

For Sale

Lights Ranch Rd
Pilot Point, TX 76258

Agricultural Land

+/- 145.446 Acres – 2 Lots



Property Highlights

- +/- 145.466 Acres Available
- Zoned: Agricultural
- Located in Pilot Point ISD
- Great for Agriculture, Recreational, or Residential Development
- Located within minutes of Pilot Point
- Located 10 miles North of Hwy 380, 5 miles from Hwy 377, and 12 miles from Hwy 289/ Preston Rd. near Celina
- Proposed - Dallas North Tollway 17.6 mile Expansion ranging from Hwy 380 to FM 121.

Sales Price

\$36,000.00 per Acre/\$5,236,776.00

Exclusively Offered By

Alliance Commercial Real Estate Group, Inc.

Brian Buell, Broker

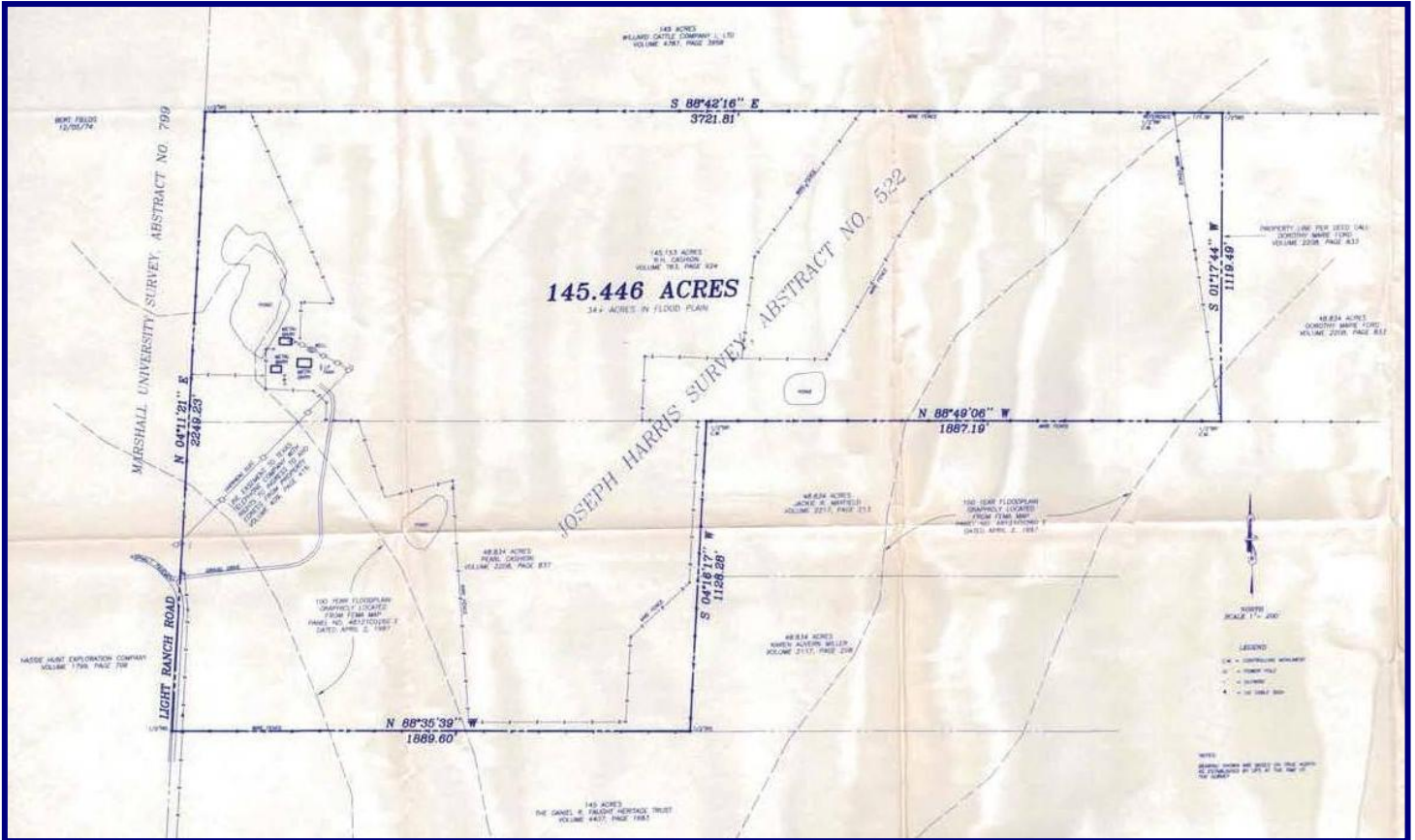
(214) 914-9500

b.buell@alliance-commercial.com

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GENERAL NOTES;

1. The surveyor has not abstracted subject property.
2. This survey is subject to all easements of record.
3. Copyright 2003, Surdukan Surveying, Inc.
4. The survey is being provided solely for the use of the current parties and that no licenses has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
5. The original copy will have original signatures, stamp seal and an impression seal.

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 1992. The property is subject to all easements of record.

David J. Surdukan
 David J. Surdukan R.P.L.S. No. 4613



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Corporate Real Estate Asset & Occupancy Solutions Worldwide



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LEGAL DESCRIPTION

BEING a tract of land situated in the Joseph Harris Survey, Abstract No. 522, Denton County, Texas, and also be part of a tract conveyed to R. H. Cashion as recorded in Volume 763, Page 924 of the Deed Records of Denton County, Texas, also being all of a 48.834 acre tract conveyed to Pearl Cashion as recorded in Volume 2208, Page 837 of the Deed Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for corner at the southwest corner of said 48.834 acre tract, said iron rod also being at the northwest corner of a 145 acre tract conveyed to The Daniel R. Faught Heritage Trust as recorded in Volume 4407, Page 1683, D.R.D.C.T., said iron rod also being in Light Ranch Road (asphalt pavement);

THENCE North 4 degrees 11 minutes 21 seconds East following the Light Ranch Road passing a turn in said road to the west and continuing along the west line of said 48.834 acre tract and the 145.153 acre tract a distance of 2249.23 feet to a 1/2 inch iron rod set for corner;

THENCE South 88 degrees 42 minutes 16 seconds East a distance of 3721.81 feet to a 1/2 inch iron rod set for corner;

THENCE South 1 degree 17 minutes 44 seconds West a distance of 1119.49 feet to a 1/2 inch iron rod found (controlling monument) for corner;

THENCE North 88 degrees 49 minutes 06 seconds West a distance of 1887.19 feet to a 1/2 inch iron rod found (controlling monument) for corner;

THENCE South 4 degrees 16 minutes 17 seconds West a distance of 1128.28 feet to a 1/2 inch iron rod set for corner in the north line of said Faught tract;

THENCE North 88 degrees 35 minutes 39 seconds West following the north line of said Faught tract a distance of 1889.60 feet to the POINT OF BEGINNING and containing 6,335,628 square feet or 145.446 acres of land.

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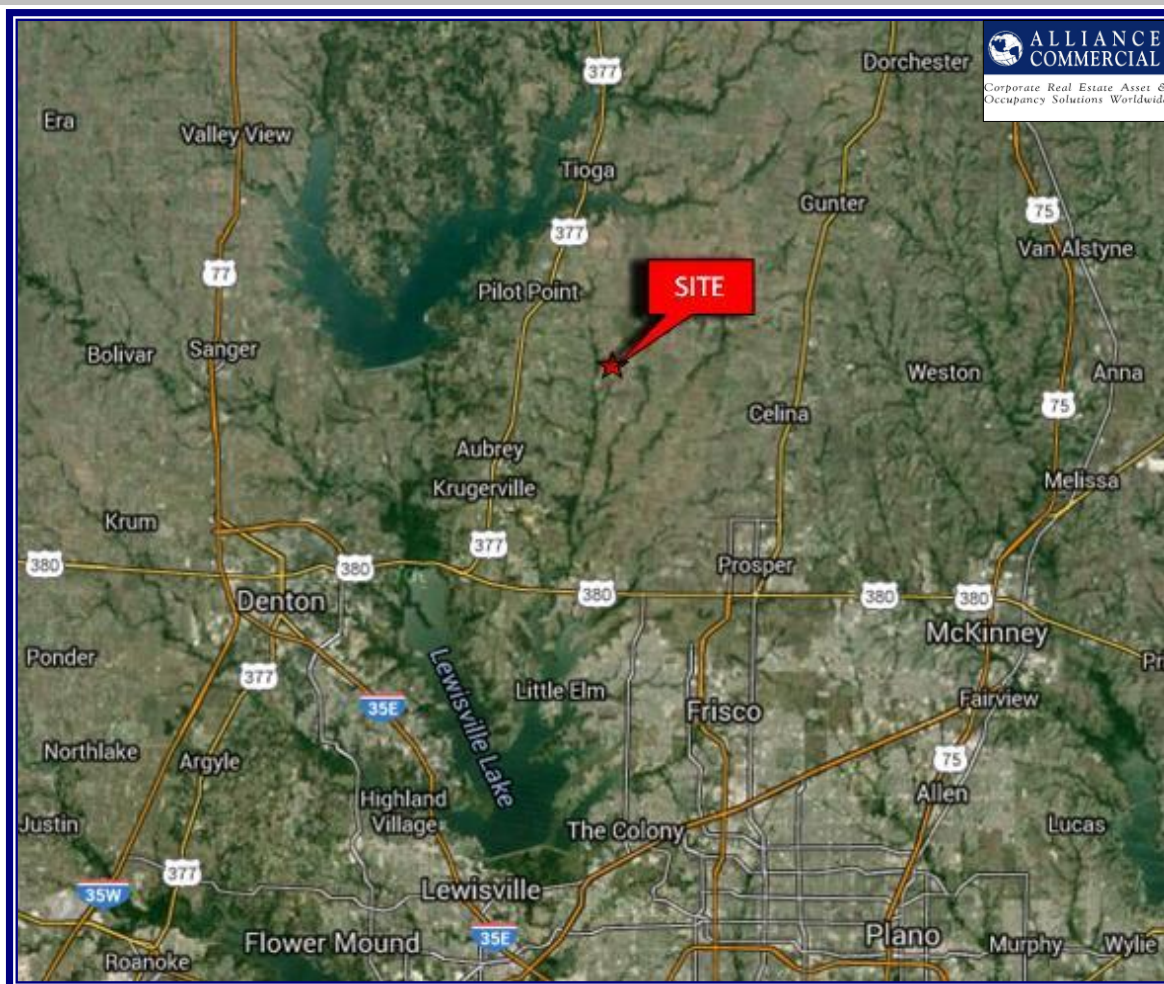


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This beautiful property is a combination of two lots with +/- 145.446 acres of raw land currently zoned Agricultural on Lights Ranch Rd in Pilot Point, Texas. Great property for either recreational use or future residential development.

Located on Lights Ranch Rd. just east of FM 1385. Located in Pilot Point ISD.

The property is located just 5.1 miles east of US Hwy 377 and the south side of Pilot Point, 10 miles north of US Hwy 380, and 12 miles from US Hwy 289/Preston Rd near Celina. FM 455 is 2 miles from the property. FM 1385 and Talley Ranch are just 1 mile from the property.

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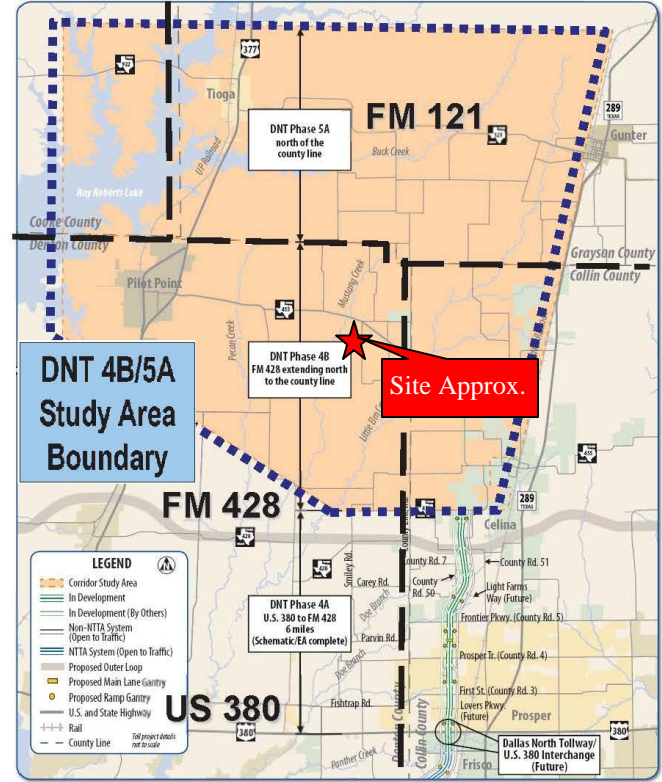
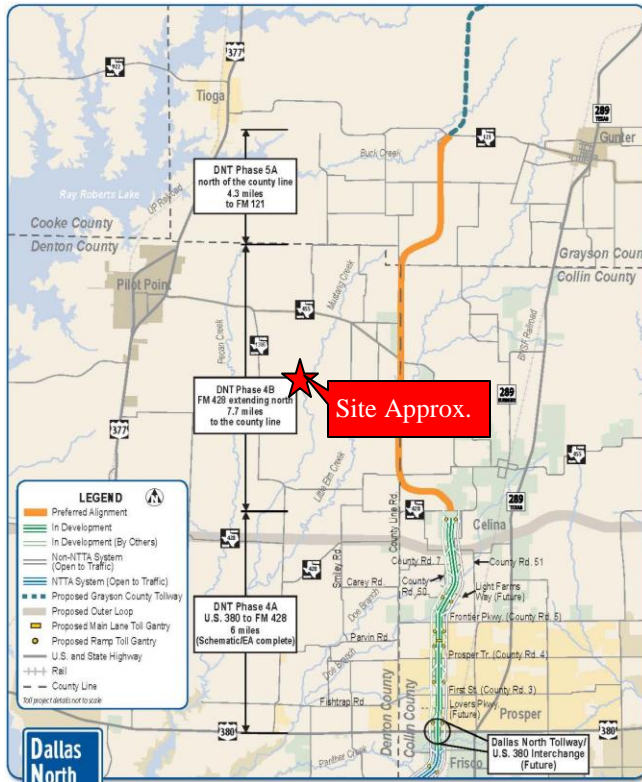
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Dallas North Tollway Extension Phase 4B/5A: Planning & Environmental Evaluation Process



The property will be approximately 3 miles from the preferred alignment of Dallas North Tollway. Initial planning is under way for a proposed 17.6-mile extension of the Dallas North Tollway northward from U.S. 380 to the Collin/Grayson county line (Phase 4A) and from Collin/Grayson county line to Farm to Market 121 (Phase 5B). The extension will be a limited access toll road with six main lanes and four frontage road lanes. A scope of work is currently under development, which includes corridor analysis, initial toll feasibility and environmental analysis.

The NNTA Board of Directors chose an alignment for the Phase 4B/5A extension that straddles the Collin-Denton county line and extends 11.9 miles from FM 423 in Collin County to FM 121 in Grayson County. The county alignment provides a greater economic development benefit for most of the region, requires less right of way, and follows an existing county road system.

For more information regarding the corridor expansion, please go to www.ntta.org.

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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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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