

Celina
Apprx. 6.5 mi

Future Dallas North Tollway Corridor

Gorrell Rd

SITE
261.68 AC

FOR SALE

261.68± Acres

Pilot Point, TX



261.68± Acres

Pilot Point, TX



FOR SALE

261.68± AC

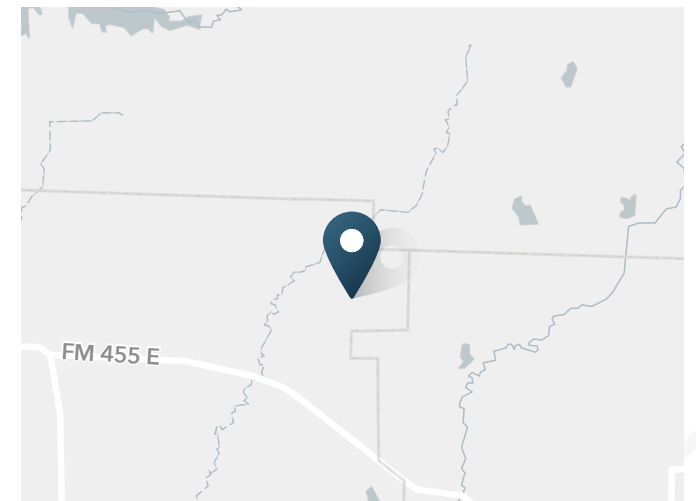
Available

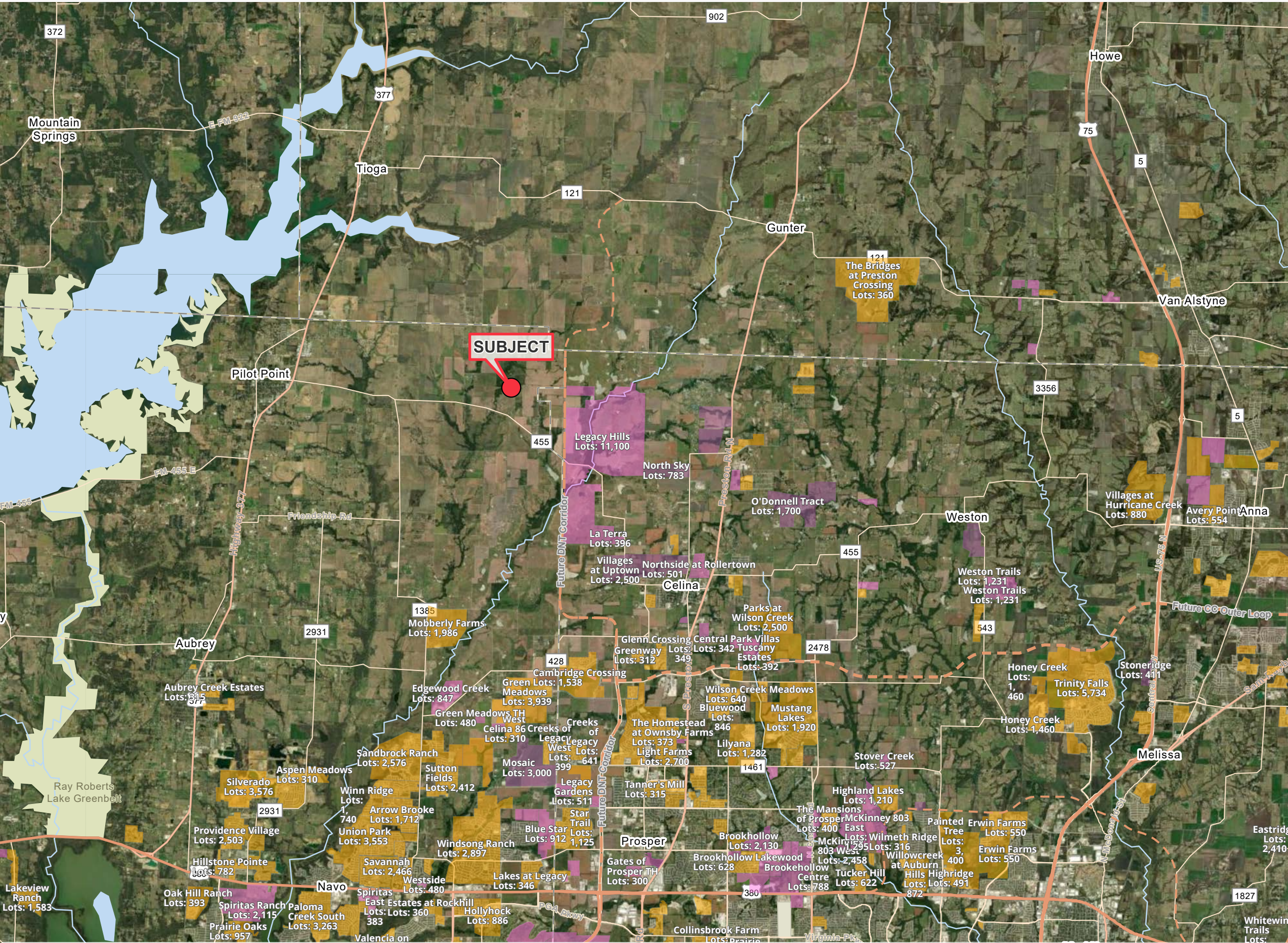
\$80K per AC

Price

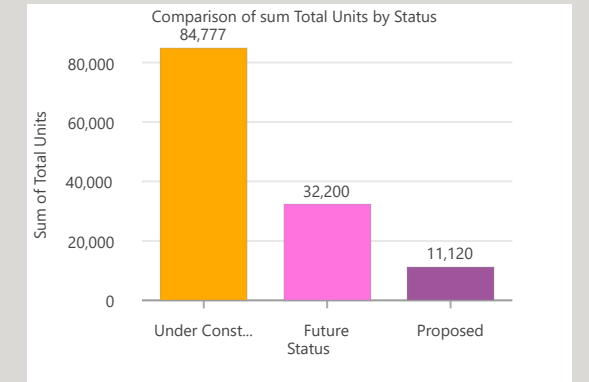
ABOUT THE PROPERTY

- 261± AC raw land Ag/ETJ to Pilot Point
- In the path of a rapidly growing Major MSA and near the future expansion of the Dallas North Tollway

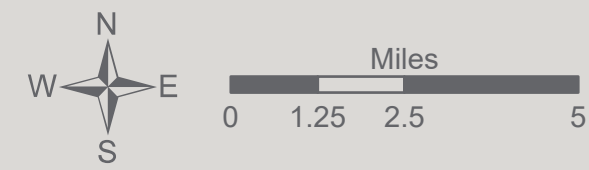




| Name | Total Units | Name | Total Units |
|-----------------------------|-------------|-----------------------------------|-------------|
| Legacy Hills | 11100 | Legacy Gardens | 511 |
| Trinity Falls | 5734 | Northside at Rollertown | 501 |
| Green Meadows | 3939 | Highridge | 491 |
| Silverado | 3576 | Green Meadows TH | 480 |
| Union Park | 3553 | Westside | 480 |
| Painted Tree | 3400 | Prairie View | 460 |
| Paloma Creek South | 3263 | Stoneridge | 411 |
| Mosaic | 3000 | The Mansions of Prosper | 400 |
| Whitewing Trails | 2900 | Creeks of Legacy West | 399 |
| Windsong Ranch | 2897 | La Terra | 396 |
| Light Farms | 2700 | Oak Hill Ranch | 393 |
| Sandbrook Ranch | 2576 | Tuscany Estates | 392 |
| Providence Village | 2503 | Spiritas East | 383 |
| Parks at Wilson Creek | 2500 | The Homestead at Ownsby Farms | 373 |
| Villages at Uptown | 2500 | Estates at Rockhill | 360 |
| Savannah | 2466 | The Bridges at Preston Crossing | 360 |
| McKinney 803 West | 2458 | Glenn Crossing | 349 |
| Sutton Fields | 2412 | Lakes at Legacy | 346 |
| Eastridge | 2410 | Central Park Villas | 342 |
| Brookhollow | 2130 | Wilmeth Ridge | 316 |
| Spiritas Ranch | 2115 | Tanner's Mill | 315 |
| Mobberly Farms | 1986 | Aubrey Creek Estates | 315 |
| Mustang Lakes | 1920 | Greenway | 312 |
| Winn Ridge | 1740 | West Celina 86 | 310 |
| Arrow Brooke | 1712 | Aspen Meadows | 310 |
| O'Donnell Tract | 1700 | Gates of Prosper TH | 300 |
| Lakeview Ranch | 1583 | The Parks at Legacy | 293 |
| Cambridge Crossing | 1538 | Walker Tract | 293 |
| Honey Creek | 1460 | Timber Creek Phase 2, 3 & 4 | 290 |
| McKinney 803 East | 1295 | Hidden Lakes | 287 |
| Lilyana | 1282 | Hilldie Village | 278 |
| Valencia on the Lake | 1268 | Wellspring Estates | 273 |
| Weston Trails | 1231 | Frontier Estates | 271 |
| Weston Trails | 1231 | Livano at Bluewood | 270 |
| Highland Lakes | 1210 | Townsend Green | 269 |
| Star Trail | 1125 | Park Place | 263 |
| Wildridge | 1082 | The Columns | 261 |
| Prairie Oaks | 957 | Oklahoma MF - Lanterra35 | 260 |
| Blue Star | 912 | Villages of Hurricane Creek North | 245 |
| Hollyhock | 886 | Glenview | 244 |
| Villages at Hurricane Creek | 880 | Dove Creek | 230 |
| Willowcreek at Auburn Hills | 872 | Buffalo Ridge | 222 |
| Edgewood Creek | 847 | Prosper Center | 216 |
| Bluewood | 846 | Pecan Grove | 214 |
| Brookhollow Centre | 788 | The Hills of Crown Ridge | 212 |
| North Sky | 783 | Parkside | 200 |
| Hillstone Pointe | 782 | Gates of Prosper | 200 |
| Miramonte | 753 | Westgate 96 | 200 |
| Collinsbrook Farm | 730 | The Cottages | 200 |
| Creeks of Legacy | 641 | Cambridge Park Estates | 198 |
| Wilson Creek Meadows | 640 | Rockhill at Preston | 192 |
| Brookhollow Lakewood | 628 | Saddle Creek | 188 |
| Tucker Hill | 622 | Alders at Prosper - RC | 188 |
| Avery Point | 554 | Bloomdale Estates West | 177 |
| Erwin Farms | 550 | Weston Ridge | 175 |
| Stover Creek | 527 | Parkside Prosper | 160 |



*Lot counts depicted in table and chart above are for those developments in current view. Data is combined from Metrostudy and other sources. Development plans subject to change.



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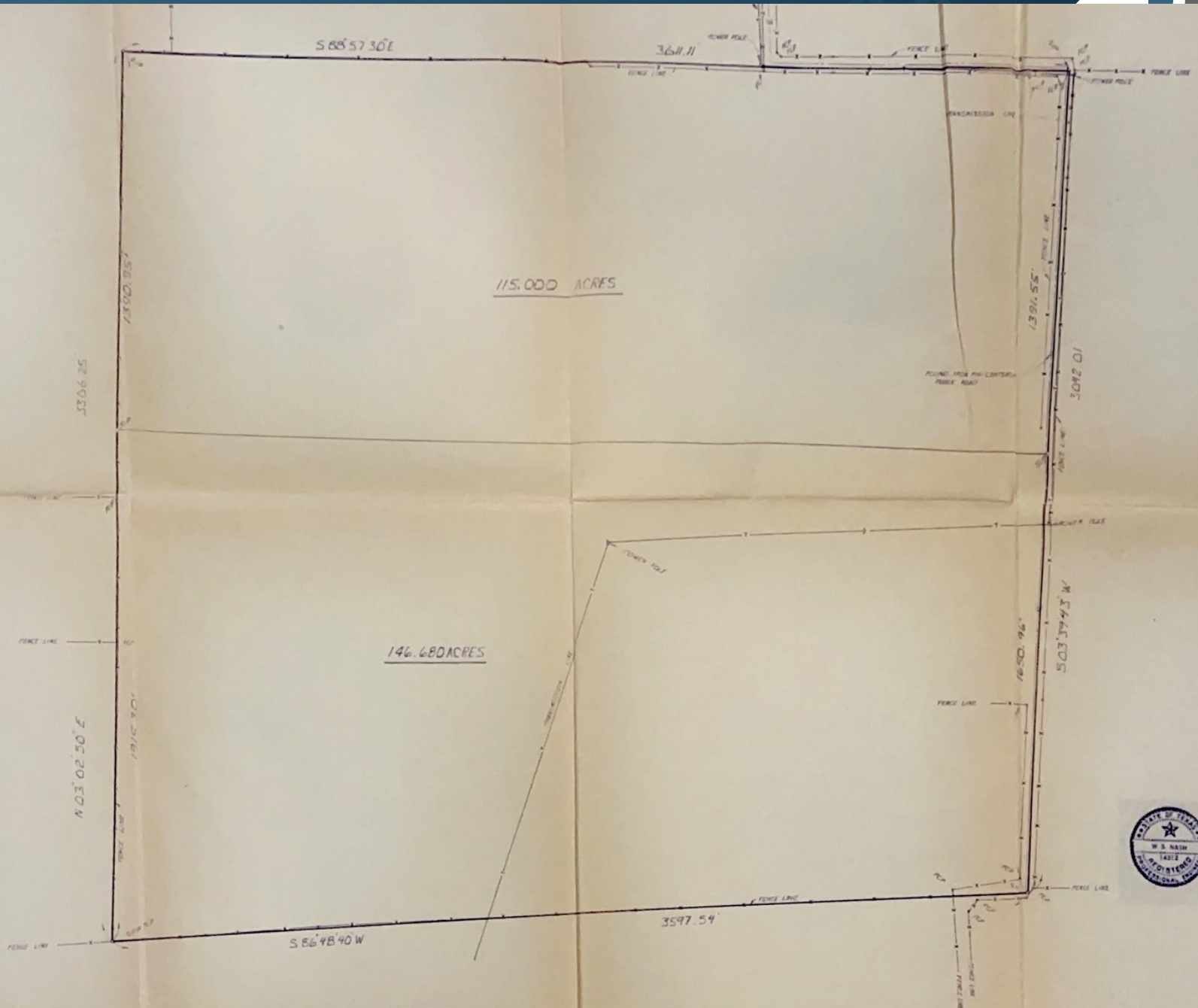
SITE
261.68 AC



261.68± Acres

Pilot Point, TX





SURVEYORS CERTIFICATE
 I, W. S. Nash, hereby certify that this plan correctly represents the results of a survey made by me on the ground, and that the lines and corners, with their marks, natural and artificial, are correctly shown here and discrepancies and usual survey.

W. S. Nash
 REGISTERED CIVIL ENGINEER NO. 14812

| | | | | | | | |
|------|-----------|----|------|-----|--------|-------|-----------|
| DATE | REVISIONS | BY | CHKD | DWN | R.J.S. | Scale | 1" = 200' |
| | | | | | | Date | 11-9-80 |

NASH CORPORATION
 CONSULTING ENGINEERS
 DENTON, TEXAS

PLAT OF 261.680 ACRES, IN TWO TRACTS, IN THE JUAN CURBELLO SURVEY, ABSTRACT No. 213, DENTON CO, TEX.

SHEET OF ONE JOB NO.

DEMOGRAPHIC HIGHLIGHTS

| Population | 1 mile | 3 miles | 5 miles |
|---|-----------|-----------|-----------|
| 2022 Estimated Population | 165 | 425 | 2,231 |
| 2027 Projected Population | 477 | 929 | 4,070 |
| Projected Annual Growth Rate 2022 to 2027 | 23.65% | 16.93% | 12.78% |
| Daytime Population | | | |
| 2022 Daytime Population | 106 | 289 | 1,626 |
| Workers | 29 | 88 | 523 |
| Residents | 77 | 201 | 1,103 |
| Income | | | |
| 2022 Est. Average Household Income | \$116,523 | \$112,669 | \$151,187 |
| 2022 Est. Median Household Income | \$105,462 | \$93,006 | \$114,747 |
| Households & Growth | | | |
| 2022 Estimated Households | 49 | 142 | 678 |
| 2027 Estimated Households | 141 | 309 | 1,217 |
| Projected Annual Growth Rate 2022 to 2027 | 23.54% | 16.82% | 12.41% |
| Race & Ethnicity | | | |
| 2022 Est. White | 53% | 61% | 66% |
| 2022 Est. Black or African American | 13% | 8% | 7% |
| 2022 Est. Asian or Pacific Islander | 3% | 2% | 4% |
| 2022 Est. American Indian or Native Alaskan | 1% | 1% | 1% |
| 2022 Est. Other Races | 12% | 11% | 8% |
| 2022 Est. Hispanic | 32% | 28% | 20% |



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

| | | | |
|---|-------------|------------------------|--------------|
| SRS Real Estate Partners-Southwest, LLC | 600324 | ryan.johnson@srsre.com | 214.560.3200 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Ryan Andrews Johnson | 525292 | ryan.johnson@srsre.com | 214.560.3285 |
| Designated Broker of Firm | License No. | Email | Phone |

| | | | | |
|--|-----------------|------------------------|-------------------|------|
| Ryan Andrews Johnson | 525292 | ryan.johnson@srsre.com | 214.560.3285 | |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone | |
| Bradford Roberts Gibbs | 611900 | brad.gibbs@srsre.com | 214.560.3238 | |
| Sales Agent/Associate's Name | License No. | Email | Phone | |
| Buyer Initials | Tenant Initials | Seller Initials | Landlord Initials | Date |



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