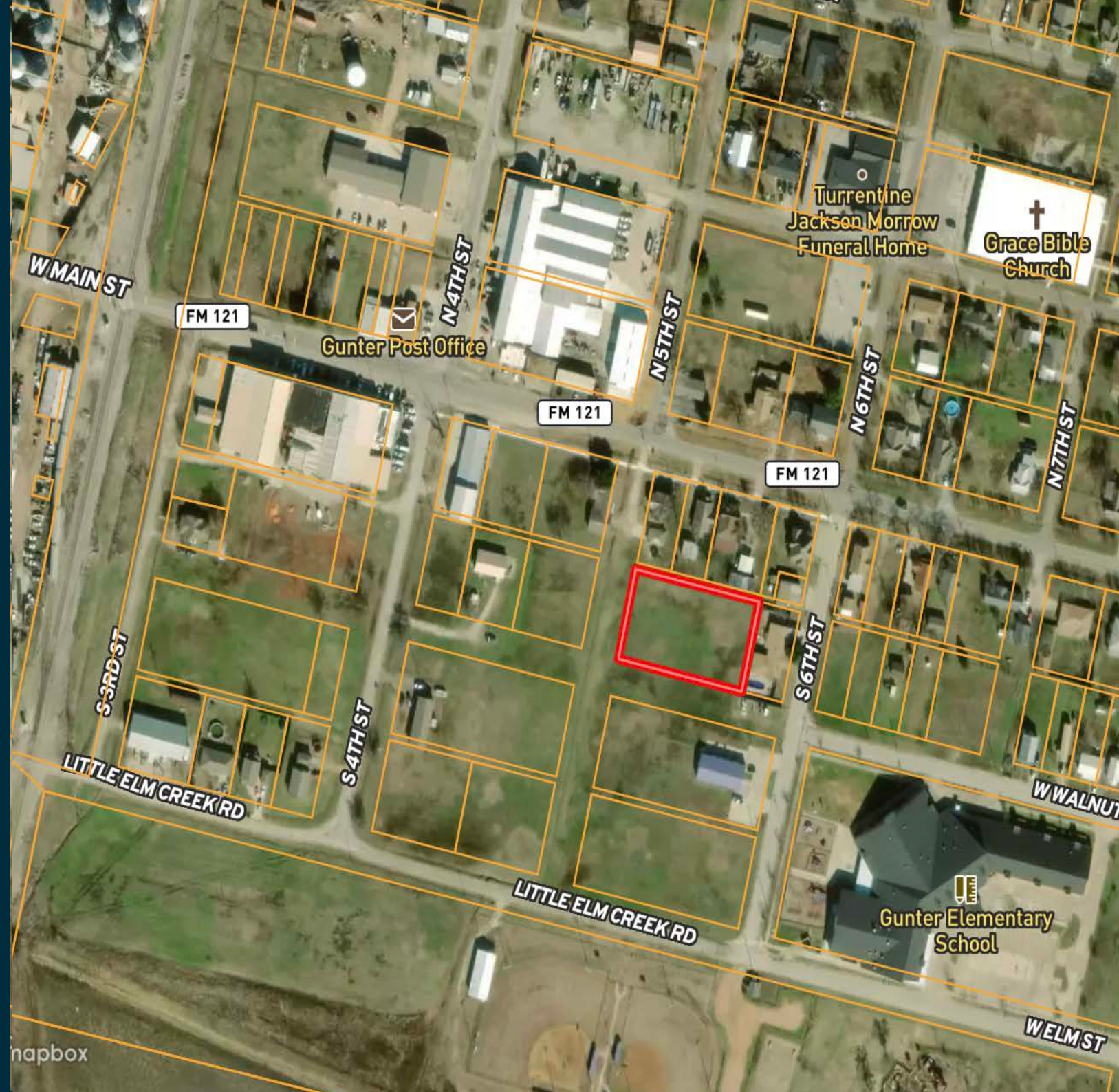


.75 Acres

Gunter, TX



Subject

Property

0.75 acres

Address: TBD W. Walnut
County: Grayson County
Price: \$15.00/SF

- Located near the corner of Walnut & 5th Street in Downtown Gunter
- Located in Gunter City Limits
- Zoning: Commercial
- Utilities:
 - 6 in water line on 6th St.
 - 6 in waster water line on North perimeter line



**DOWNTOWN
CORE**

The Downtown Core area is the heart of Downtown with City Hall and lively public spaces



Existing City Hall with Police & Fire

Located in the center of Downtown, with Oak Street on its north side, 6th Street on its east side, 3rd Street right-of-way on its west side, and Elm Street on the south side.

Three existing Character Traits:

1

Constructed in 2015, City Hall is a key component of the Downtown Core and contains work and storage space for the majority of City Staff, including the Police and Fire Departments.

2

The Downtown Core is home to historic structures which reflect a vintage Texas culture and Gunter's rich history.

3

There are significant areas of undeveloped land within the Downtown Core that would be suitable for development as Downtown continues to grow.

2.2 EXISTING ZONING & LAND USE

EXISTING ZONING & LAND USE PLAN CONTEXT

Existing Zoning

- SINGLE FAMILY RES. 1
- SINGLE FAMILY RES. 2
- TWO FAMILY RES. (DUPLEX)
- AGRICULTURE
- COMMERCIAL-GENERAL
- MANUFACTURING/ INDUSTRIAL
- THOROUGHFARE OVERLAY

SOURCE:
CITY OF GUNTER, 2010
(MOST RECENTLY AVAILABLE)



Existing Land Use

- Single Family
- Mobile Homes
- Duplex
- Residential Improvements
- Commercial
- Industrial
- Open Space
- Vacant Residential
- Vacant Commercial
- Utilities

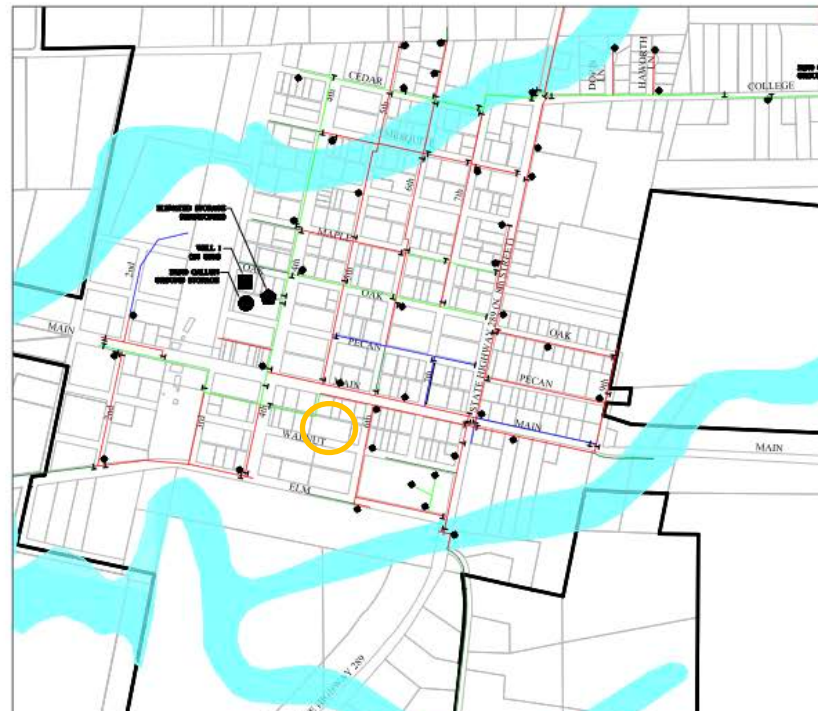
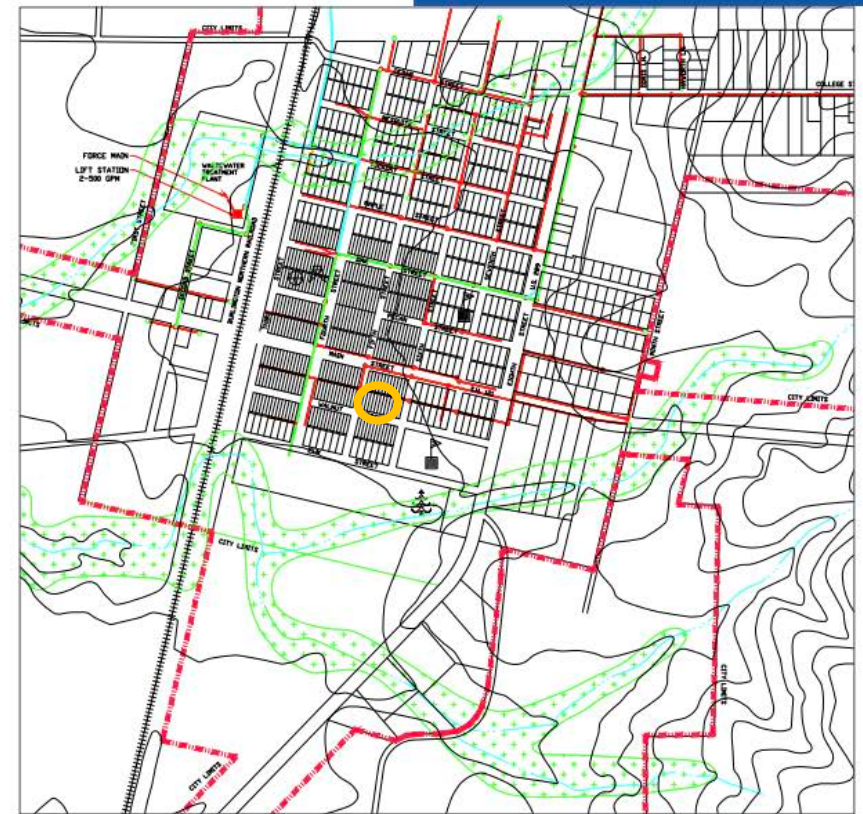
SOURCE:
GRAYSON COUNTY APPRAISAL
DISTRICT, 2021



Existing Wastewater/ Sanitary Sewer

- 6-INCH WASTEWATER LINE
- 8-INCH WASTEWATER LINE
- EXISTING MANHOLE
- + FLOODPLAIN

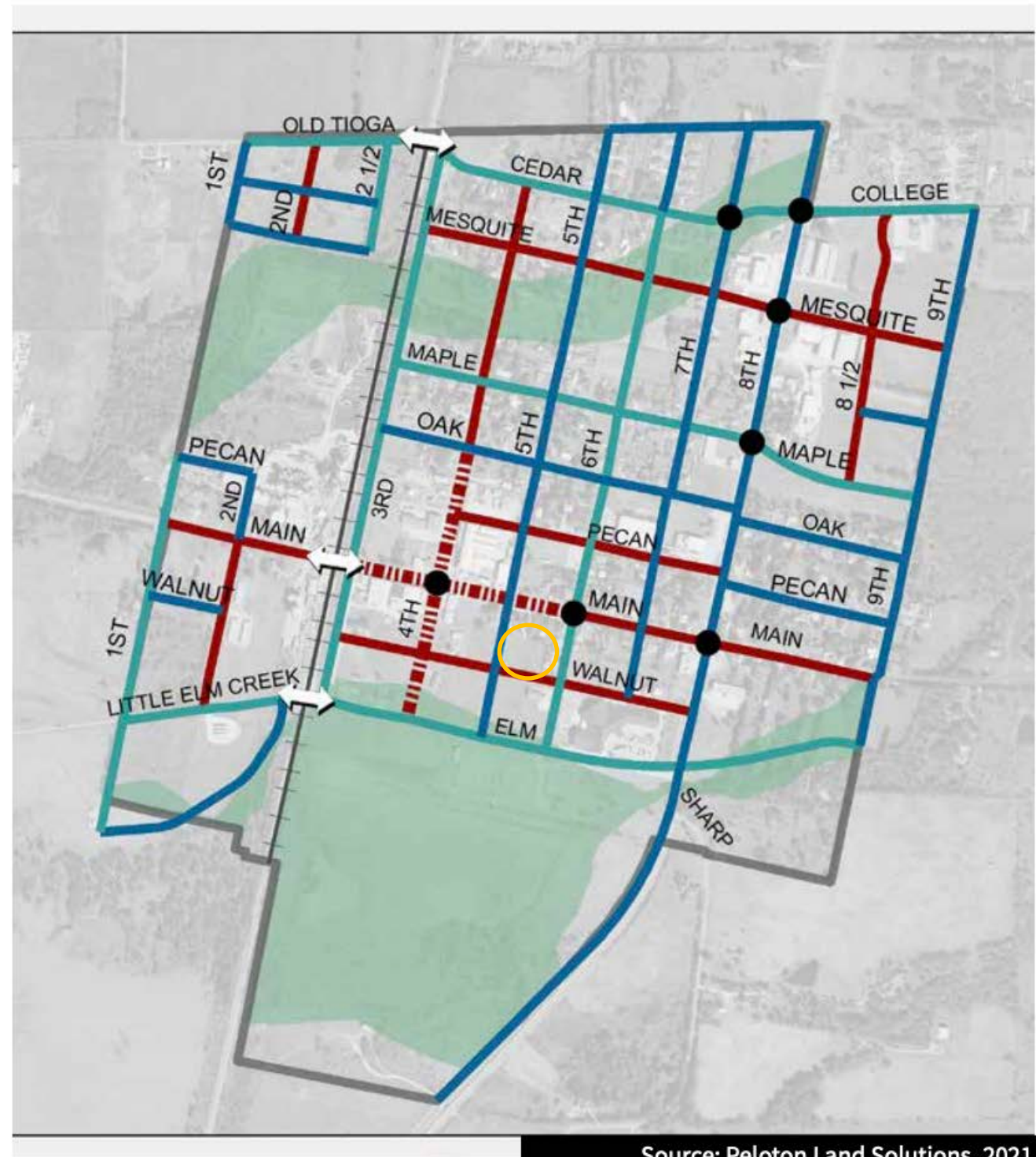
SOURCE:
CITY OF GUNTER, 2010
(MOST RECENTLY AVAILABLE)



Existing Water Facilities

- 4-INCH WATER LINE
- 6-INCH WATER LINE
- 8-INCH WATER LINE
- FIRE HYDRANT
- ⊥ WATER VALVE
- FLOODPLAIN

SOURCE:
CITY OF GUNTER, 2010
(MOST RECENTLY AVAILABLE)





PLACE OF BEGINNING

N. 5TH STREET
(UNIMPROVED STREET)

N 12°00'00" E 145.00'

S 77°55'07" E 225.00'

UNIMPROVED ALLEY

S 77°55'07" E 225.00'

VACANT LOT
32,625 sq. ft.
0.75 of an acre

N 77°55'07" W 225.00'

W. WALNUT STREET
(UNIMPROVED STREET)

N 77°55'07" W 225.00'

W. WALNUT STREET
(UNIMPROVED STREET)

1529 E I-30, STE. 103
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. W. WALNUT STREET, in the City of GUNTER, Texas.

SURVEY PLAT



Being Lots Sixteen (16) through Twenty-four (24), in Block Thirty Three (33) of the ORIGINAL TOWN PLAT of the City of Gunter, Texas, as shown by Plat of record in Volume 142, Page 56, Deed Records, Grayson County, Texas (D.R.G.C.T.), being the same land described in deed to Worldwide Business Holdings, LLC, recorded under Document No. 2013-16270 (D.R.G.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the East line of N. 5th Street (an unimproved street) and in the South line of an unimproved alley, at the Northwest corner of said Lot 24;

THENCE South 77 degrees 55 minutes 07 seconds East, with the said South line of said unimproved alley, a distance of 225.00 feet to a 1/2 inch yellow capped iron rod set at the Northwest corner of Lot 15 of said Block 33;

THENCE South 12 degrees 00 minutes 00 seconds West, a distance of 145.00 feet to a 1/2 inch yellow capped iron rod set for corner in the North line of W. Walnut Street (an unimproved street), at the Southwest corner of said Lot 15;

THENCE North 77 degrees 55 minutes 07 seconds West, a distance of 225.00 feet to a 1/2 inch yellow capped iron rod set at the intersection of the said North line of said W. Walnut Street and in the said East line of said N. 5th Street;

THENCE North 12 degrees 00 minutes 00 seconds East, with the said East line of N. 5th Street, a distance of 145.00 feet to the PLACE OF BEGINNING and containing 32,625 square feet or 0.75 of an acre of land.

ACCEPTED BY: _____

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, or visible and apparent easements. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'
Date: 06/13/2022
G. F. No.: 5134018468
Job no.: 202206769
Drawn by: CMR

LEGEND	
WOOD FENCE	---X---
CHAIN LINK	---X---
IRON FENCE	---X---
WIRE FENCE	---X---
CONCRETE	---X---
1/2" IRON ROD FOUND	○
1/2" YELLOW-CAPPED IRON ROD SET	○
3/4" IRON ROD FOUND	○
5/8" IRON ROD FOUND	○
PK NAIL FOUND	○
CABLE	---
CLEAN OUT	---
GAS METER	---
FIRE HYDRANT	---
LOOSE POLE	---
WATER VALVE	---
WATER METER	---
WATER METER	---
WATER VALVE	---
(UNLESS OTHERWISE NOTED)	



NOTE: BEARINGS ARE ASSUMED

Get In Touch

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Disclaimer

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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.

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.

_____ 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