



McKissick & Associates

Brokerage · Consulting · Development
972-562-9090
www.resmckinney.com

US Hwy 380

McKinney TX | 75071

ASKING \$

\$2,881,494

TYPE

LAND

ACREAGE: 3.78 +/-

\$/SF:

\$17.50SF

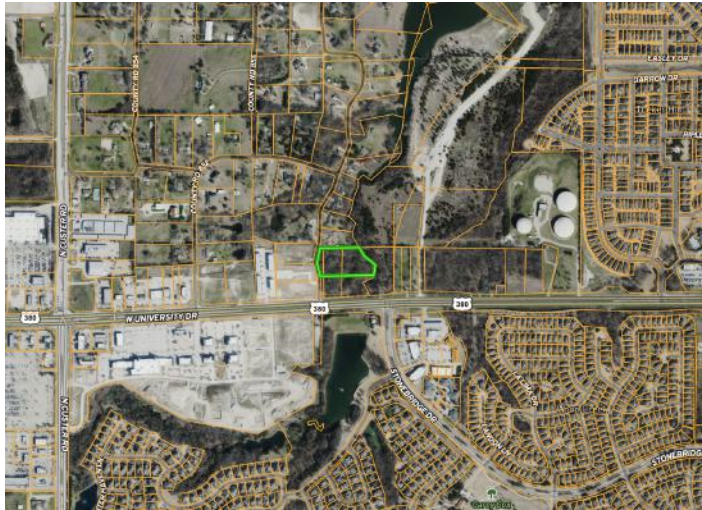
Information contained herein is deemed reliable but not guaranteed by Broker or Owner and should be verified.



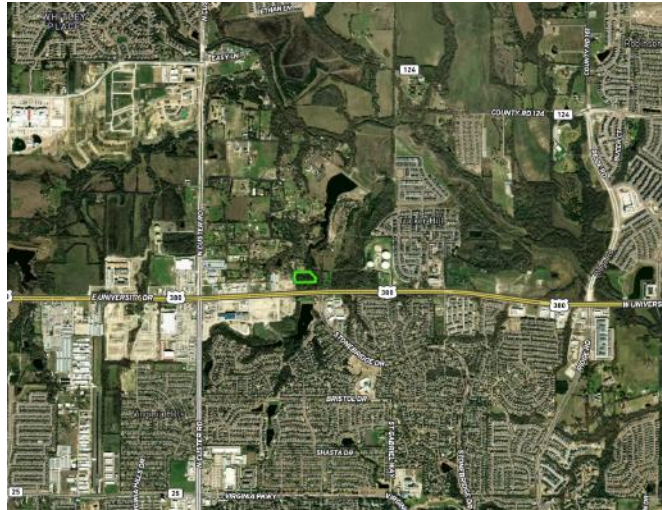
TIGHT AERIAL



WIDER AERIAL




WIDE AERIAL



OVERVIEW

Prime property with 505 ft of desirable frontage on Highway 380. Adjacent to the New mixed use development West Grove Development. Wooded with creek running to the east of the property making possible creek view lots for residences or office spaces. Water stub outs along 380. Heavily treed. Access to property is from County Road 856. Includes Parcels 973432, 973441, 966477. Future planning Suburban Mix - Neighborhood and Light Commercial.

3.78 Acres | Collin County | McKinney



Corey Homer
Associate

Contact
O: (972) 562-9090 | M: (469) 667-6587

Message
chomer@resmckinney.com

Address
1833 W. Hunt #102,
McKinney, TX 75069





FEMA FLOOD MAP



CONTOUR LINES MAP




SURFACE WATER

OVERVIEW

After ROW takes, there is approximately 3.78 acre remain with frontage on the future US 380 ByPass. Currently zoned AG.

3.78+/- Acres | Collin County | McKinney



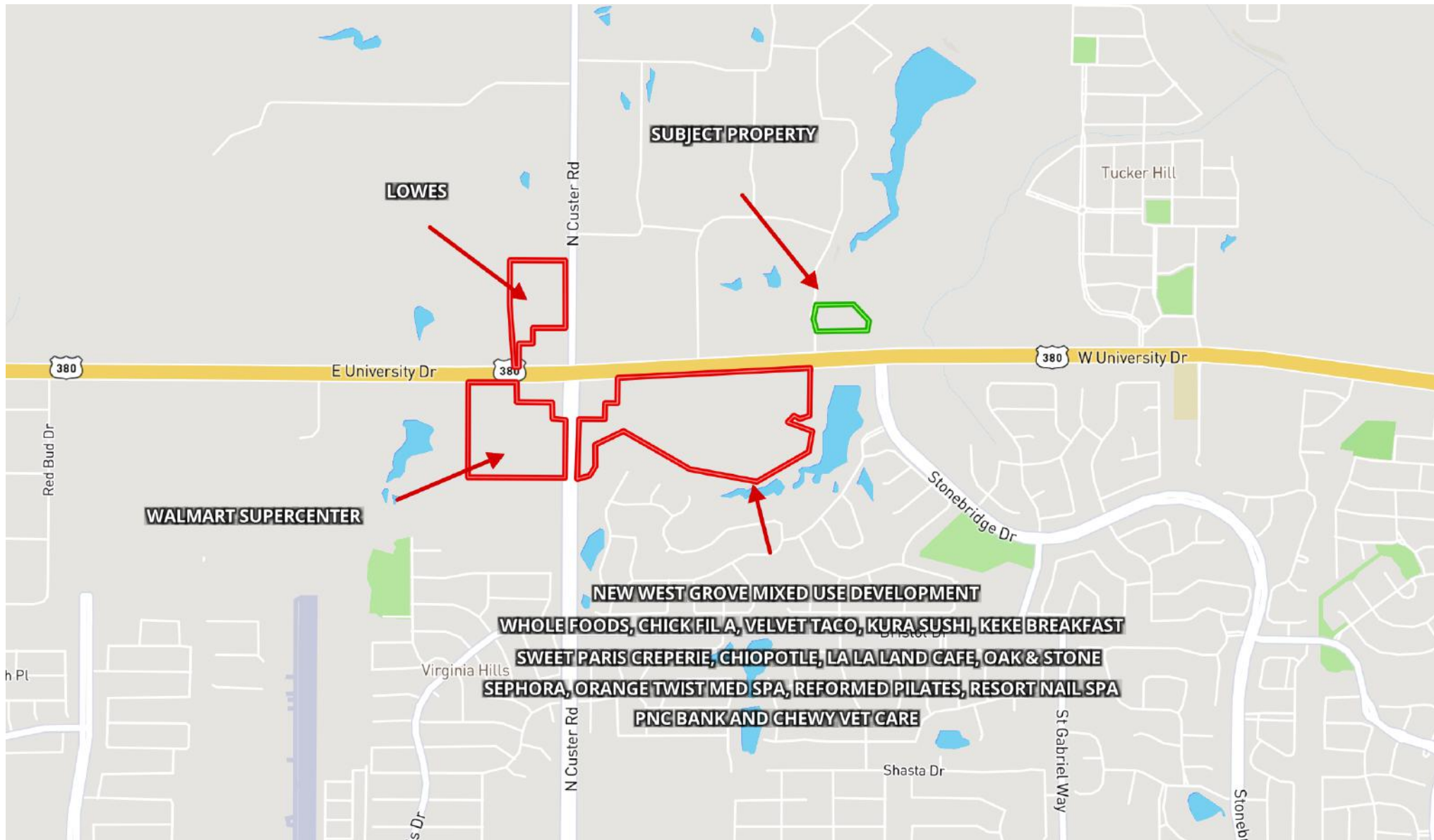
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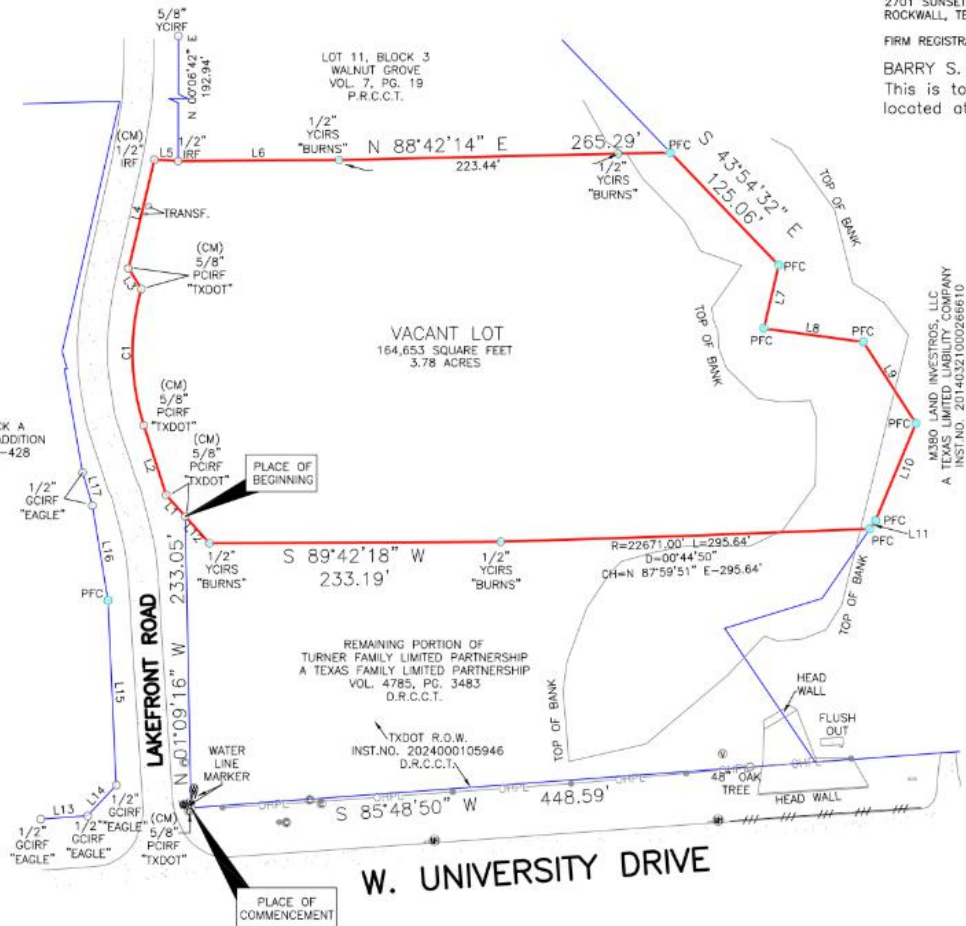
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2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75082

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. UNIVERSITY DRIVE, in the city of MCKINNEY, Texas.

SURVEY PLAT



BEING a part of Lot 11, Block 3, Walnut Grove Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 7, Page 19, Plat Records, Collin County, Texas (P.R.C.C.T.), being a portion of a tract of land described in deed to Turner Family Limited Partnership, a Texas family limited partnership, recorded in Volume 4785, Page 3483, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described by the following metes and bounds description.

COMMENCING at a 5/8 inch purple-capped iron rod stamped "TXDOT" found for corner at the intersecting North line of W. University Drive and the East line of Lakefront Road, being the Southwest corner of said Turner Family Limited Partnership

THENCE North 01 degrees 09 minutes 16 seconds West, a distance of 233.05 feet to a 5/8 inch purple-capped iron rod stamped "TXDOT" found for corner, in the East line of said Lakefront Road, being a Southwest corner of herein described tract of land, and being the PLACE OF BEGINNING;

THENCE North 41 deg. 52 min. 11 sec. West, a distance of 23.00 feet to a 5/8 inch purple-capped iron rod stamped "TXDOT" found for corner;

THENCE North 17 deg. 47 min. 24 sec. West, a distance of 58.48 feet to a 5/8 inch purple-capped iron rod stamped "TXDOT" found for corner, being the beginning of a curve to the right having a central angle of 33 deg. 34 min. 13 sec., a radius of 189.00 feet, and a chord bearing and distance of North 01 deg. 00 min. 16 sec. West, 109.16 feet;

THENCE Northwest along said curve to the right an arc distance of 110.74 feet to a 5/8 inch purple-capped iron rod stamped "TXDOT" found for corner;

THENCE North 32 deg. 14 min. 29 sec. West, a distance of 19.25 feet to a 5/8 inch purple-capped iron rod stamped "TXDOT" found for corner;

THENCE North 13 deg. 24 min. 18 sec. East, a distance of 89.33 feet to a 1/2 inch iron rod found for corner;

THENCE South 86 deg. 42 min. 07 sec. East, a distance of 19.00 feet to a 1/2 inch iron rod found for corner at the Southwest corner of Lot 11 of said Block 3 of Walnut Grove addition;

THENCE North 89 deg. 38 min. 45 sec. East, a distance of 128.84 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set for corner in the South line of said Lot 11;

THENCE North 88 deg. 42 min. 14 sec. East, passing at a distance of 223.44 feet a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set on line for reference and continuing for a total distance of 265.29 feet to a point for corner a West line of a tract of land described in deed to M380 Land Investors, LLC, a Texas limited liability company, recorded under Instrument No. 20140321000266610 (D.R.C.C.T.), at the Southeast corner of said Lot 11;

THENCE South 43 deg. 54 min. 32 sec. East, a distance of 125.06 feet to a point for corner;

THENCE South 13 deg. 17 min. 49 sec. West, a distance of 51.86 feet to a point for corner;

THENCE South 82 deg. 15 min. 08 sec. East, a distance of 80.40 feet to a point for corner;

THENCE South 32 deg. 52 min. 55 sec. East, a distance of 77.46 feet to a point for corner;

THENCE South 22 deg. 35 min. 18 sec. West, a distance of 84.04 feet to a point for corner;

THENCE South 34 deg. 27 min. 57 sec. West, a distance of 8.24 feet to a point for corner, being the beginning of a curve to the right having a central angle of 00 deg. 44 min. 50 sec., a radius of 22671.00 feet, and a chord bearing and distance of South 87 deg. 59 min. 51 sec. West, 295.64 feet;

THENCE Southwesterly along said curve to the right an arc distance of 295.64 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set for corner;

THENCE South 89 deg. 42 min. 18 sec. West, a distance of 233.19 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set for corner;

THENCE North 41 deg. 48 min. 09 sec. West, a distance of 28.89 feet to the PLACE OF BEGINNING and containing 164,653 square feet or 3.78 acres of land.

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.00	N41°52'11"W
L2	58.48	N17°47'24"W
L3	19.25	N32°14'29"W
L4	89.33	N13°24'18"E
L5	19.00	S86°42'07"E
L6	128.84	N89°38'45"E
L7	51.86	S13°17'49"W
L8	80.40	S82°15'08"E
L9	77.46	S32°52'55"E
L10	84.04	S22°35'18"W
L11	8.24	S34°27'57"W
L12	28.89	N41°48'09"W



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CH. BEAR & DIST.
C1	110.74	189.00	33°34'13"	N01°00'16"W-109.16

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

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 distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'

Date: 11-11-2024

G. F. No.: N/A

Job no.: 202409029

Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ED TURNER, TURNER FAMILY LIMITED P/S 11-18-2024-REVISED BOUNDARY

LEGEND	
WOOD FENCE	--- IRON FENCE ---
CHAIN LINK	-O- WIRE FENCE -X-
BOUNDARY LINE	---
EASEMENT SETBACK	---
CM - CONTROLLING MONUMENT	
MFD - MONUMENT OF RECORD DIGNITY	
POINT FOR CORNER	
1/2" YELLOW-CAPPED IRON ROD SET	
STAMPED "BURNS SURVEYING"	
X-CUT FOUND OR SET (AS NOTED)	
FENCE POST FOR CORNER	
MONUMENT FOUND ON	
C - CABLE	E - ELECTRIC
G - CLEAN OUT	PE - POOL EQUIP
M - GAS METER	P - POWER POLE
T - TREE W/ROTANT	TD - TELEPHONE
L - LIGHT POLE	W - WATER METER
MH - MANHOLE	WV - WATER VALVE
(UNLESS OTHERWISE NOTED)	



[Signature]



2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 B. McKissick	0140928	cmckissick@resmckinney.com	(972)562-9090
Designated Broker of Firm	License No.	Email	Phone
Charles B. McKissick	0140928	cmckissick@resmckinney.com	(972)562-9090
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
COREY RICHARD HOMER		chomer@resmckinney.com	(972)562-9090
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

RES IABS

Social Living Real Estate Building, P.O. Box 988 McKinney, TX 75070

Phone: 214-651-9700

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