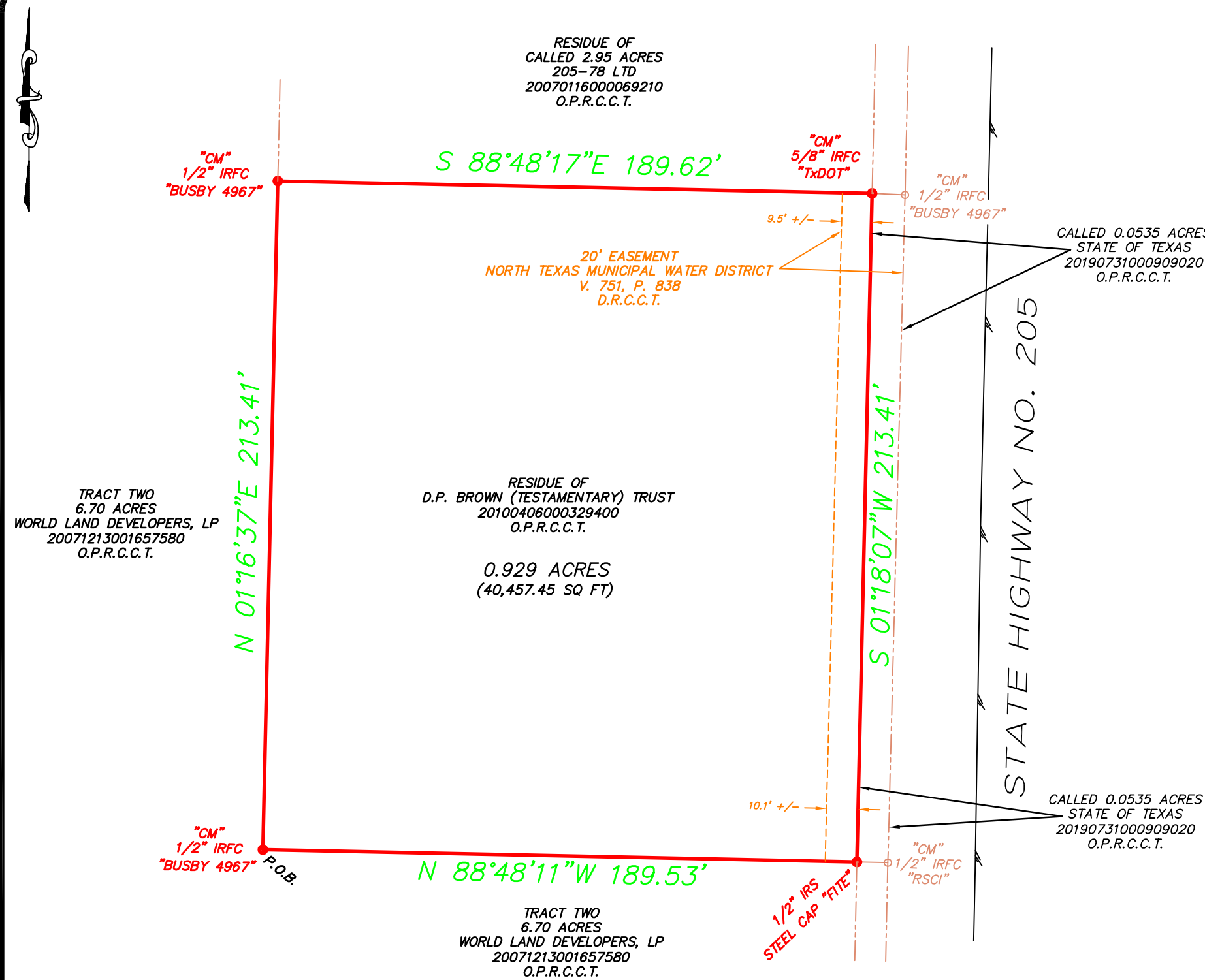


## **RETAIL SITE LAVON, TEXAS**

- LOCATION:** Southwest quadrant of State Highway 78 and State Highway 205, fronting Hwy. 205.
- SIZE:** Approximately .929 acres (net of recently sold right-of-way for widening of Hwy. 205, formerly .981 acres).
- PRICE:** Call Gerald Porter, Gerald Porter Real Estate, LLC at 214 676 3818 for pricing information.
- ZONING:** This property is in the city of Lavon and is zoned Commercial, (Retail).

The property is an excellent retail site near the active intersection of Hwy. 78 and Hwy. 205 which is being widened to four lanes, divided. Lavon is experiencing explosive growth as residential development continues with the 1,600-acre Elevon Planned Development, the 200-acre LakePointe Development, Lake Breeze Estates, and other residential developments, increasing the need for retail/commercial development in the area.

The information contained herein and in any attachments is not guaranteed and we make no warranty or representation about it. It is the responsibility of the reader to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



**DESCRIPTION**

All that certain lot, tract or parcel of land situated in the W.A.S. Bohanan Survey, Abstract No. 121, in the City of Lavon, Collin County, Texas, and being part of that tract of land described in a Trustee's Deed to D.P. Brown (Testamentary) Trust, as recorded in Doc. No. 20100406000329400 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "Busby 4967" found for corner at the Southwest corner of said Subject tract, said point also being the most Southerly interior corner of a called 6.70 acre tract of land described as TRACT TWO in a Deed to World Land Developers, LP, as recorded in Doc. No. 20071213001657580 of the O.P.R.C.C.T.;

THENCE N. 01 deg. 16 min. 37 sec. E. with the West line of said Subject tract and an interior East line of said 6.70 acre tract, a distance of 213.41 feet to a 1/2" iron rod with cap stamped "Busby 4967" found for corner at the Northwest corner of said Subject tract;

THENCE S. 88 deg. 48 min. 17 sec. E. with the North line of said Subject tract, a distance of 189.62 feet to a 5/8" iron rod with pink cap stamped "TxDOT" found for corner at the Northwest corner of a called 0.0535 acre tract of land described in a Deed to the State of Texas, as recorded in Doc. No. 20190731000909020 of the O.P.R.C.C.T., said point being in the new West line of State Highway No. 205;

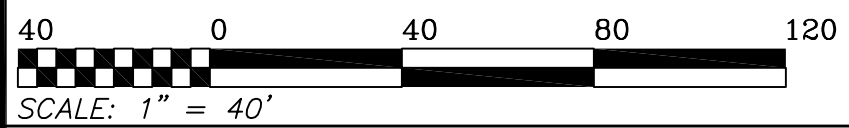
THENCE S. 01 deg. 18 min. 07 sec. W. with the West line of said State of Texas tract and the New West line of said highway, a distance of 213.41 feet to a 1/2" iron rod with steal cap stamped "Fite" set for corner at the Southwest corner of said State of Texas tract and being in the South line of said Subject tract and being in the most Southerly North line of said 6.70 acre tract;

THENCE N. 88 deg. 48 min. 11 sec. W. with the South line of said Subject tract and the most Southerly North line of said 6.70 acre tract, a distance of 189.53 feet to the POINT OF BEGINNING and containing 0.929 acres or 40,457.45 square feet, more or less.

**CATEGORY 1A, CONDITION 2  
TSPS LAND TITLE SURVEY**

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.

*David W. Fite*  
David W. Fite, R.P.L.S. No. 5837  
Signed on: July 28, 2022



LEGEND		
IRS	IRON ROD SET W/CAP "FITE 5837"	☒ POWER POLE
IRFC	IRON ROD FOUND W/CAP	☒ LIGHT POLE
IRF	IRON ROD FOUND	☒ ANCHOR
"CM"	CONTROL MONUMENT	☒ ELEC. METER
---	FENCE LINE	☒ ELEC. TRANSFORMER
---	OVERHEAD POWER LINE	☒ GAS METER
---	ADJOINING PROPERTY LINE	☒ WATER METER
---	EASEMENT BOUNDARY LINE	☒ WATER VALVE
---	BUILDING SETBACK LINE	☒ FIRE HYDRANT
☒	TELEPHONE PEDESTAL	☒
☒	FIBER OPTIC CABLE	☒
☒	TELEVISION PEDESTAL	☒
☒	SUB SURFACE BOX	☒
☒	UTILITY WARNING SIGN	☒
☒	GAS PIPELINE SIGN	☒
☒	CONCRETE	☒
☒	WOOD	☒
☒	BRICK	☒

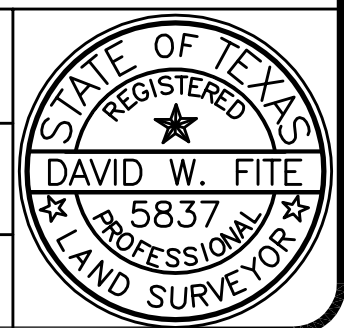
**NOTES**

- 1) BEARING SOURCE: GPS TEXAS NORTH CENTRAL, NAD 83
- 2) Survey prepared with benefit of Title Commitment, G.F. No. SPL220004058, Effective Date JUNE 27, 2022. (TRACT 1 ONLY) Issued Date July 8, 2022
- 3) The following easements DO AFFECT TRACT 1: V. 751, P. 838.
- 4) The following easements DO NOT AFFECT TRACT 1: CC# 95-0003168, V. 3114, P. 906, V. 5898, P. 3836, V. 5568, P. 5255, R.P.R.C.C.T. V. 2008, P. 289 M.R.C.C.T.
- 5) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48085C0440J, dated June 2, 2009, this property lies in Zone X. None this property does appear to lie within a 100-year flood plain.

**FITE & ASSOCIATES  
LAND SURVEYING, LLC**

SCALE: 1" = 40'      DATE: 7-26-2022  
 JOB NO. FA220275      GF NO. SPL220004058  
 DRAWN: D.W.F.      FIRM NO. 10194651  
 CHECK: D.W.F.

P.O. BOX 1466  
 GREENVILLE, TX 75403  
 903-355-8178  
 fiteandassociateslandsurveying.com





Hwy 78

Hwy 205

.928 Acres

O'Reilly Auto  
Parts Store

7-11 Store

Bank

New RaceTrac Store

.928 Acres

Hwy. 205

Hwy. 78





## Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - 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.

<u>Gerald Porter Real Estate, LLC</u>	<u>9007258</u>	<u>gporter@geraldporter.com</u>	<u>(214)676-3818</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Gerald Porter</u>	<u>0186365</u>	<u>gporter@geraldporter.com</u>	<u>(214)676-3818</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Gerald Porter</u>	<u>0186365</u>	<u>gporter@geraldporter.com</u>	<u>(214)676-3818</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Gerald Porter</u>	<u>0186365</u>	<u>gporter@geraldporter.com</u>	<u>(214)676-3818</u>
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](http://www.trec.texas.gov)

IABS 1-0 Date