

# 393 Private Rd 5524 - Celina, TX

± 10 Acres on Future G A Moore Pkwy  
CELINA, TX ETJ

G. A. Moore Pkwy



Incredible investment opportunity.  
±10 acres with approximate 825  
feet fronting future G. A. Moore  
Pkwy.  
Includes Main House, Guest  
House and Workshop/Studio.  
Property is currently in the ETJ.

[Click on Picture for Marketing Video](#)

*Exclusive*

**David Gloria**  
**(214) 850-8475**



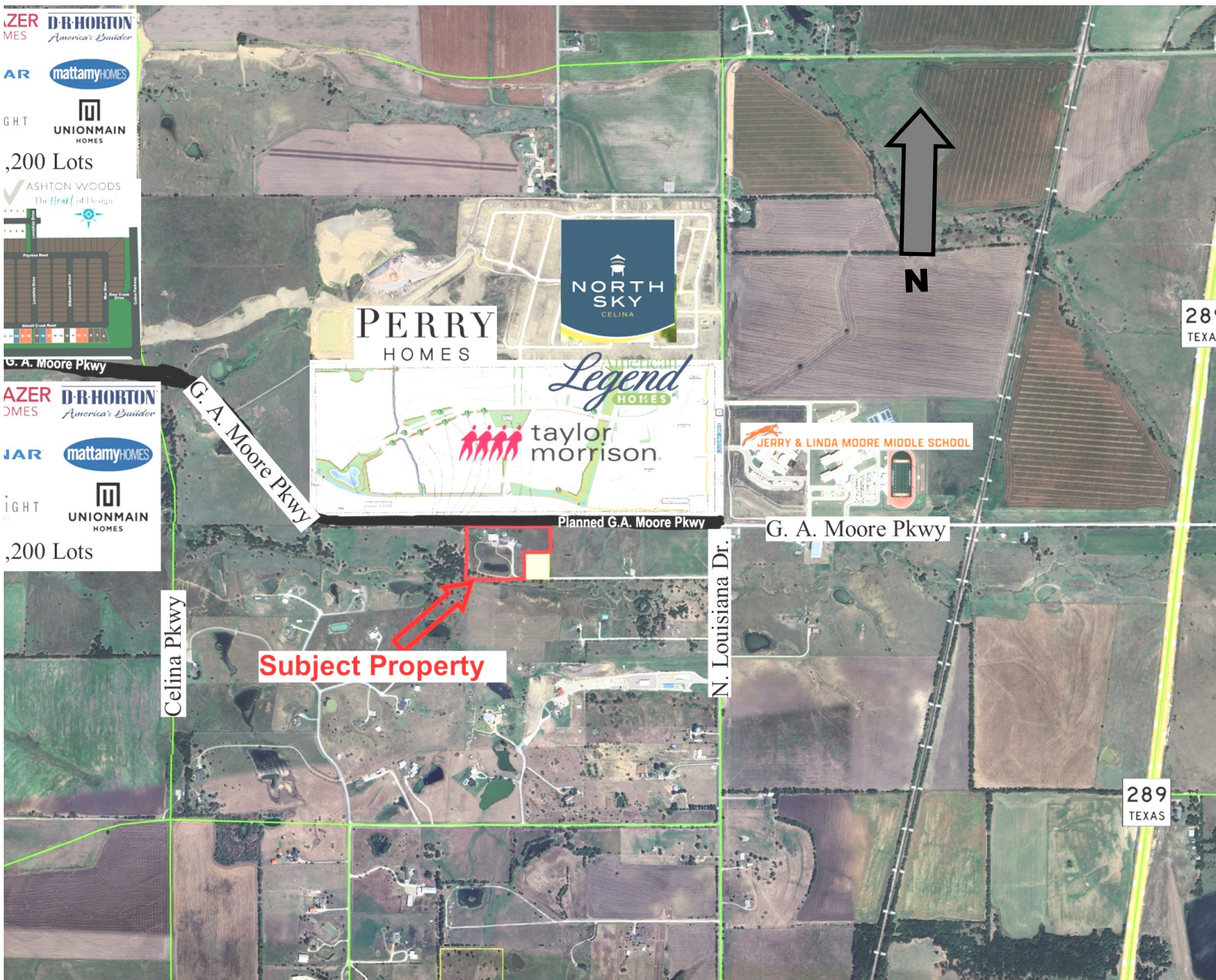
EBBY HALLIDAY

*Commercial*

A Berkshire Hathaway Affiliate

The information contained herein is furnished by the owner to the best of his/her knowledge, but is subject to verification by the purchaser, and agent assumes no responsibility for the correctness thereof. The sale offering is made subject to errors, omissions, change of price, prior sale, or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, color, creed, national origin, sex, familial status or disability. This is not intended to solicit property currently listed.

# ±10 Acres in Celina

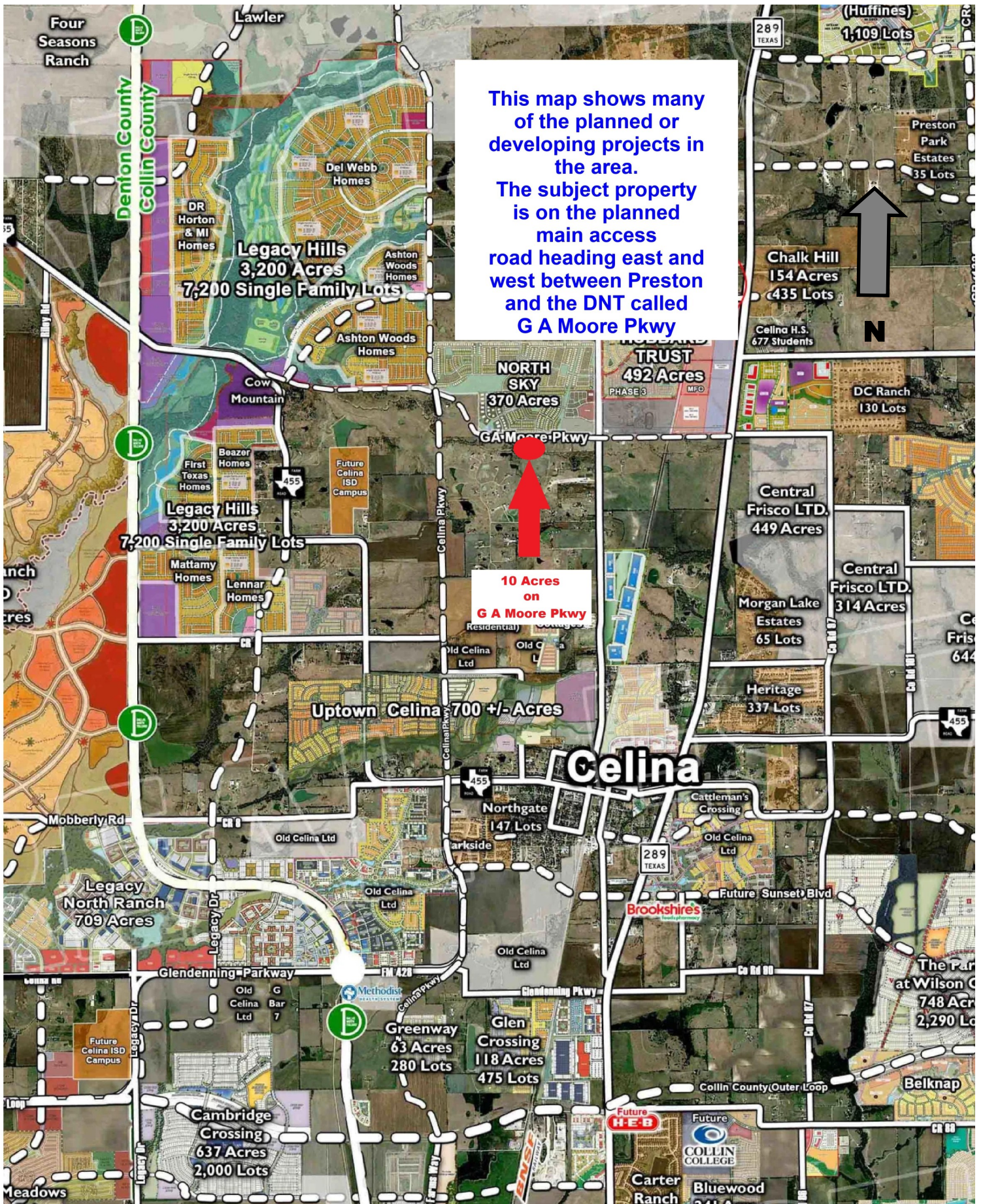


[Click on Picture for Interactive Map](#)

High Profile Location in the heart of growth in Celina TX which is ranked one of the fastest growing cities in the U.S. Property is in the county (ETJ) and includes the main house, a guest home and a metal shop/gym. Property benefits from partial ag exemption. Directly fronting G. A. Moore Pkwy and across from North Sky subdivision. Fully fenced and gated. With thousands of new homes planned in the immediate area, this is a tremendous development opportunity or an excellent 1031 candidate.



EBBY HALLIDAY  
Commercial  
A Berkshire Hathaway Affiliate



# Nearby Developments

Click on map for full report



POINT OF BEGINNING (EXHIBIT 'A')

148.703 ACRES  
 ARIANA, LLC  
 (DOC # 20180730000947040)  
 O.P.R.C.C., TX

OF THE GERMAN EMIGRATION COMPANY'S  
 357, COLLIN COUNTY, TEXAS, SAID EASE  
 PARTICULARLY DESCRIBED IN ATTAC

(N 89°58'29" E 825.87')  
 N 89°27'32" E 825.87'

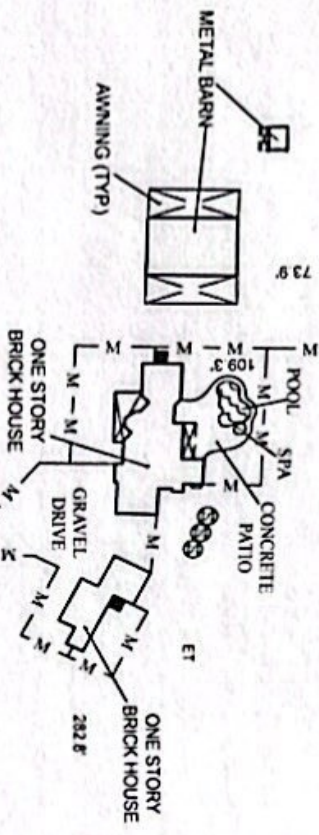
N 89°27'32" E 874.26'

10.602 ACRES  
 CHAYA INVESTMENTS, LLC  
 (DOC # 20180518000599360)  
 O.P.R.C.C., TX

\*\* SUBJ  
 AND  
 STAR GA  
 INC., RE

13.743 ACRES  
 MARK ROSEBBLUM  
 # 20080313000297070  
 O.P.R.C.C., TX

TRACT 1:  
 10.02  
 ACRES



GERMAN EMIGRATION COMPANY SURVEY  
 ABSTRACT NO. 357

- LEGEND**
- IRON ROD FOUND
  - CAPPED IRON ROD SET MARKED TRUST
  - ( ) RECORD INFORMATION
  - |— UTILITY POLE
  - |— WATER METER
  - |— AIR CONDITIONER
  - |— METAL PIPE FENCE
  - |— OVERHEAD UTILITY LINES
  - SEPTIC
  - +— ELECTRIC TRANSFORMER ON PAD
  - X— POOL EQUIPMENT
  - X— WIRE FENCE

S 89°27'59" W 826.37'  
 (S 89°58'29" W 826.26')

10.958 ACRES  
 ANISH & NEERAJA SHETH  
 VOL. 5902, PG. 4467  
 O.P.R.C.C., TX

THIS PROPERTY DOES LIE WITHIN THE 100  
 YEAR FLOOD PLAIN, AND HAS ZONES 'X' AND  
 'A' RATING AS SHOWN ON THE FLOOD  
 INSURANCE RATE MAPS  
 F.I.R.M. MAP NO: 48085C  
 PANEL 0110J  
 DATED JUNE 2, 2009

PR # 55

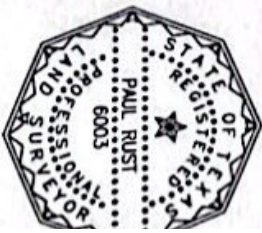
COMMON GRAVE



(1/2")

=150'

BEARING BASIS: NORTH CENTRAL ZONE  
 4202 (NAD 83) TEXAS STATE PLANE  
 COORDINATE SYSTEM - UNCORRECTED  
 GRID VALUES



# Survey



## Other Views





## Other Views



EBBY HALLIDAY  
*Commercial*

A Berkshire Hathaway Affiliate



## Other Views



EBBY HALLIDAY  
Commercial  
A Berkshire Hathaway Affiliate



# Homes



EBBY HALLIDAY  
*Commercial*  
A Berkshire Hathaway Affiliate



# Homes





# Homes





# Shop/Gym



# About Celina

## About Celina



[Click on Picture for More Info](#)

[The above information was obtained from the City of Celina EDC](#)

Just a few reasons why...  
Just a few reasons why...



**G A Moore Pkwy** Frontage

**EXCELLENT** Potential

On-site **Water and Electric**

**No Zoning**

**Main House** and a Guest House

Rapidly **GROWING** Area

Across from **Large Development**

**Celina Address**

Prime **Development Opportunity**

Soon to be Excellent **ACCESS**



# 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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:
  - 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<u>Ebby Halliday Real Estate Inc. /DBA Ebby Halliday Realtors</u>	<u>0257740</u>	<u>gingergill@ebby.com</u>	<u>(214)509-0808</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Ginger Gill</u>	<u>504495</u>	<u>gingergill@ebby.com</u>	<u>(214)572-1060</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Keelie Cristales</u>	<u>0548785</u>	<u>keelie@ebby.com</u>	<u>(214)509-0808</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>David Gloria</u>	<u>0408427</u>	<u>david@davidgloria.com</u>	<u>(214)850-8475</u>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

IABS 1-2

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

TXR 2501