORTUNITY IN NORTH TEXAS

This property was previously a golf course that includes approx. 120 irrigated acres, deep water wells, and several small ponds. With approximately 1,600' of frontage on Highway 82 this location would make a great investment for residential development.

careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

Bill Cox / 972.562.8003
bcoc@careycoxcompany.com

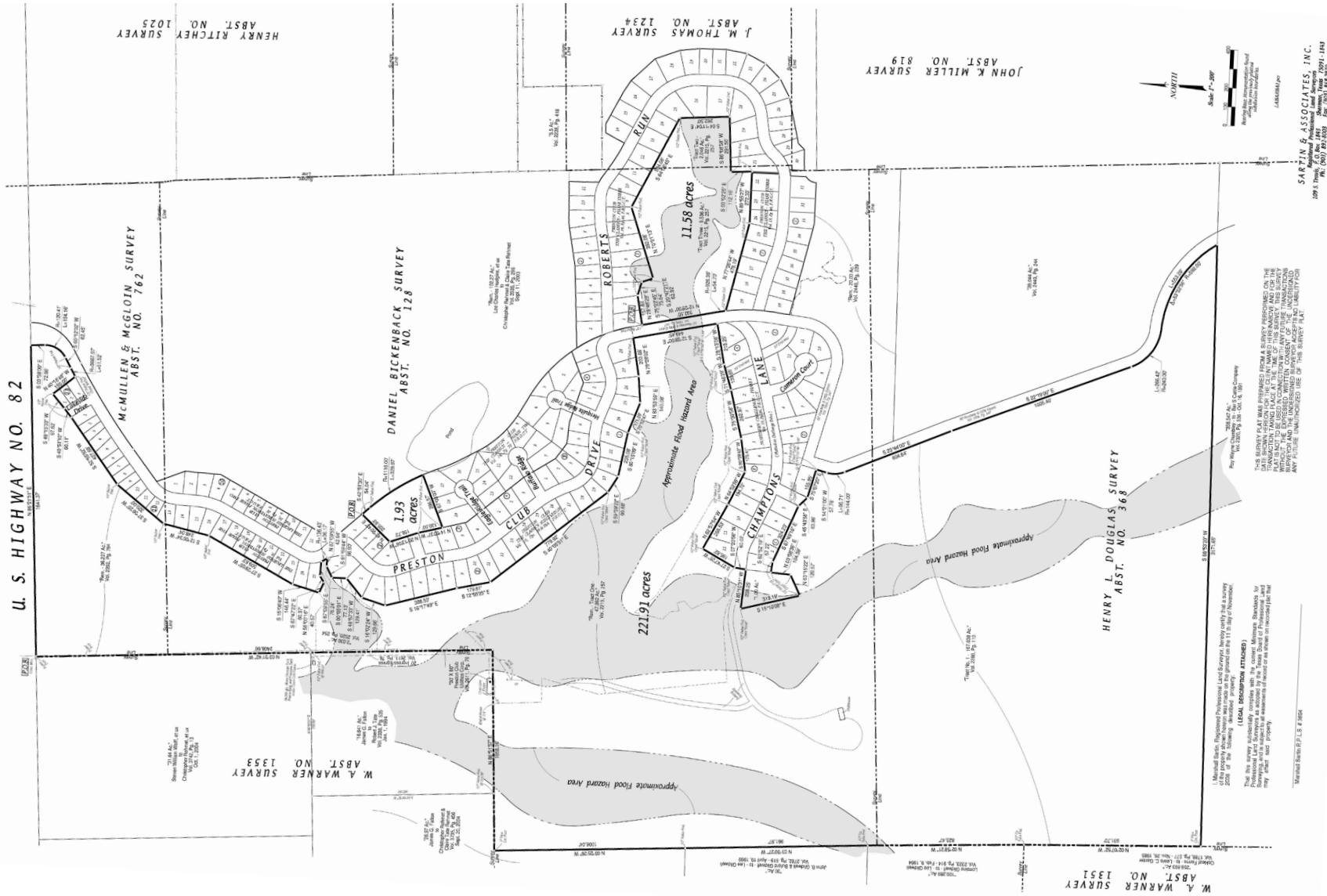
LAND INVESTMENT OPPORTUNITY IN NORTH TEXAS

235 AC - FORMER GOLF COURSE FOR SALE

SWQ PRESTON RD. AND HWY 82 - SHERMAN, TX 75092

CAREY COX

A REAL ESTATE COMPANY



careycoxcompany.com / 972.562.8003
321 N. Central Expressway, Suite 370 McKinney, TX 75070

Bill Cox / 972.562.8003
bcoc@careycoxcompany.com

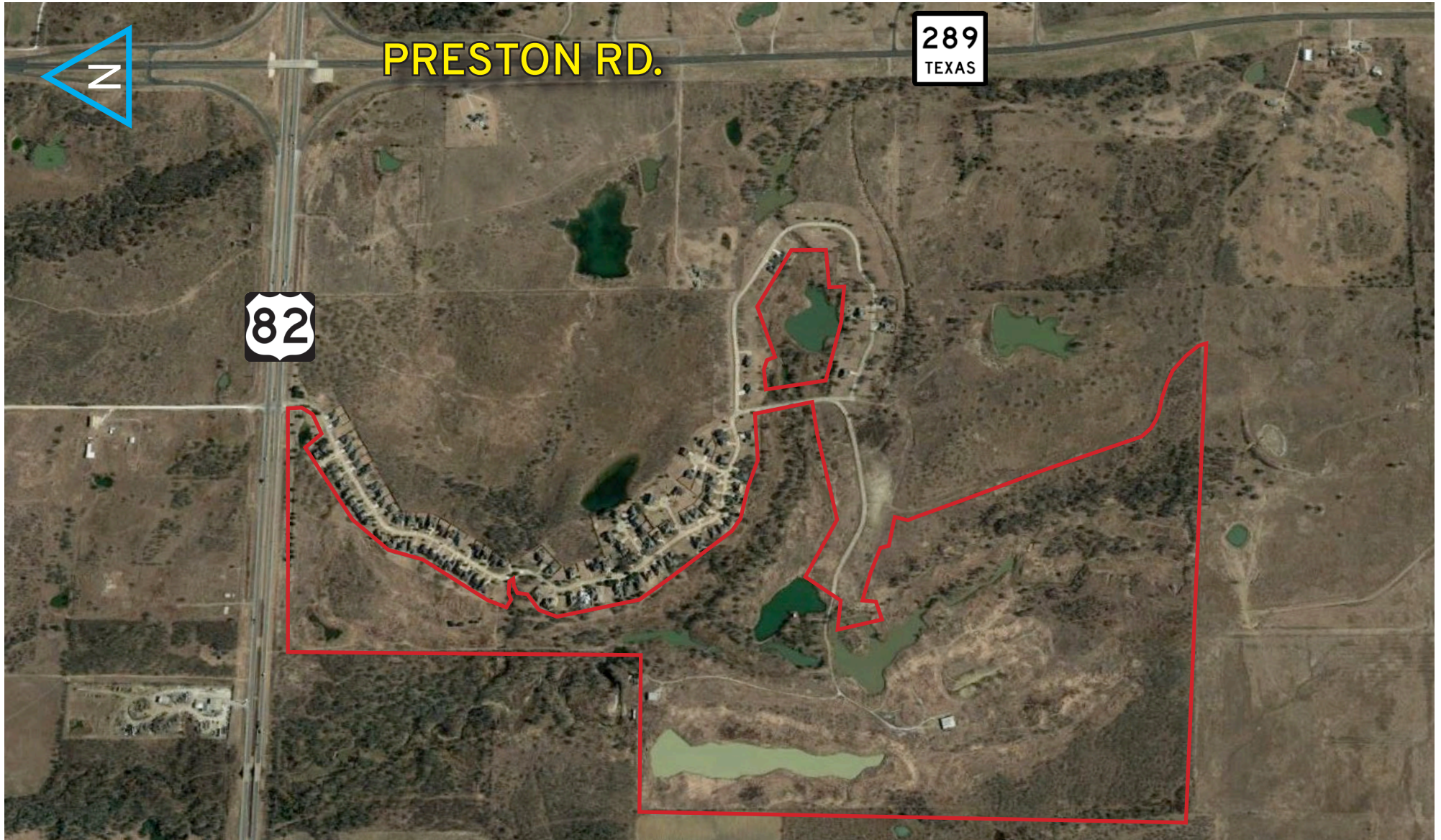
The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

LAND INVESTMENT OPPORTUNITY IN NORTH TEXAS

235 AC - FORMER GOLF COURSE FOR SALE

SWQ PRESTON RD. AND HWY 82 - SHERMAN, TX 75092

CAREY COX
A REAL ESTATE COMPANY



careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

Bill Cox / 972.562.8003

bcox@careycoxcompany.com

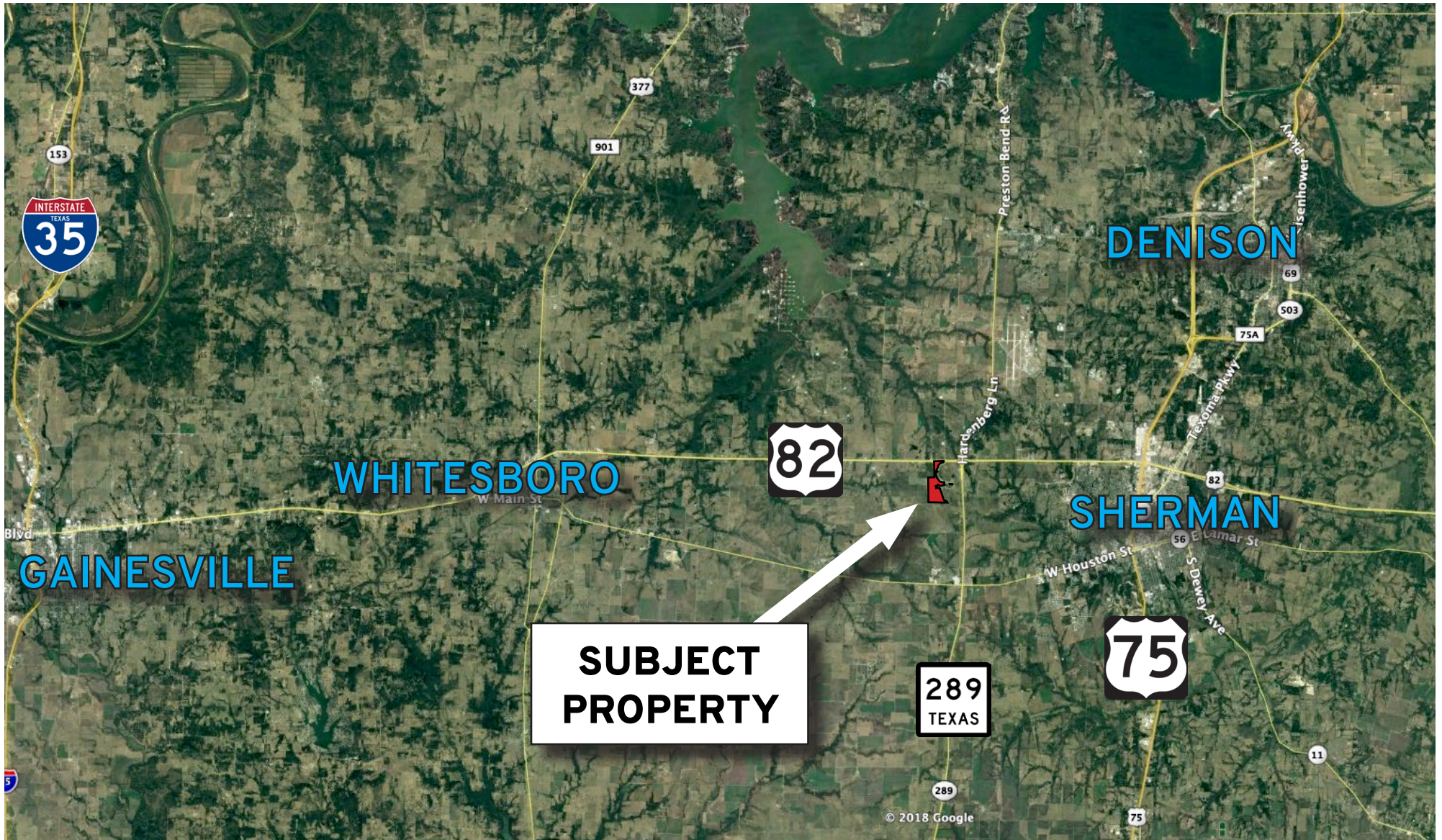
The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

LAND INVESTMENT OPPORTUNITY IN NORTH TEXAS

235 AC - FORMER GOLF COURSE FOR SALE

SWQ PRESTON RD. AND HWY 82 - SHERMAN, TX 75092

CAREY COX
A REAL ESTATE COMPANY



careycoxcompany.com / 972.562.8003
321 N. Central Expressway, Suite 370 McKinney, TX 75070

Bill Cox / 972.562.8003
bcoc@careycoxcompany.com

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Carey Cox Company	385233	bcox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date