

13132 N Hwy 78 • Blue Ridge, TX • 75424  
+/- 52 Acres

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Kay Clifton  
(972)562-8282  
kay@resmckinney.com



McKissick & Associates

972-562-9090  
www.resmckinney.com





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Property Photographs





LOOKING NORTHEAST



LOOKING NORTHWEST



LOOKING SOUTHWEST



LOOKING SOUTHEAST



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Property Aerials



# Property Information

Brokerage – Consulting – Development

## Price:

\$1,153,900.00

## Property Description:

Beautiful 52+ acres on State Highway 78 3.75 miles north of Blue Ridge, TX. Great investment opportunity. SH 78 is designated as a six lane major arterial. Property is fenced and ready for livestock and has a pipe stem fence running along Hwy 78. Several ponds on property. Eastern border of property is Desert Creek which attracts some wildlife. Easy access to SH 121 and Highway 380. There is a pipeline and easement near the eastern edge of property. Mineral rights are negotiable. **28 Acres to the South, which includes a house, are also for sale and can be purchased together or separately from this property for a total of 80 acres.**

## Location:

About 3.75 miles North of Blue Ridge on Highway 78. Easy access to U.S. Highway 380 and SH 121. US Hwy 78 is designated as a future principal 6 Lane Divided Highway.

## Size:

52.450 Acres

## School District:

Blue Ridge ISD

## Utilities and Zoning:

Septic and Co-Op water. Not zoned.

## City Information – Blue Ridge:

A great little town just off the beaten path. Geographically, we are part of the DFW Metroplex but it really is hard to remember the city is so close by when you live Blue Ridge. Small town life and Texas rural values are a big part of Blue Ridge culture. This is a place where getting to know your neighbors is still considered polite. If you live in the big city and are looking for a friendlier place to live, and a better place to raise children, then maybe you should drive out here and hang out for an afternoon. There is always something going on; a city parade, a community improvement project, holiday festival or just hanging out with your neighbors at a backyard barbecue. Find out for yourself why you should consider making Blue Ridge, Texas, your home.



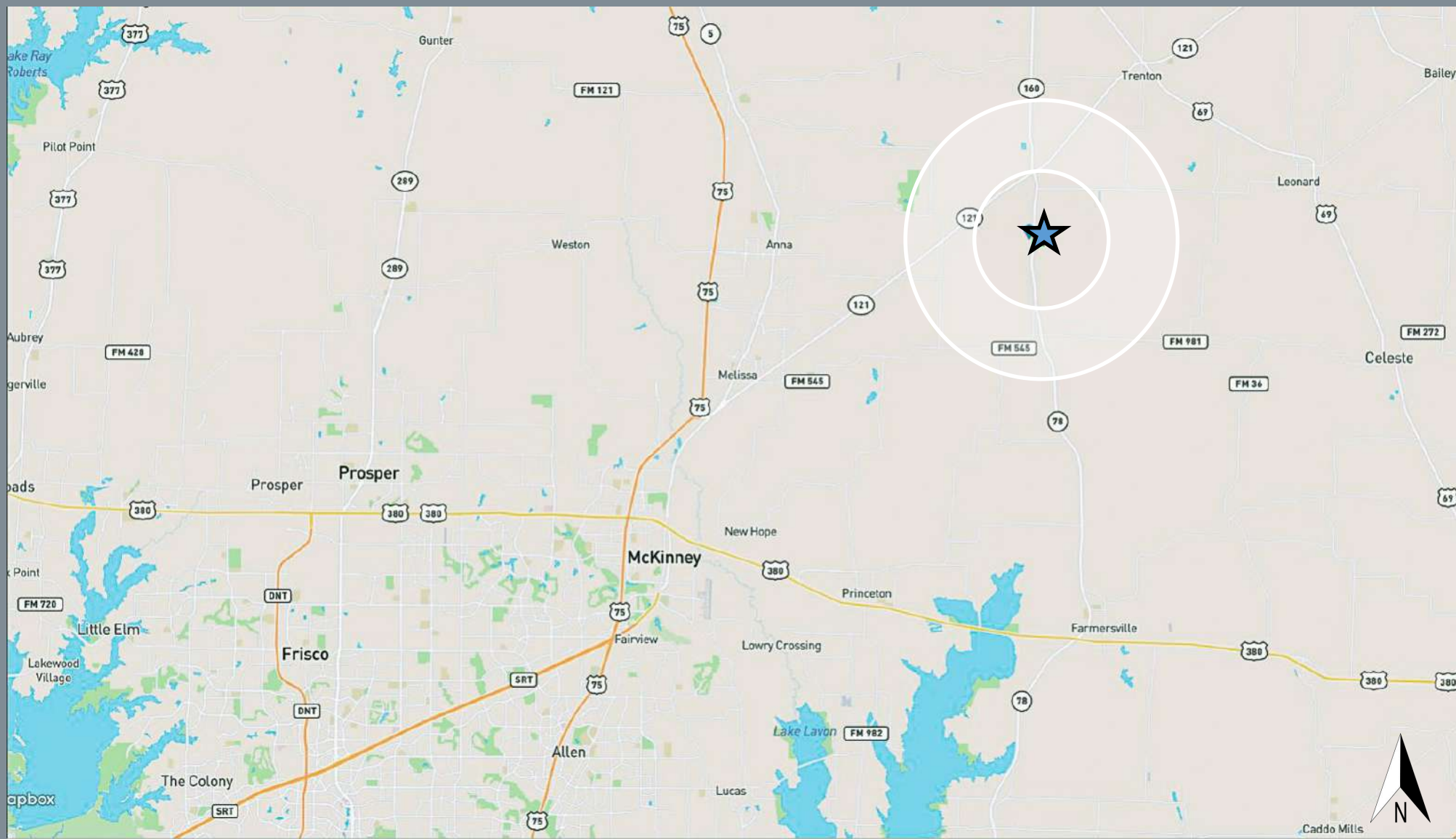
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Location Map

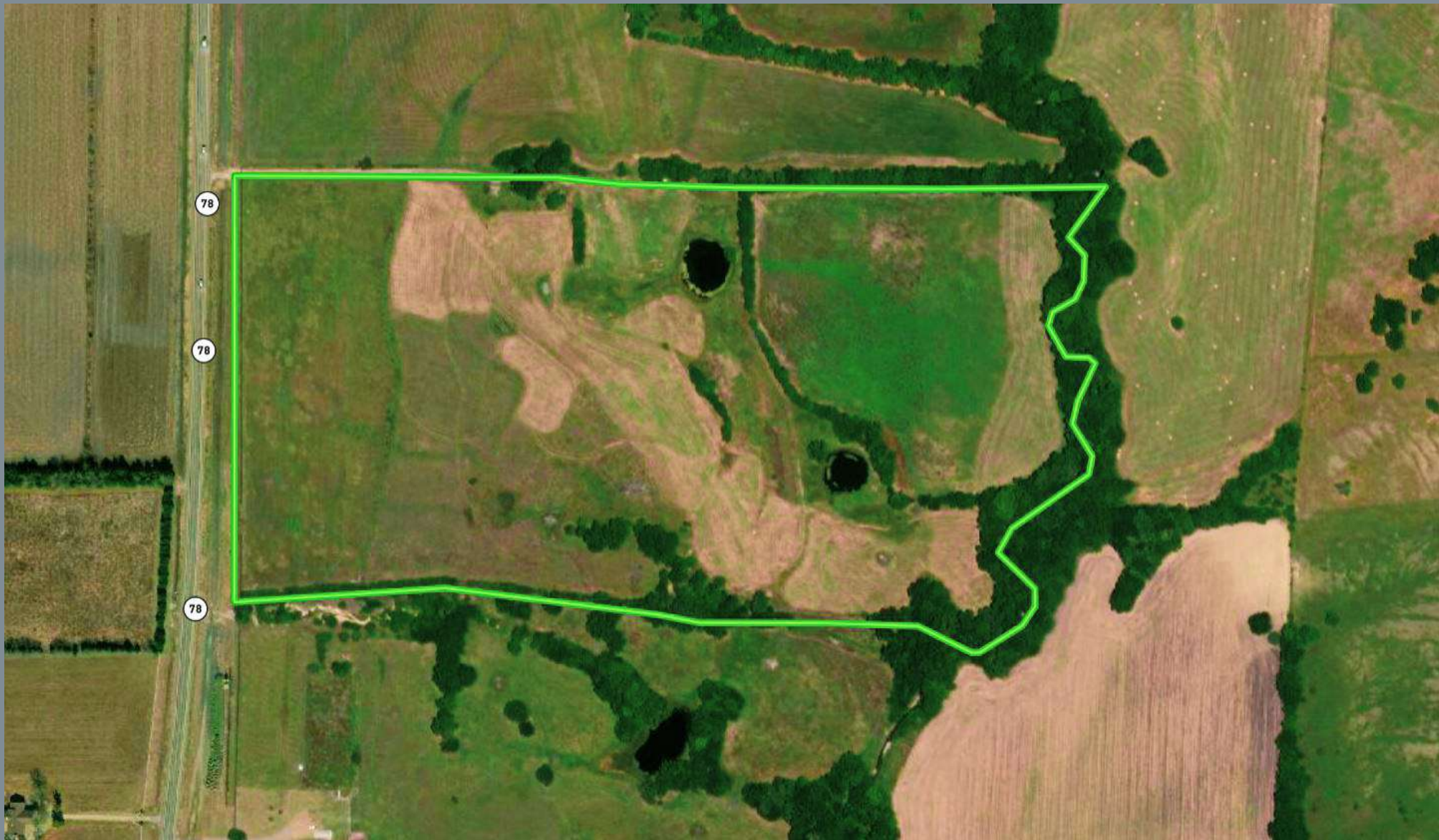


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Location Detail





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Aerial Map





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## Flood Plain Map





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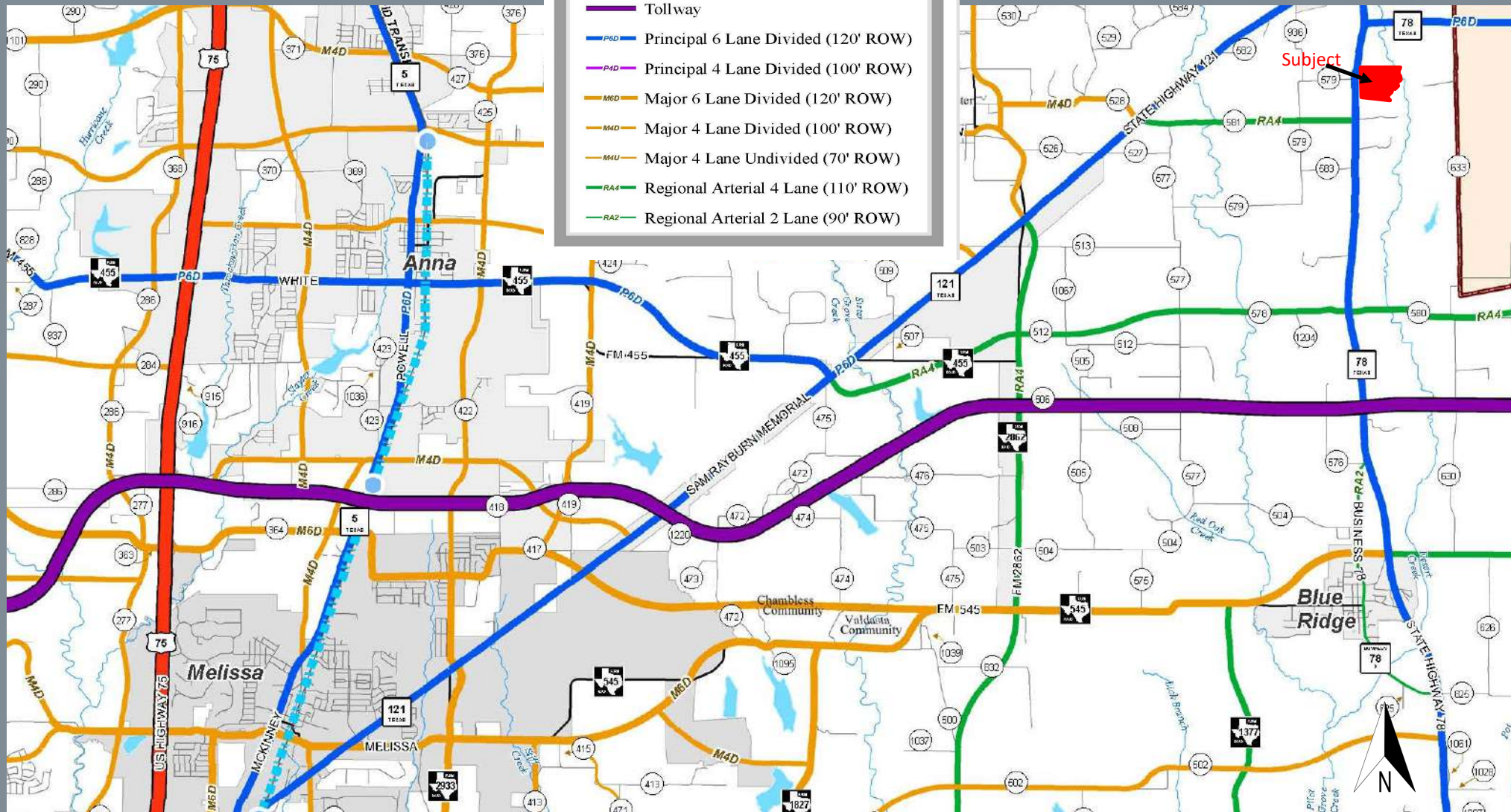
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## Topography Map



## Thoroughfare Plan

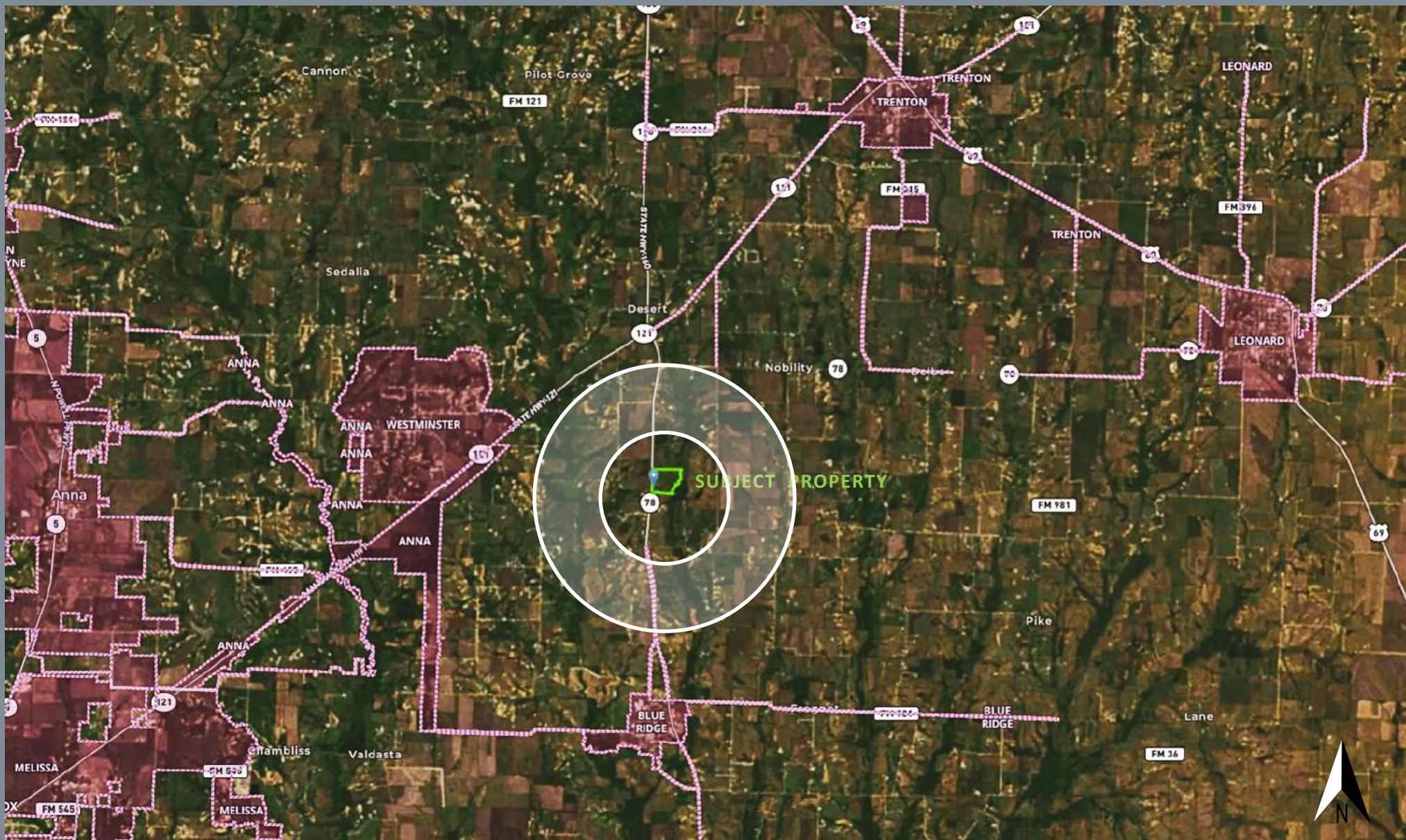
- Freeway
- Tollway
- P6D Principal 6 Lane Divided (120' ROW)
- P4D Principal 4 Lane Divided (100' ROW)
- M6D Major 6 Lane Divided (120' ROW)
- M4D Major 4 Lane Divided (100' ROW)
- M4U Major 4 Lane Undivided (70' ROW)
- RA4 Regional Arterial 4 Lane (110' ROW)
- RA2 Regional Arterial 2 Lane (90' ROW)



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Collin County Thoroughfare Plan





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Nearby Cities Map



# 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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License No.

Email

Phone

---

Designated Broker of Firm

License No.

Email

Phone

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Licensed Supervisor of Sales Agent/Associate

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License No.

Email

Phone

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Sales Agent/Associate's Name

License No.

Email

Phone

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Buyer, Seller, Landlord or Tenant

Date

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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP



McKissick & Associates

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

