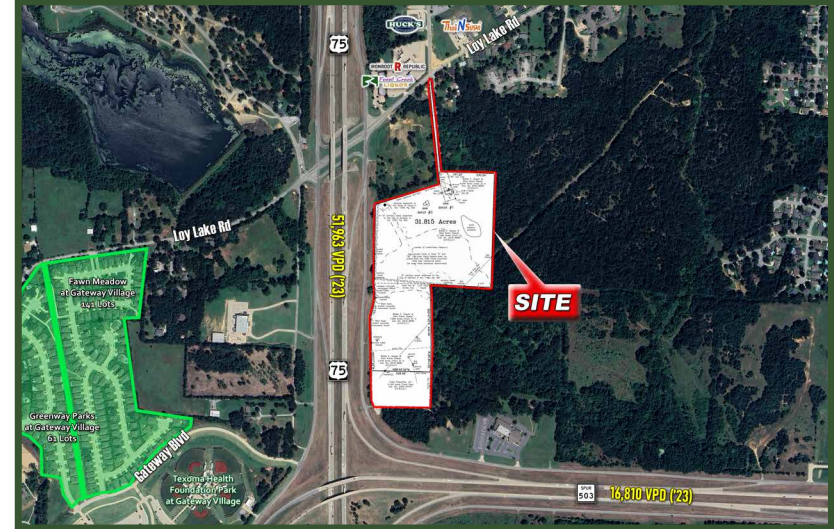


35.564 ACRES FOR SALE | DENISON, TX PROPERTY HIGHLIGHTS



PROPERTY DETAILS

- Positioned in a high growth area along a major highway
- 1,700 ft of frontage to US-75
- Located in close proximity to Lake Texoma and Preston Harbor Development/Margaritaville
- 1 Mile from Texoma Medical Center
- 9 Miles from Texas Instruments/Global Wafers facilities
- Over 2,728 Lots & 1,415 Apartments in development



AREA RETAILERS



DEMOGRAPHICS 2024

	1 Mile	3 Miles	5 Miles
Population	2,189	22,222	38,479
Average Household Income	\$100,317	\$91,962	\$86,648
Households	958	8,930	15,645

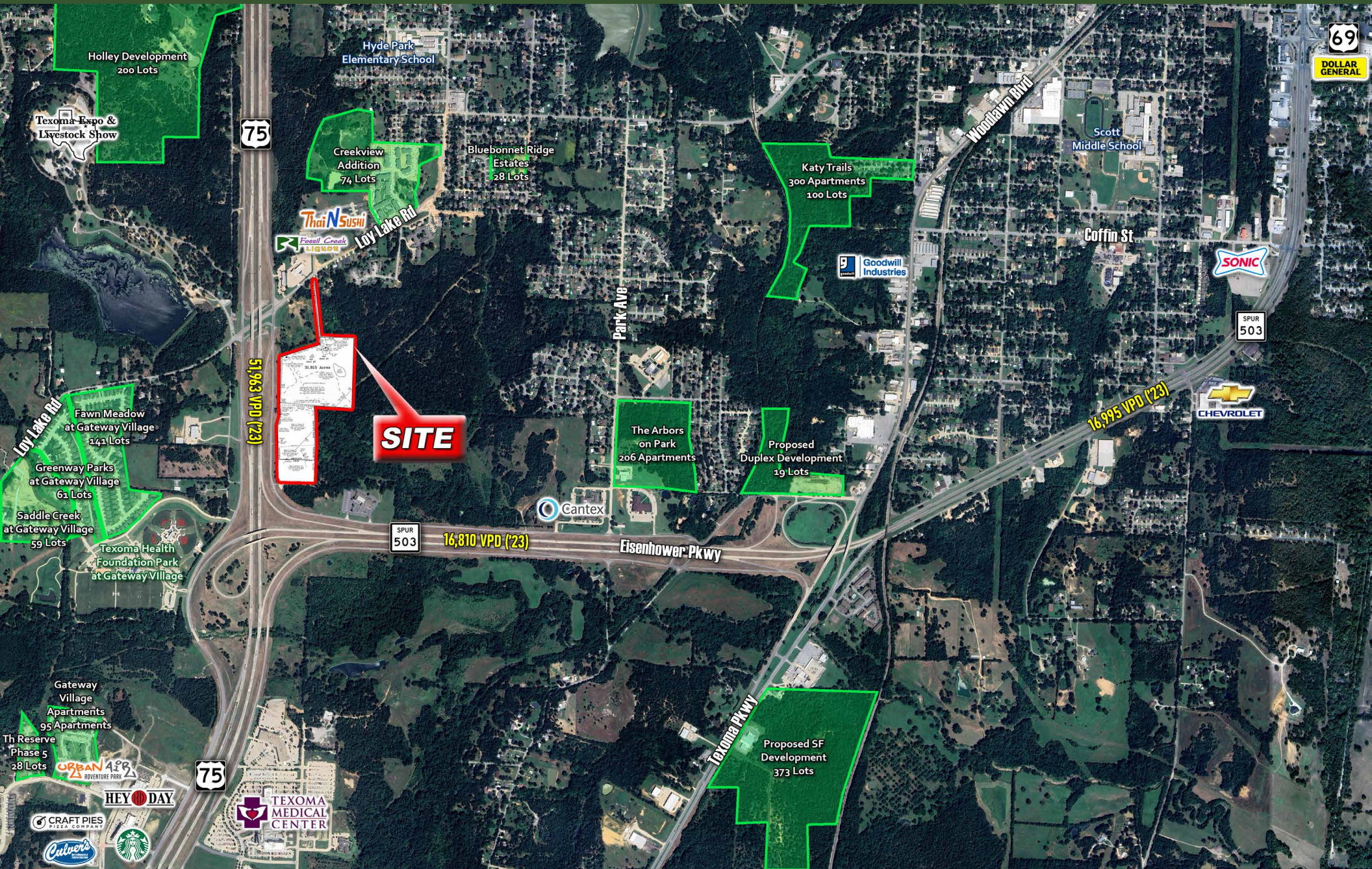
35.564 ACRES FOR SALE | DENISON, TX CLOSE-UP



Kellen Hope
602.451.8313
kellen@sandlincapital.com

Sandlin Capital
5710 LB Freeway | Suite 230
www.sandlincapital.com

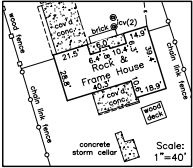
35.564 ACRES FOR SALE | DENISON, TX MID



35.564 ACRES FOR SALE | DENISON, TX OVERALL SURVEY

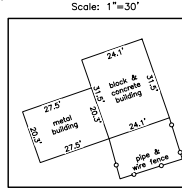


Detail #1



Note: The location of easement to Texas Power & Light Co. in Vol. 503, Pg. 371, D.R.C.C.T. cannot be determined with available information.

Detail #2



FIELD NOTES

SITUATED in the City of Denison, County of Grayson, State of Texas, being a part of the Abner Fox Survey, Abstract No. 429 and the Thomas Bradley Survey, Abstract No. 81, being all of the 0.384 acres (Tract 1), the 0.544 acres (Tract 2), the 21.380 acres (Tract 3), the 7.056 acres (Tract 4) and the 2.434 acres (Tract 5) all conveyed by Warranty Deed from Bobby Early Sawyer and Alice Karen Sawyer to Bobby E. Sawyer and Alice Karen Sawyer, Trustees of The Sawyer Family Trust on April 22, 2019 as recorded in Instrument No. 2019-8996, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a point in the East right-of-way line of U.S. Highway No. 75, at the Northwest corner of the 3.749 acre tract of land (Tract One) owned by Tadla Properties, LLC in inst. No. 2022-3747, said Official Public Records and the Southwest corner of the 2.434 acre tract of land (Tract One) and the herein described tract, SAID point bears North 88 deg. 42 min. 34 sec. West, 43.3 ft. from a 3/8 inch rebar found as a witness;

THENCE Northerly, along the East right-of-way line of said U.S. Highway No. 75 and with the West lines of said Sawyer 2.434 ac., 7.056 ac. and 21.380 ac. tracts, the following calls and distances:

1. North 00 deg. 57 min. 26 sec. West, a distance of 177.54 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Northwest corner of said Sawyer 2.434 ac. and the Southwest corner of said Sawyer 7.056 ac.;
2. North 01 deg. 01 min. 05 sec. West, a distance of 299.84 ft. to the West base of a broken concrete monument found at an angle point;
3. North 13 deg. 54 min. 48 sec. East, a distance of 155.24 ft. to the West base of a broken concrete monument found at an angle point;
4. North 01 deg. 01 min. 05 sec. West, a distance of 100.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at an angle point;
5. North 03 deg. 56 min. 27 sec. West, a distance of 59.92 ft. to a broken concrete monument found at the Northwest corner of said Sawyer 7.056 ac. and the Southwest corner of said Sawyer 21.380 ac., lying in the North line of said Thomas Bradley Survey and the South line of said Abner Fox Survey;
6. North 00 deg. 59 min. 20 sec. East, a distance of 706.24 ft. to a 1/2 inch capped rebar found, stamped "RPLS 6578" at the Southwest corner of the 9.130 acre tract of land conveyed to Dixon Resources, LTD in inst. No. 2021-26151, said Official Public Records and the most Westerly Northwest corner of both said Sawyer 21.380 ac. and the herein described tract;

THENCE North 72 deg. 25 min. 17 sec. East, with the South line of said Dixon Resources 9.130 ac. and the North line of said Sawyer 21.380 ac., a distance of 808.14 ft. to a 1/2 inch capped rebar found, stamped "RPLS 6578" at the Southeast corner of said Dixon Resources 9.130 ac., a Northwest corner of said Sawyer 21.380 ac. and an angle point in the West line of said Sawyer 0.544 ac., at an Ell corner of the herein described tract;

THENCE North 08 deg. 53 min. 42 sec. West, with the East line of said Dixon Resources 9.130 ac. and the West line of said Sawyer 0.544 ac., a distance of 113.76 ft. to a 1/2 inch capped rebar found, stamped "RPLS 6578" at the Northwest corner of said Sawyer 0.544 ac. and the Southwest corner of said Sawyer 0.384 ac.;

THENCE North 05 deg. 42 min. 25 sec. West, continuing with the East line of said Dixon Resources 9.130 ac. and the West line of both Tuck-A-Way Lane, a gravel private road, and said Sawyer 0.384 ac., passing a 5/8 inch rebar found at the Northeast corner of said Dixon Resources 9.130 ac. and continuing on for a TOTAL distance of 820.56 ft. to a magnetic detection found in the asphalt pavement of Loy Lake Road, a public road, at the Northwest corner of said Sawyer 0.384 ac. and the most Northerly Northwest corner of the herein described tract;

THENCE North 48 deg. 52 min. 51 sec. East, with the pavement of said Loy Lake Road, along the North line of said Sawyer 0.384 ac., a distance of 20.00 ft. to a magnetic detection found in said pavement, at the Northeast corner of said Sawyer 0.384 ac. and the most Northerly Northeast corner of the herein described tract;

THENCE South 06 deg. 30 min. 18 sec. East, with the East line of both said Tuck-A-Way Lane and Sawyer 0.384 ac., a distance of 434.80 ft. to the West base of a chain link fence corner post found at the Southwest corner of Lot 1, Hogenson Estates to the City of Denison, Texas as per plat of record in Volume 6, Page 38, Plat Records, Grayson County, Texas and the Northwest corner of the "called" 2 acre tract of land conveyed to Laura Denise Christopher, et al in inst. No. 2022-31150, said Official Public Records;

THENCE South 05 deg. 42 min. 25 sec. East, continuing with the East line of both said Sawyer 0.384 ac. and Tuck-A-Way Lane and the West line of said Christopher, et al at 2 ac., a distance of 400.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" in the North line of said Sawyer 0.544 ac., at the Southwest corner of said Christopher, et al at 2 ac., the Southeast corner of said Sawyer 0.384 ac. and an Ell corner of the herein described tract;

THENCE Easterly, with the South line of Christopher, et al at 2 ac. and the North line of both said Sawyer 0.544 ac. and 21.380 ac., the following calls and distances:

1. South 88 deg. 13 min. 43 sec. East, a distance of 57.86 ft. to a 36 inch oak tree found at the Northeast corner of said Sawyer 0.544 ac. and the most Northerly Northwest corner of said Sawyer 21.380 ac.;
2. South 88 deg. 47 min. 50 sec. East, a distance of 197.29 ft. to a 3/8 inch rebar found at the "monumented" Southeast corner of said Christopher, et al at 2 ac.;

THENCE South 01 deg. 42 min. 18 sec. West, with the general course of a wire fence, a distance of 230.54 ft. to a 2 inch pipe fence corner post at the most Easterly Northeast corner of both said Sawyer 21.380 ac. and the herein described tract;

THENCE South 01 deg. 42 min. 18 sec. West, with the general course of a wire fence, along the East line of said Sawyer 21.380 ac., a distance of 1,023.08 ft. to a 3/8 inch rebar found in the South line of said Abner Fox Survey and the North line of both the Elias Underwood Survey, Abstract No. 1282 and the 24.284 acre tract of land conveyed to Thanh Nguyen in Volume 5869, Page 57, said Official Public Records, at the Southeast corner of said Sawyer 21.380 ac. and the most Easterly Southeast corner of the herein described tract;

THENCE Westerly, with the recognized North line of said Elias Underwood Survey and the recognized South line of said Abner Fox Survey, also with the North lines of said Nguyen 24.284 ac. and the South lines of said Sawyer 21.380 ac., the following calls and distances:

1. South 89 deg. 56 min. 34 sec. West, a distance of 112.04 ft. to an angle point;
2. North 84 deg. 52 min. 54 sec. West, a distance of 144.45 ft. to an angle point in a wire fence;
3. North 87 deg. 11 min. 20 sec. West, a distance of 296.29 ft. to a 1/2 inch rebar found at the Northeast corner of both said Sawyer 7.056 ac. and Thomas Bradley Survey and the Northwest corner of both said Nguyen 24.284 ac. and Elias Underwood Survey, at an Ell corner of the herein described tract;

THENCE Southerly, with the recognized West line of said Elias Underwood Survey and the recognized East line of said Thomas Bradley Survey, and with the West lines of said Nguyen 24.284 ac. and the East lines of both said Sawyer 7.056 ac. and 2.434 ac., the following calls and distances:

1. South 03 deg. 48 min. 40 sec. East, a distance of 119.82 ft. to an angle point;
2. South 00 deg. 47 min. 45 sec. East, a distance of 449.46 ft. to a 3/8 inch rebar found at the Southeast corner of said Sawyer 7.056 ac. and the Northeast corner of said Sawyer 2.434 ac.;
3. South 01 deg. 48 min. 28 sec. West, a distance of 220.21 ft. to a 3/8 inch rebar found at the Northeast corner of said Tadla Properties 3.749 ac., the Southeast corner of said Sawyer 2.434 ac. and the most Southerly Southeast corner of the herein described tract, FROM which a 1/2 inch rebar found at the Southwest corner of said Nguyen 24.284 ac. bears South 01 deg. 35 min. 24 sec. West, 127.00 ft.;

THENCE North 88 deg. 46 min. 39 sec. West, with the North line of said Tadla Properties 3.749 ac. and the South line of said Sawyer 2.434 ac., a distance of 528.56 ft. to the PLACE OF BEGINNING and containing 31.815 ACRES of land.

Owner: Bobby E. Sawyer & Alice Karen Sawyer, Trustees of The Sawyer Family Trust
S Holdings, LLC
Buyer: 2930 Tuck-A-Way Lane, Denison, Texas

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, and Security Title Company and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct to the best of my knowledge and belief as shown hereon. Field Notes attached hereto.

A portion of the subject property shown hereon lies within the limits of a Zones "A" and "AE" 100-year Flood Hazard Area, as scaled from the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0280 F, Revised Date: September 29, 2010.



Kate A. Wagner
Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: March 24, 2023

Line #	Length	Bearing
L1	100.00'	N01°01'05"W
L2	59.92'	N03°56'27"W
L3	113.76'	N08°53'42"W
L4	20.00'	N48°52'51"E
L5	57.86'	S88°13'43"E
L6	112.04'	S89°56'34"W
L7	144.45'	N84°52'54"W
L8	119.82'	S03°48'40"E

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

Scale: 1"=200'

Thomas Bradley Survey
Abstract No. 81
Grayson County, Texas

Elias Underwood Survey
Abstract No. 1282
Grayson County, Texas

Job No. BGD480323

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (803) 463-6191
Email: kate@helveywagnersurveying.net
TBPELS Firm Registration No. 10088100



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. **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.

Land One Ten Investments LLC	9007246	lwells2145@gmail.com	214-632-2088
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Linda Marlyn Wells	509909	lwells2145@gmail.com	214-632-2088
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Kellen Andrew Hope	752155	kellen@sandlincapital.com	602-451-8313
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