



REAL ESTATE ADVISORS

www.avidrea.com
214.379.1040

**50 AC
ETJ
Available**

146 Sister Grove Rd
Van Alstyne, TX 75495

CONTACT BROKER FOR MORE INFORMATION:

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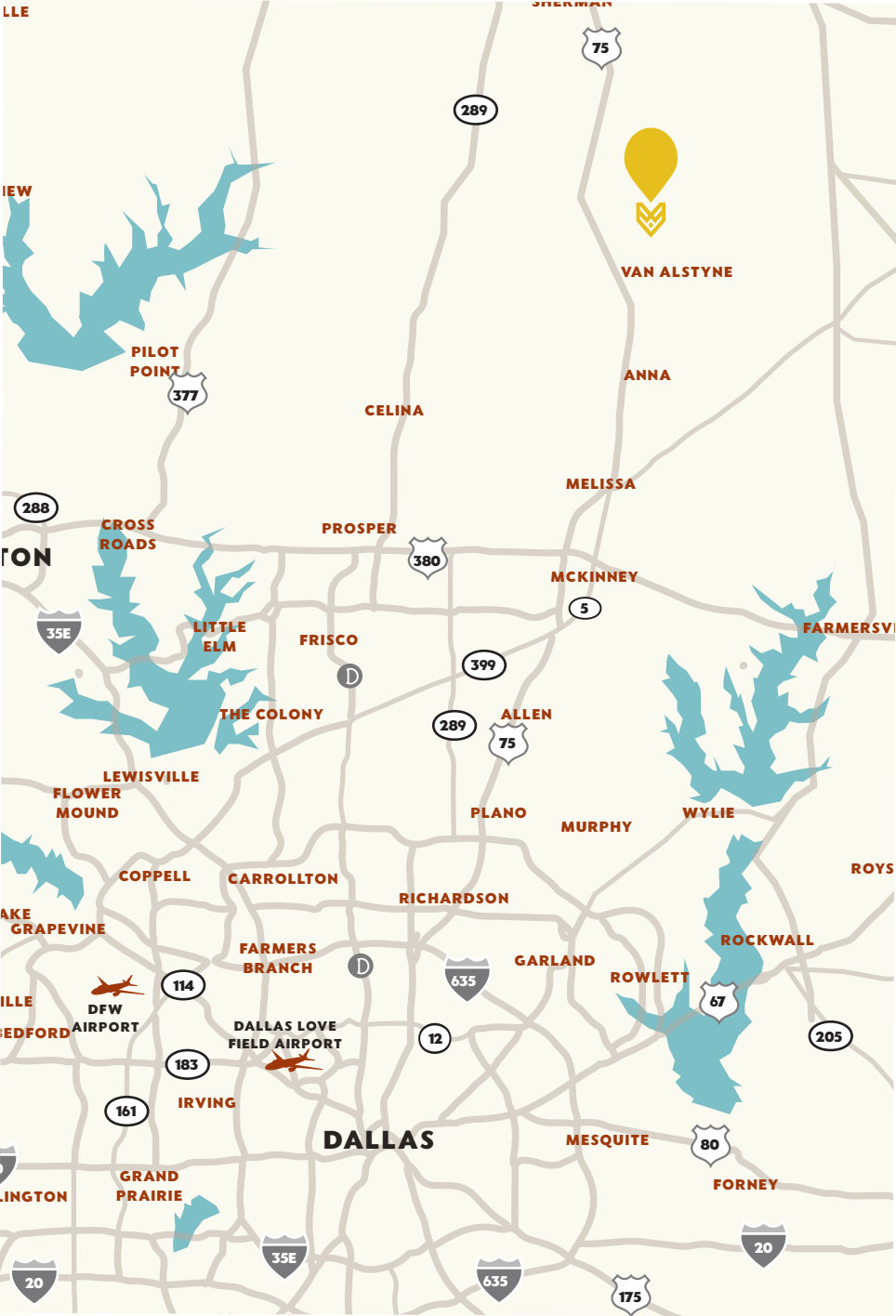


Property Details

LOCATION	146 Sister Grove Rd, Van Alstyne, TX 75495		
AVAILABLE	50 AC		
PRICE	Please call for pricing		
ZONING	ETJ		
HIGHLIGHTS	» Located in Van Alstyne ETJ (no zoning restrictions) » Full road frontage along 3 out of 4 boundaries » 160-lot concept plan » Located <1.5 miles from downtown Van Alstyne		
AREA RETAIL & TRAFFIC DRIVERS	Sonic, Anytime Fitness, Braum's, Mcdonald's, Golden Chick, O'Reilly Auto Parts, Jack in the Box, QuikTrip, Domino's, Dollar General		
TRAFFIC COUNTS	US-75 48,396 CPD 2024	TX-5 10,258 CPD 2024	

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	386	8,974	20,433
EST. POP GROWTH 2026-31	6.3%	6.2%	6.1%
MEDIAN AGE	39.0	38.8	37.1
NUMBER OF HOUSEHOLDS	137	3,396	7,327
AVG HOUSEHOLD INCOME	\$172,962	\$148,080	\$136,388
MED HOUSEHOLD INCOME	\$143,405	\$118,178	\$111,525



Zoom Aerial



e:\NTX-LAND\0549\2005SURVEY\290 Mapping\05495101.dwg 9/14/2026



2.	THE ADDRESS 144 SISTER GROVE RD WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THE SUBJECT TRACT.
3.	BY GRAPHIC PLOTTING ONLY SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION OF ZONE "X" (UNSHADED) AND ZONE "A" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 481810050F, DATED 09/29/2010 IN GRAYSON COUNTY, STATE OF TEXAS.
4.	(NOTE: THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND LIA SURVEYING, INC. ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT AN OPINION OR KNOWLEDGE OF THE PROBABILITY OF FLOODING.)
5.	NO ZONING LETTER OR REPORT HAS BEEN PROVIDED TO THE SURVEYOR. THE PROPERTY DOES NOT APPEAR TO LIE WITHIN CITY LIMITS OR HAVE A ZONING DESIGNATION.
6.	BUILDINGS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THE SUBJECT TRACT ARE AS SHOWN.
7.	VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.
8.	LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM FIELD SURVEY LOCATION OF PHYSICAL SURFACE STRUCTURES ONLY. LIA SURVEYING, INC. WAS NOT SUPPLIED AS-BUILT DRAWINGS OF CONSTRUCTED UTILITIES. LIA SURVEYING, INC. MAKES NO GUARANTEE NOR SHALL BE LIABLE THAT THE LOCATION OF UTILITIES SHOWN HEREON REPRESENTS THE EXACT LOCATION OF SUCH UTILITIES IN THE FIELD. LIA SURVEYING, INC. DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE THE COMPOSITION OR IN THE EXACT LOCATION INDICATED. HOWEVER, DOES CERTIFY THAT THEY ARE THE BEST IDENTIFIABLE UTILITIES BASED ON THE INFORMATION PROVIDED. LIA SURVEYING, INC. DOES NOT GUARANTEE THE ACCURACY OF THE CONNECTIONS. FOR FURTHER INFORMATION REGARDING LOCATION, DEPTH, SIZE OF UTILITIES, OR POINTS OF CONNECTIONS, CONTACT THE APPROPRIATE UTILITY COMPANY.
9.	TAX PARCEL INFORMATION OBTAINED FROM GRAYSON COUNTY WEBSITE: https://gis.bisnet.com/graysoncad . NO CERTIFICATION IS MADE TO THE ACCURACY OR CORRELATION OF THE INFORMATION.
10.	NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THE SUBJECT TRACT.
11.	NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THE SUBJECT TRACT.

1. **HORIZONTAL DATA:** BEARINGS ARE BASED UPON GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (NAD83 2011) EPOCH 2010, AS DETERMINED BY GPS SURVEY. ALL DISTANCES AND BEARINGS HEREON ARE THE RESULT OF THE APPLICATION OF A SURFACE ADJUSTMENT FACTOR OF 1.00012.

2. **EASEMENT & ENCUMBRANCE INFORMATION:** THE EASEMENTS AND OTHER RECORDED DATA SURFACE HEREON WERE OBTAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. THE COMMITMENT FOR TITLE INSURANCE WAS OBTAINED FROM LIA SURVEYING, INC. HAS NOT BEEN SUPPLIED A TITLE REPORT NOR HAS MADE AN INDEPENDENT TITLE SURVEY. LIA SURVEYING, INC. HAS BEEN ADVISED THAT THE COMMITMENT FOR TITLE INSURANCE SPECIFICALLY DISCLAIMS ANY ITEMS NOT SHOWN WHICH MAY OR MAY NOT BE OF PUBLIC RECORD, THAT MIGHT AFFECT THE PROPERTY SHOWN ON THIS SURVEY.

3. **THE TERM "CERTIFY" OR "CERTIFICATE"** AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF OPINION OR OPINIONS OF THE SURVEYOR AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, AND IS EXCLUSIVELY TO THE PARTIES TO THE SURVEY AND LIMITED TO THE PARTIES TO THE SURVEY. THE SURVEYOR HAS BEEN ADVISED THAT THE SURVEY HAS BEEN PREPARED FOR THE SOLE PURPOSE OF THE TRANSACTION INDICATED HEREIN. THE ABOVE REFERENCED TITLE COMMITMENT AND THE PARTIES LISTED THEREIN, THIS SURVEY, AND THE SURVEYOR'S OPINION, REPRESENTATION, AND CONCLUSIONS HEREON, SHALL BE THE SAME AS DESCRIBED IN THE SCHEDULE "A" OF THE TITLE COMMITMENT FOR TITLE INSURANCE.

4. **PLANIMETRIC FEATURES** SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY LIA SURVEYING, INC. ON **SEPTEMBER 10, 2025** AND WILL NOT REFLECT ANY CHANGES TO THE PHYSICAL SITE EITHER MANMADE OR NATURAL OCCURRENCES BEYOND STATED DATE. THIS SURVEY MAP REPRESENTS THE INFORMATION THAT THE SURVEYOR HAS OBSERVED AND MEASURED.

5. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
6. THE AREA SHOWN HEREON IS BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PERMITTED BY THE STATE OF TEXAS. THE ACCURACY OF THE BOUNDARY MONUMENTATION, ALL DISTANCES SHOWN HEREON ARE HORIZONTAL, GROUND SURFACE MEASUREMENTS AND EXPRESSED IN U.S. SURVEY FEET AND TENTHS OF FEET.
7. FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ARE THE DISTANCES TO THE INTERSECTION OF THE FENCE LINE WITH THE PROPERTY LINE.



BEING 51.196 ACRES OF LAND SITUATED IN THE CHARLES FOX SURVEY, ABSTRACT NO. 413, CITY OF VAN ALSTYNE, GRAYSON COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED TO GUY VICTOR JOHNSTON AND PAMELA JOHNSTON KIRKLAND (HEREINAFTER REFERRED TO AS "JOHNSTON TRACT") AS RECORDED IN COUNTY CLERK FILE NO. 2004-31133, OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH CAPPED IRON ROD STAMPED "4709 RPLS" FOUND FOR THE NORTHEAST CORNER OF LOT 5, BLOCK 1, SISTER GROVE II ADDITION, AN ADDITION TO THE CITY OF VAN ALSTYNE'S ETJ, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2024-219, PLAT RECORDS OF GRAYSON COUNTY, TEXAS, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SISTER GROVE ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 44°50'07" EAST, A DISTANCE OF 505.61 FEET TO A MAGNAIL SET AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID SISTER GROVE ROAD AND THE WEST RIGHT-OF-WAY LINE OF CATES ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE **POINT OF BEGINNING** FOR THE NORTHWEST CORNER OF SAID JOHNSTON TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 40, SISTER GROVE ADDITION, AN ADDITION TO GRAYSON COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2021-272 OF SAID PLAT RECORDS BEARS SOUTH 07°16'20" EAST, A DISTANCE OF 263.56 FEET;

THENCE SOUTH 00°42'45" WEST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 821.87 FEET TO A MAG-NAIL SET FOR THE NORTHEAST CORNER OF A 38.26 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO LORETTA SUE WALKER AS RECORDED IN COUNTY CLERK FILE NO. 2018-1300, OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS;

THENCE NORTH 89°12'09" WEST, WITH THE NORTH LINE OF SAID 38.26 ACRE TRACT, PASSING A FENCE POST FOUND AT 16.62 FEET FOR A TOTAL DISTANCE IN ALL OF 2700.51 FEET TO A MAG-NALE SITE WITHIN N LINCOLN PARK ROAD (A PRESCRIPTIVE RIGHT-OF-WAY), FOR THE NORTHWEST CORNER OF SAID 38.26 ACRE TRACT;

THENCE SOUTH 89°26'20" EAST, WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1689.36 FEET TO A MAG-NAIL SET, FROM WHICH A 3/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 6, GREENVIEW HEIGHTS SUBDIVISION, AN ADDITION TO GRAYSON COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN VOLUME 7, PAGE 66 OF SAID PLAT RECORDS BEARS NORTH 00°49'46" EAST, A DISTANCE OF 30.00 FEET:

THENCE SOUTH 88°46'27" EAST, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1011.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 51.196 ACRES (2,230,084 SQ. FEET) OF LAND.

TITLE INSURANCE POLICY ISSUED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
GF NO. MHT-63-2500824
EFFECTIVE DATE: AUGUST 16, 2026
ISSUED DATE: AUGUST 25, 2026

ITEM 10:
H. EASEMENT AND RIGHT-OF-WAY:
GRANTED TO: GENERAL TELEPHONE COMPANY OF THE SOUTHWEST
RECORDING NO: VOLUME 867, PAGE 286, O.P.R.G.C.T.
(DOES AFFECT AS SHOWN.)
I. EASEMENT AND RIGHT-OF-WAY:
GRANTED TO: SOUTH GRAYSON WATER SUPPLY CORPORATION
RECORDING NO: VOLUME 1107, PAGE 111, O.P.R.G.C.T.
(DOES AFFECT. EASEMENT CANNOT BE PRECISELY LOCATED AS DESCRIBED IN DOCUMENT.)

TO: ONYX VA50 PARTNERS, LP;
HARMONY BANK;
GUY VICTOR JOHNSTON;
PAMELA JOHNSTON KIRKLAND;
FIDELITY NATIONAL TITLE INSURANCE COMPANY

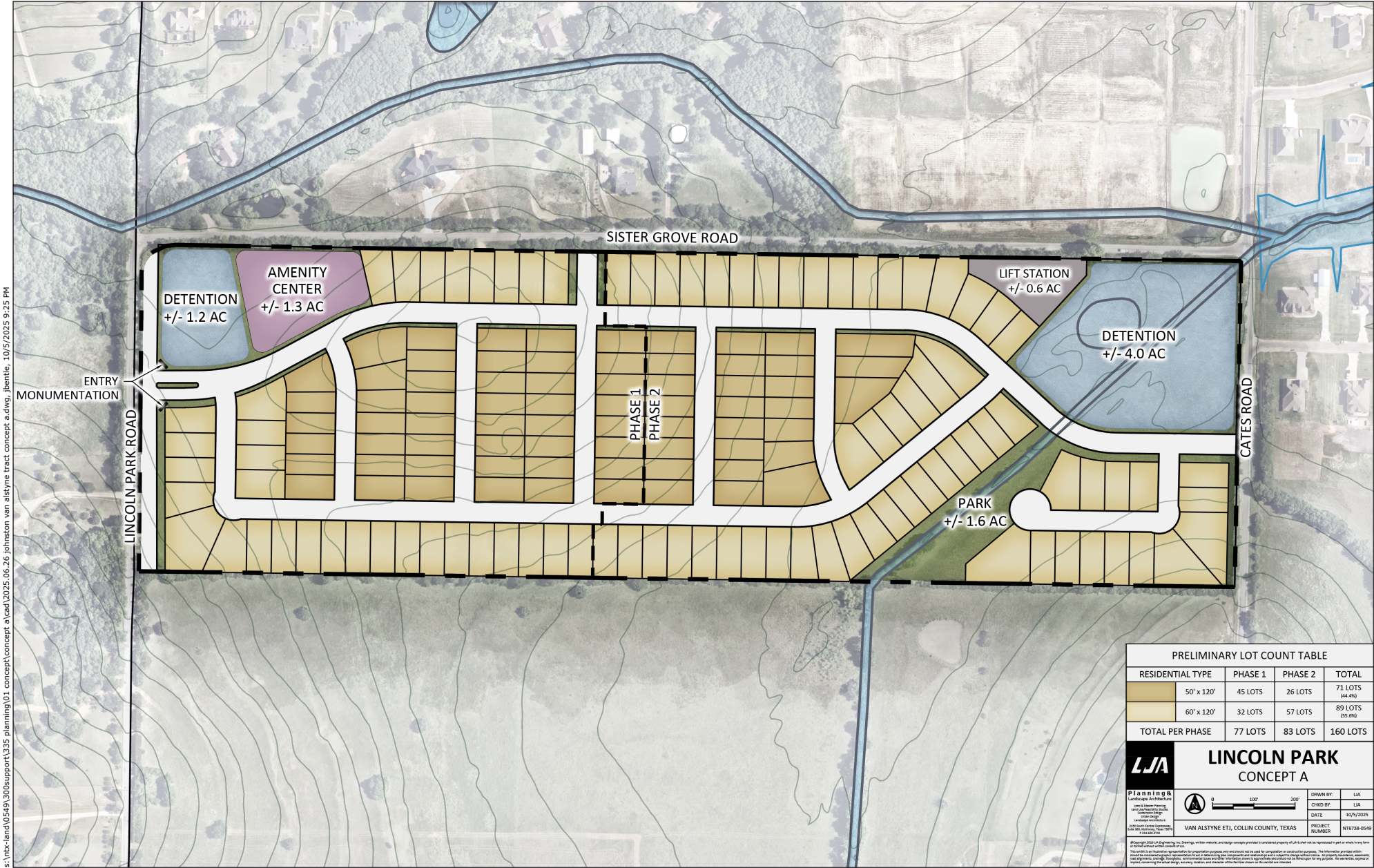
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5a, 8, 11a, 12, 16, 17, AND 18 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 30, 2025

Ethan Hicks
 ETHAN EARL HICKS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 7181
 DATE OF MAP: 8/26/2026
 DATE OF LAST REVISION: 9/14/2026

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Concept Plan



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Information About Brokerage Services

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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.

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.

Avid Real Estate Advisors, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Ryan Jordan

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License No

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#622105

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Phone

Licensed Supervisor of Sales Agent/Associate

License No

E-mail

Phone

Sales Agent/Associate's Name

License No

E-mail

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate
Information available at www.trec.texas.gov

IABS