



Old Town Market Center

Tioga, TX 76271

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Charles McKissick

Office: 972-562-9090

email: cmckissick@resmckinney.com



McKissick & Associates

www.resmckinney.com

972-562-9090

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Property Information

- 5,287 square foot building with 6 rental units. (per CAD)
- Income: \$60,211.00 +/-
- Annually Expense: \$15,500.00 +/-
- NOI \$44,711.00 +/-
- Rent rolls available on request.
- Survey available on request.
- Within the city of Tioga.
- Located at Highway 377 and Gene Autry Drive in Tioga, TX.
- Price is ~~\$894,000.00~~ Reduced to \$600,000.



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Property Information

Tiogaville Lease Agreements

Unit #	Renter	Start Date	End Date	Amount	Lease End Date	Rate/SF	Sqaure Footage
103 Lake Ray Roberts	Gwen's Grooming	5/1/2010	Month to Month	\$ 400.00	Month to Month	\$ 7.00	687
101 & 103 Gene Autry	Cadence Bank	7/1/2018	6/30/2021	\$ 2,217.50	6/30/2026	\$ 12.00	2200
105 Gene Autry	MCGee-Salon PHD	12/1/2020	11/30/2022	\$ 800.00	11/30/2022	\$ 12.00	800
107 Gene Autry	VET PMD	3/1/2020	2/28/2023	\$ 800.00	2/28/2023	\$ 12.00	800
109 Gene Autry	National Business Se	3/1/2017	2/28/2020	\$ 800.00	2/28/2023	\$ 12.00	800

Total:

\$ 5,017.50

Rentable SF

5287

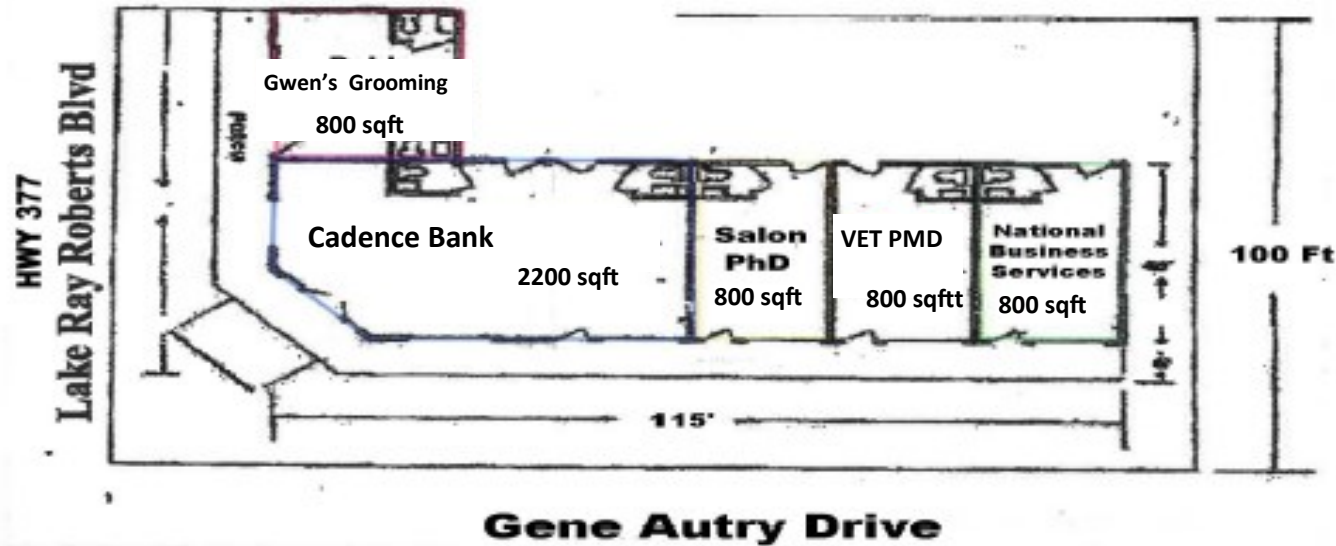
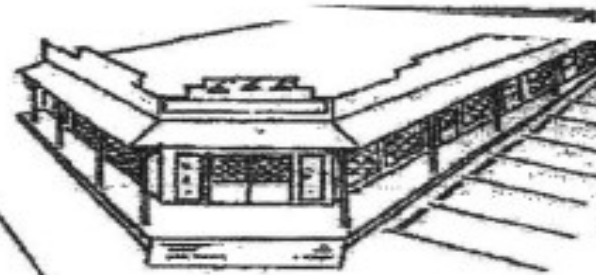


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Property Pictures

Tiogaville, LLC
Old Town Market Center
100 Block of Gene Autry Drive @
HWY 377
Tioga, Texas 76271



Old Town Market Center Tioga, TX 76271

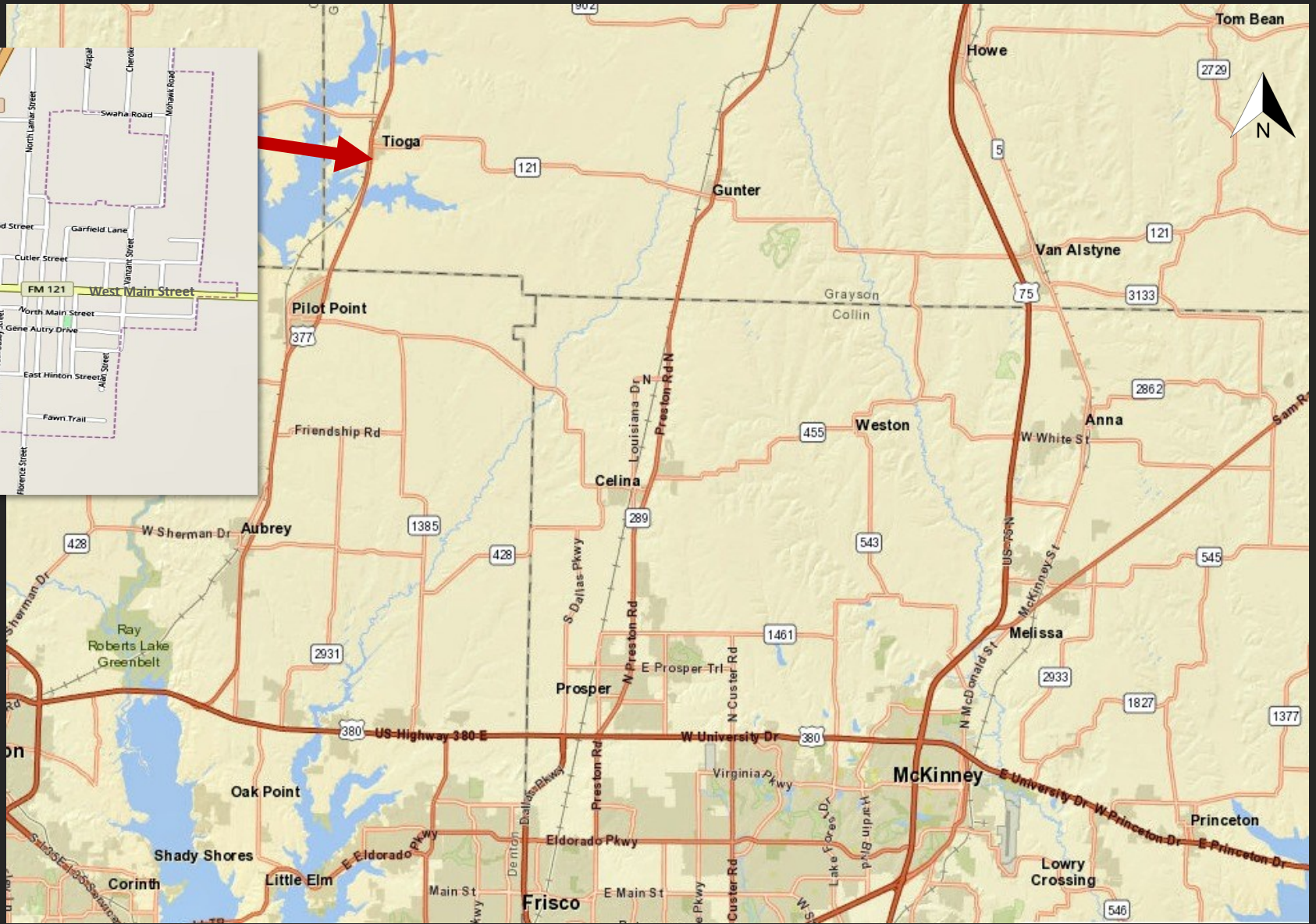
Tiogaville Concept



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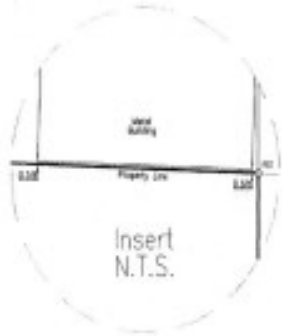


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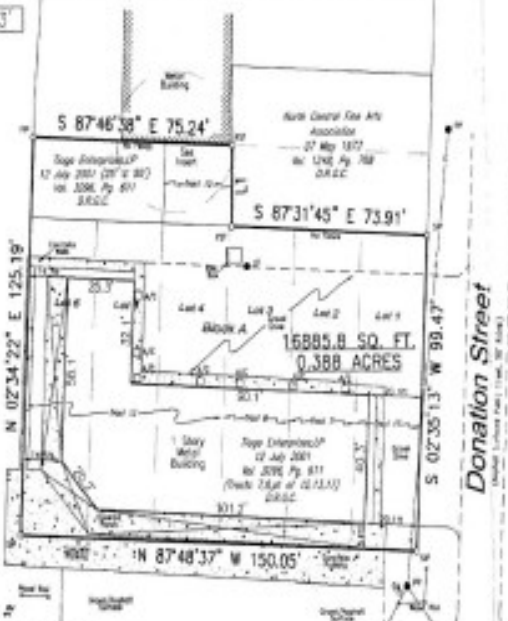
Location Map

O. T. P. of Tioga



John Fizer Survey, Abst. No. 405

U. S. Highway No. 377



Gene Autry Drive

Donation Street

• • PROPERTY DESCRIPTION • •

All that certain tract or parcel of land situated in the John Fizer Survey, Abstract Number, 405, and being part of Block A of the Original Town Plat of Tioga, City of Tioga, County of Grayson, State of Texas, said tract being all that called 25 feet by 58 feet of land, and also being tracts 7, 8, part of 12, 13 and 17 as described in Deed to Tioga Enterprises Limited Partnership, Dated 11 July 2001 and recorded in Volume 3996 Page 417 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

BEGINNING for the Northwest corner of the tract being described herein at a found 7/2 inch rebar for the Northwest corner of said 25' x 50' tract and the Southwest corner of a called 0.381 tract as described in Deed to Bill Krug and Linda Watkins, filed 20 August 2001 and recorded in Volume 3114 Page 614 of said Deed Records; said rebar being on the East Right-of-Way line of said U. S. Highway Number 377 as shown by Deed to the State of Texas, dated 29 October 1965 and recorded in Volume 1040 Page 237 of said Deed Records;

Thence South 87 degrees 46 minutes 38 seconds East, with the North line of said 25' x 50' tract and the South line of said 0.381 acre tract, passing the Northeast corner of said 25' x 50' tract, and continuing along said course, with the north line of the remainder of said tract 12, a distance of 73.24 feet to a found 1/2 inch steel square tube for the most Northerly-Northeast corner of this tract and the most Southerly-Southeast corner of said 0.381 acre tract; said tubing being on the West line of a tract as described in Deed to North Central Fine Arts Association, filed 07 May 1973 and recorded in Volume 1248 Page 768 of said Deed Records;

Thence South 00 degrees 29 minutes 38 seconds West, with the West line of said Fine Arts tract, a distance of 25.33 feet to a found 1/2 inch steel square tube for the Southwest corner of said Fine Arts tract, and being on the North line of said tract 9 and Lot 3 of said Block A;

Thence South 87 degrees 31 minutes 43 seconds East, with the South line of said Fine Arts tract and the North line of said tracts 7, 8 and 17, a distance of 73.51 feet to a set 1/2 inch steel square tube with a plastic cap marked CGC 4577 for the Southeast corner of said Fine Arts tract and the Northeast corner of said tract 17 and Lot 1 of Block A, said tubing also being on the West Right-of-Way line of Donation Street;

Thence South 02 degrees 15 minutes 13 seconds West, with the East line of said tract 17 and Lot 1 of Block A, and with the West line of said Donation Street, a distance of 99.47 feet to a set 1/2 inch steel square tube with a plastic cap marked CGC 4577 for the Southeast corner of said tract 17 and Lot 1 and Block A, and being on the North Right-of-Way line of Gene Autry Drive;

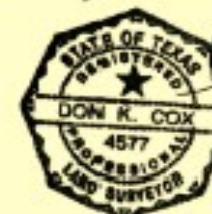
Thence North 87 degrees 48 minutes 17 seconds West, with the South line of said Block A and with the North line of said Gene Autry Drive and with the South line of said tracts 7, 8, 13, and 17, a distance of 738.03 feet to a set 1/2 inch steel square tube with a plastic cap marked CGC 4577 for the Southwest corner of said Lot 6 of said Block A and the Southwest corner of said tract 13, said tubing being on the East line of said Highway as shown by Deed to the State of Texas, dated 27 July 1965 and recorded in Volume 1814 Page 08 of said Deed Records;

Thence North 02 degrees 34 minutes 22 seconds East, with the East line of said Highway and the West line of said Lot 6 and tract 13, passing the Northwest corner of said Lot 6 and tract 13 and the Southwest corner of said 25' x 50' tract, and continuing along said course, a distance of 123.19 feet to the POINT OF BEGINNING and containing 0.388 of an acre of land.

The undersigned does hereby state to beverly Rightly that the map or plat is based upon as on the ground survey, dated 16 May 2006, and that it is a true, correct and accurate representation of the property as surveyed; that the quantity of land therein has been accurately calculated; that the plat conforms to or exceeds the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and that said property has access to a roadway unless otherwise noted.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unattached person without an express reciting by the surveyor naming said person. This survey was prepared for the transaction as stated herein, this Plat or Map is the Property of Beverly Rightly and Con Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

16 May 2006



Dow R. Cox
Dow R. Cox, Texas Registered Professional Land Surveyor
Number 4577



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Building Survey and Property Description

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.

RES-REAL ESTATE SERVICES, LLC	9003405	CMCKISSICK@RESMCKINNEY.COM	(972)562-9090
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles McKissick	140928	cmckissick@resmckinney.com	(214)533-5146
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



McKissick & Associates

1833 W. Hunt Street, Ste. 102, McKinney, TX 75069
www.resmckinney.com
(972) 562-9090

