

Cambrella Park

Tom Bean

Kentucky Town
Baptist Church

Luke James
Cattle Company

Subject Site
50.19 Acres

FM 3133

FM 3133

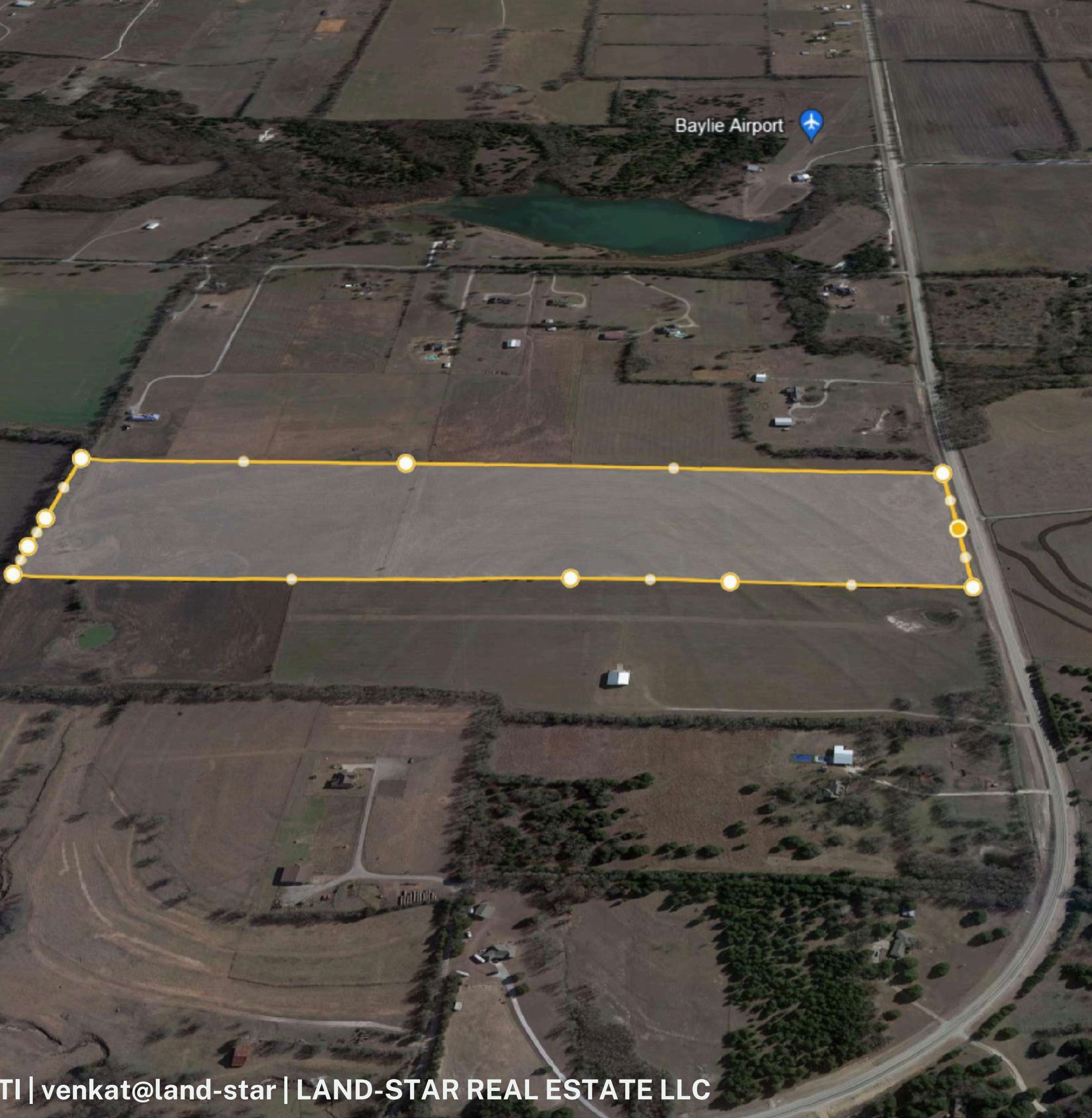
TBD FM 3133 Van Alstyne TX 75495

LAND-STAR REAL ESTATE LLC



LAND-STAR

OVERVIEW	Detailed view of Listing
SURVEY	Property Survey
GALLERY	Images
DRIVE TIME	Drive Time to property from different locations
CONTACT US	CONTACT DETAILS





ADDRESS

TBD FM 3133 VAN ALSTYNE
TX 75495



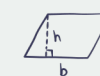
INTERSECTION

FM 3133 ROAD



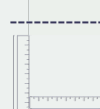
SCHOOL DISTRICT

Van Alstyne Independent
School District



SITE AREA ACREAGE

50.19 Acres



SITE AREA SFT

2,186,276 SFT



COUNTY / CITY /STATE

COLLINE / VAN ALSTYNE/ TEXAS



CURRENT ZONING

Agriculture



CURRENT USE

RAW LAND



POTENTIAL USES

Residential/ Commercial



LEGAL DESCRIPTION

G-0994 ROBERTS MARK R A-G0994,
ACRES 36.9157, 13.2743 AC IN COLLIN CO

SURVEY

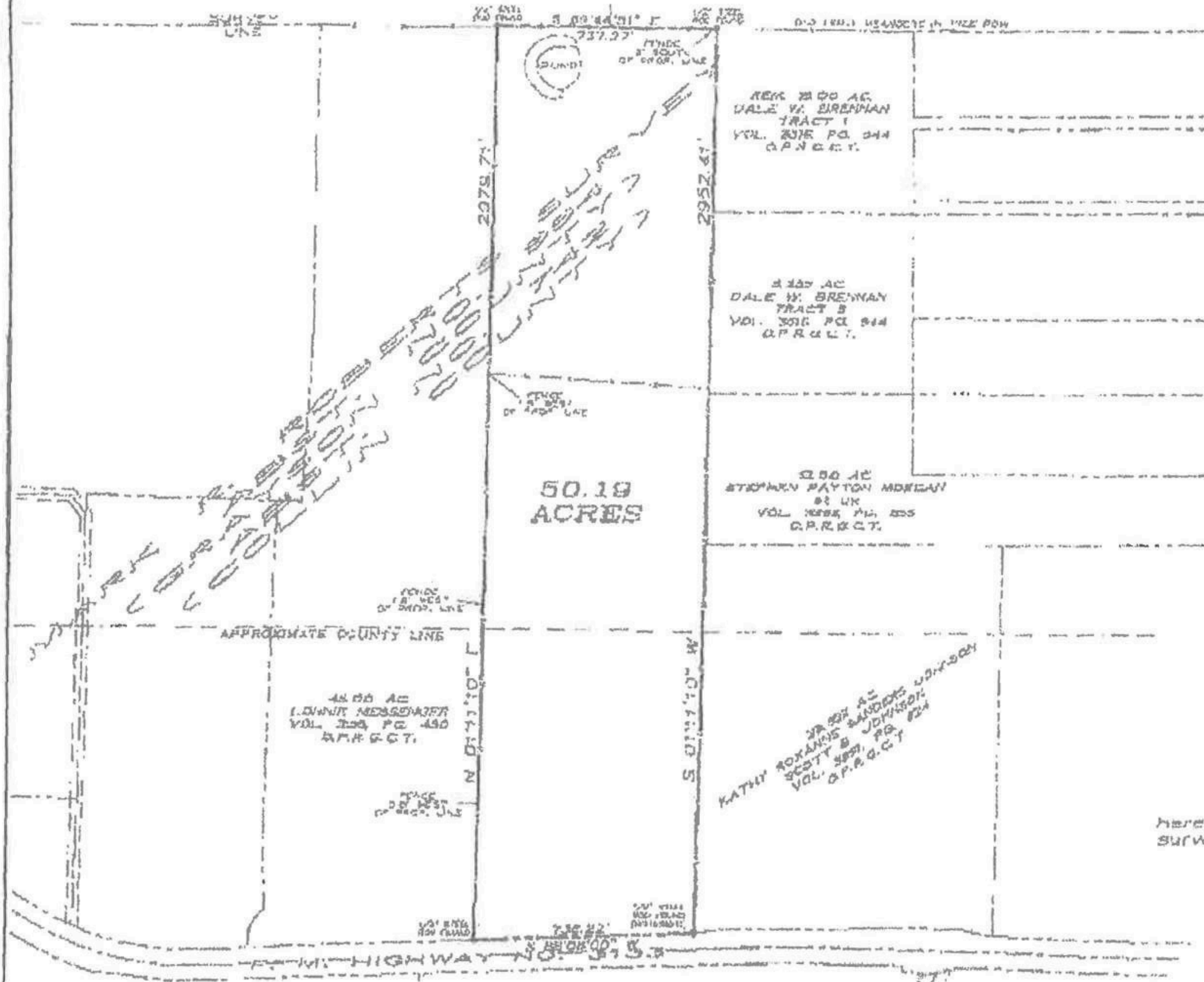
HENRY HARDIN SURVEY

APR 30, 1903

SUGAN NORTHWOOD ST. VARY
AFFID. OF MESHUP
VOL. 1330, PG. 350
O.P.R.E.C.T.

REMAINING
25 3/4 AC
JO ANN LAVENDER
SIXTH TRACT
VOL. 1334, PG. 42
O.P.R.E.C.T.

JOB NO. A6060289



SCALE
1" = 400'

SEE LEGAL DESCRIPTION
ATTACHED

I, James R. Maret, Registered Professional Land Surveyor,
hereby certify that this plat was prepared from an actual
survey performed on the ground June 12, 2008.



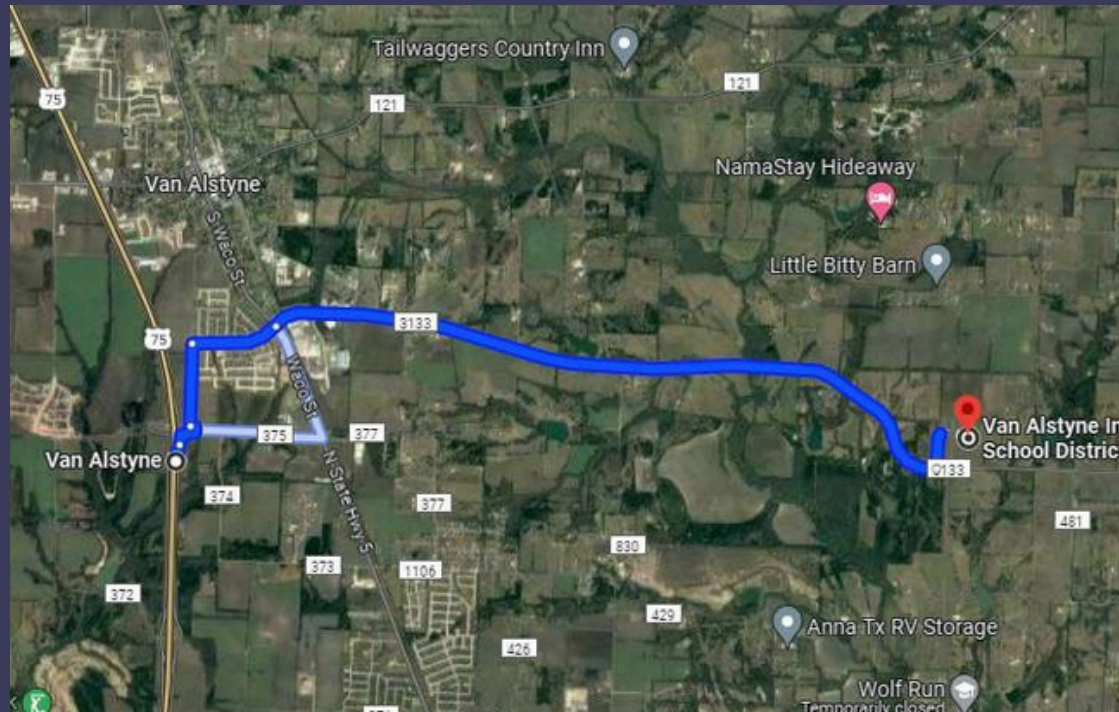
James R. Maret
James R. Maret
Registered Professional
Land Surveyor No. 5433

UNDERWOOD
DRAWING & SURVEYING

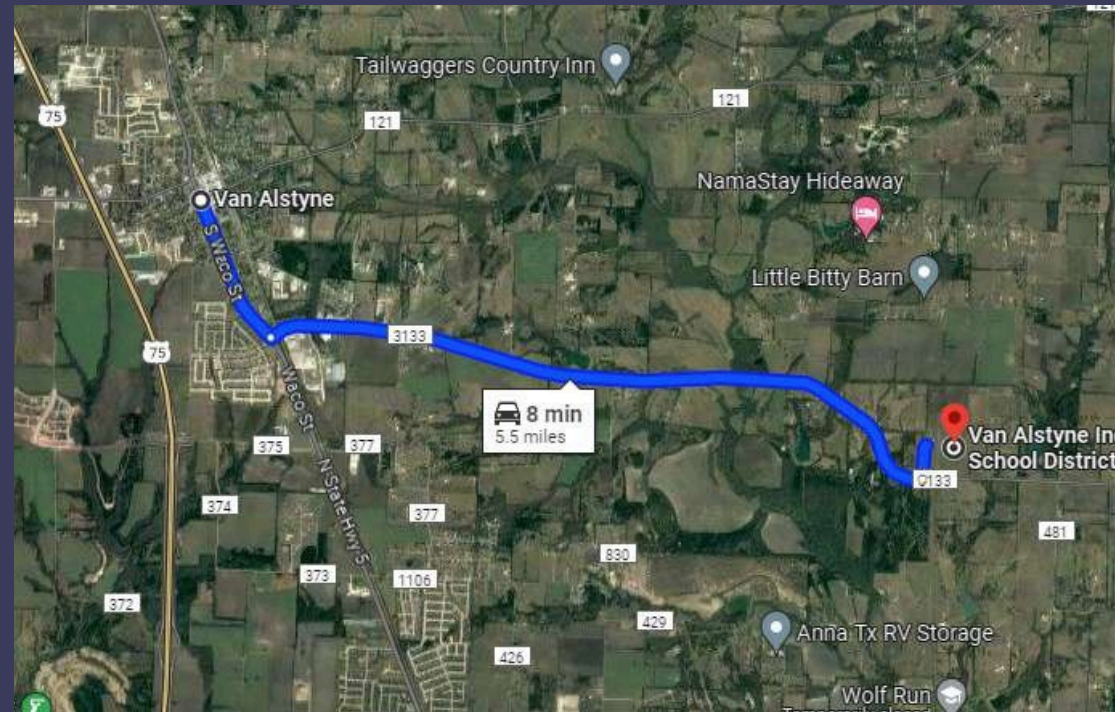


GALLERY



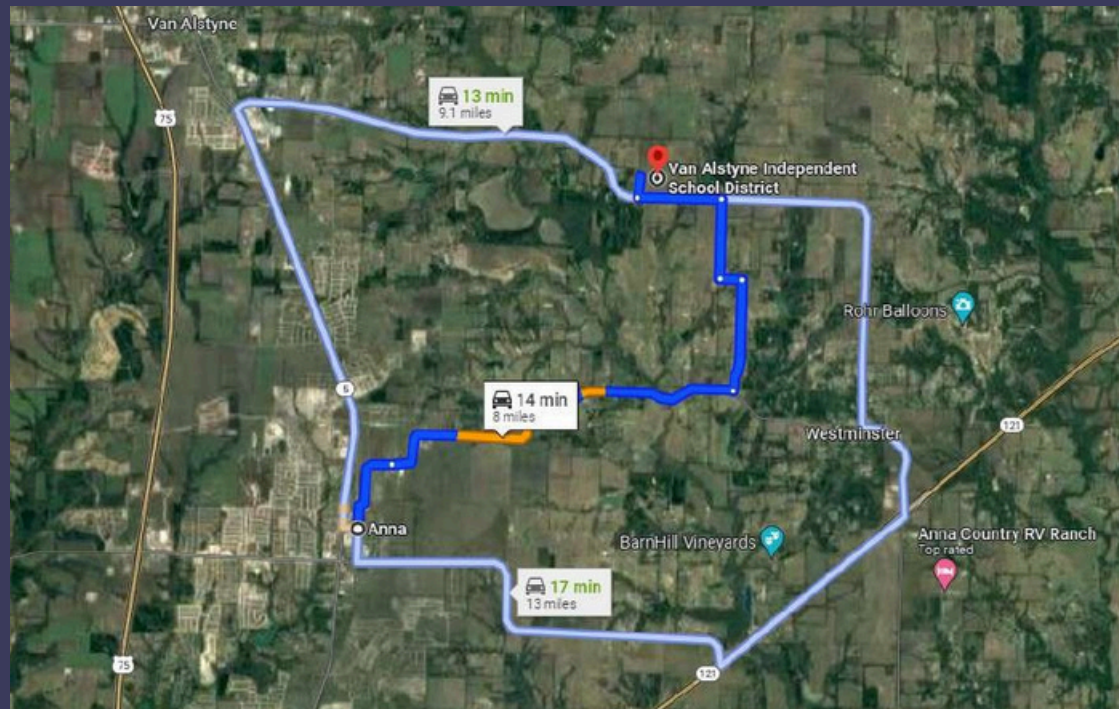


N- US Highway 75 - 6.2Miles - 9Min

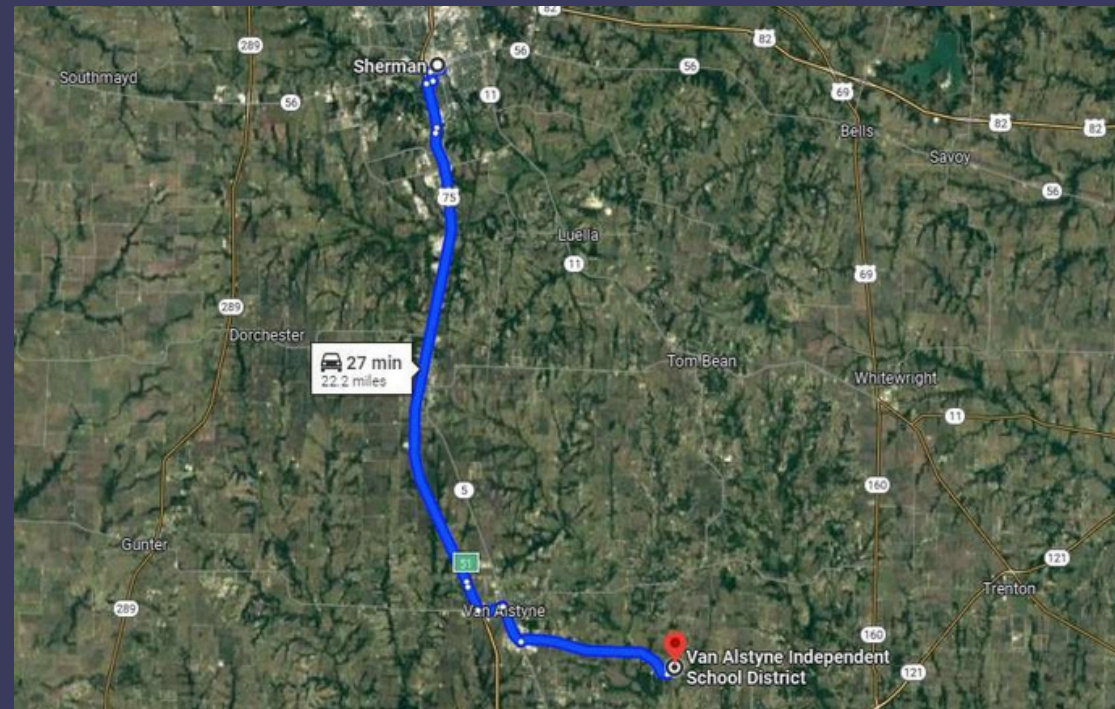


Van Alstyne City - 5.5Miles - 8Min

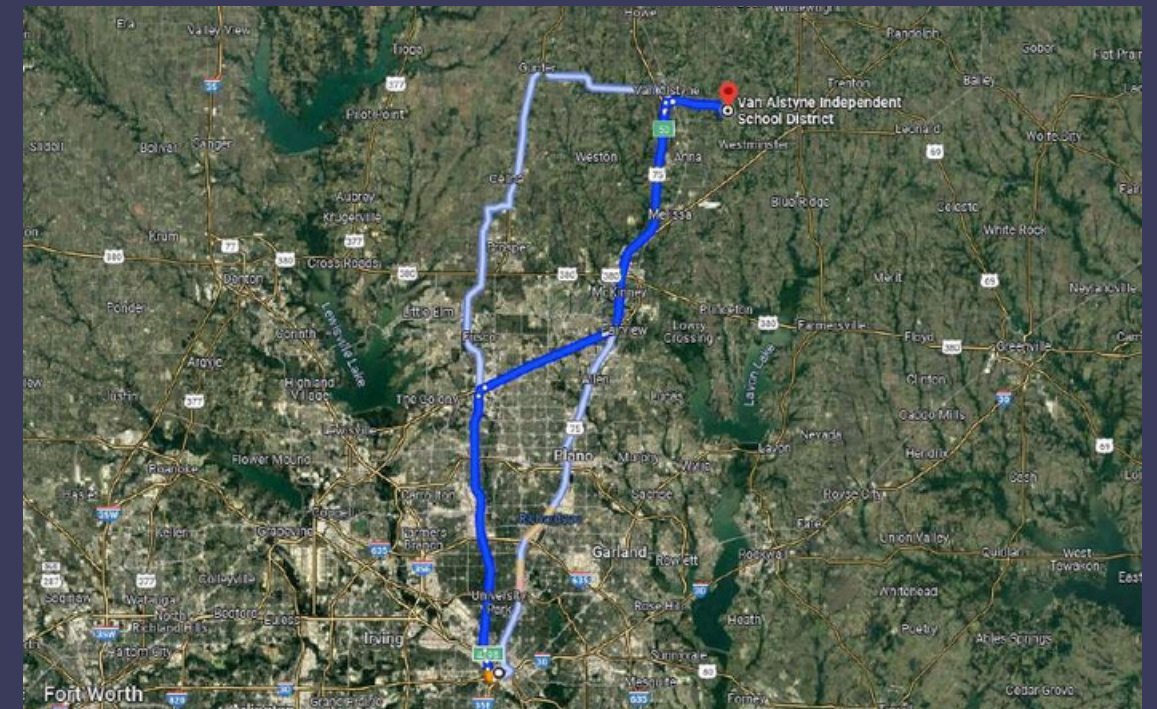
DRIVE TIME:



Anna City - 7.6Miles - 12 Min



Sherman City - 22Miles - 26 Min



Dallas - 58.4 Miles - 59 Min

CONTACT US :



VENKAT(VICTOR) GOTTIPATI



Phone: 214 455 7623



VENKAT@LAND-STAR.US



LAND-STAR



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.

11-2-2015



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.

Land-Star Real Estate LLC	9005447	victor@land-star.us	972-900-5391
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kurosh Bian	0466341214	kuroshbian@yahoo.com	214-683-5815
Designated Broker of Firm	License No.	Email	Phone
Venkat (Victor) Gottipati	0541319	victor@land-star.us	214-455-7623
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