



FACT SHEET

PROPERTY INFORMATION: 19.393 Acres

LOCATION: Property is located on Bucksnot Road (off FM 3133) in Van Alstyne, TX 75495, four miles north of SH 121 and only 12 miles east of US 75 (Central Expressway), 10 miles east of Melissa/Anna and 15 miles east of McKinney, TX.

LEGAL/TAX: 19.39 acres situated in the George W. Chapman Survey, Abstract 207, Grayson County, Texas

Grayson County

Tract #1:

Tract Size

19.39 Acres

Property ID No.

316-0207044

Geo ID No.

R136356

WATER: Available On Site

ELECTRIC: Available on Site

PHONE: Available on Site

GAS: Propane

SEWER: Septic

FEATURES: The property features nice paved road frontage, a large pond and wooded, heavy-treed areas along the creek running on the north side of tract.

SCHOOLS: Van Alstyne Independent School District

TAXES: Property is ag-exempt.