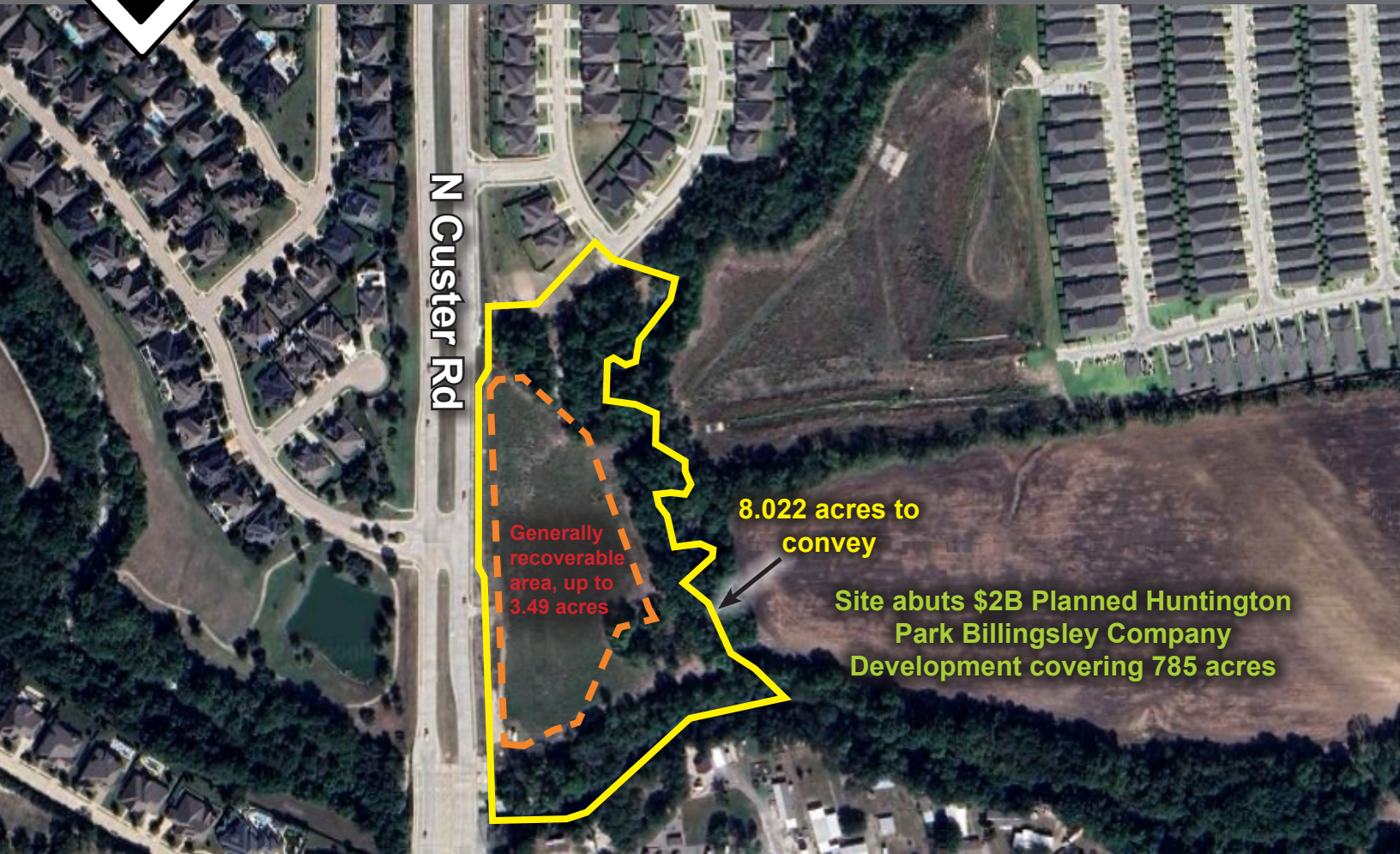




3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX



For Sale 8.022 acres - Up to 3.49+/- Acres Recoverable out of Flood
Ideal for office and retail commercial uses

- Adjacent to western side of Billingsley's future master planned 785 acre Huntington Park 2 billion dollar high density, upscale development project - final zoning approved by City in June 2025. Will connect by walk paths.
- Flood reclamation engineering completed along with city approvals - buyer responsible for actual dirtwork and to get LOMR from FEMA.
- Approximately 1,000' of available Frontage on N Custer Road between US 380 and Prosper Trail / Bloomfield Rd.
- Median Home Value approximately \$550,000 within 3 miles
- Custer road very recently widened to 4 lanes. Median cut in place
- Massive population boom expected with multiple developments planned around future 380 Bypass route at Bloomdale

Zoning In a PD currently. Buyer responsible for rezoning to C2 zoning for retail / office uses.

Traffic counts No accurate counts as road was widened to 4 lanes in late 2023 Count was 23,526 in 2023.

| Demographics | 1 mile | 3 miles | 5 miles |
|-----------------------|-----------|-----------|-----------|
| Population | 2,990 | 54,173 | 163,494 |
| Median Household Inc. | \$213,684 | \$146,691 | \$140,268 |

Call for Pricing - Brian Scott - 817-721-6009

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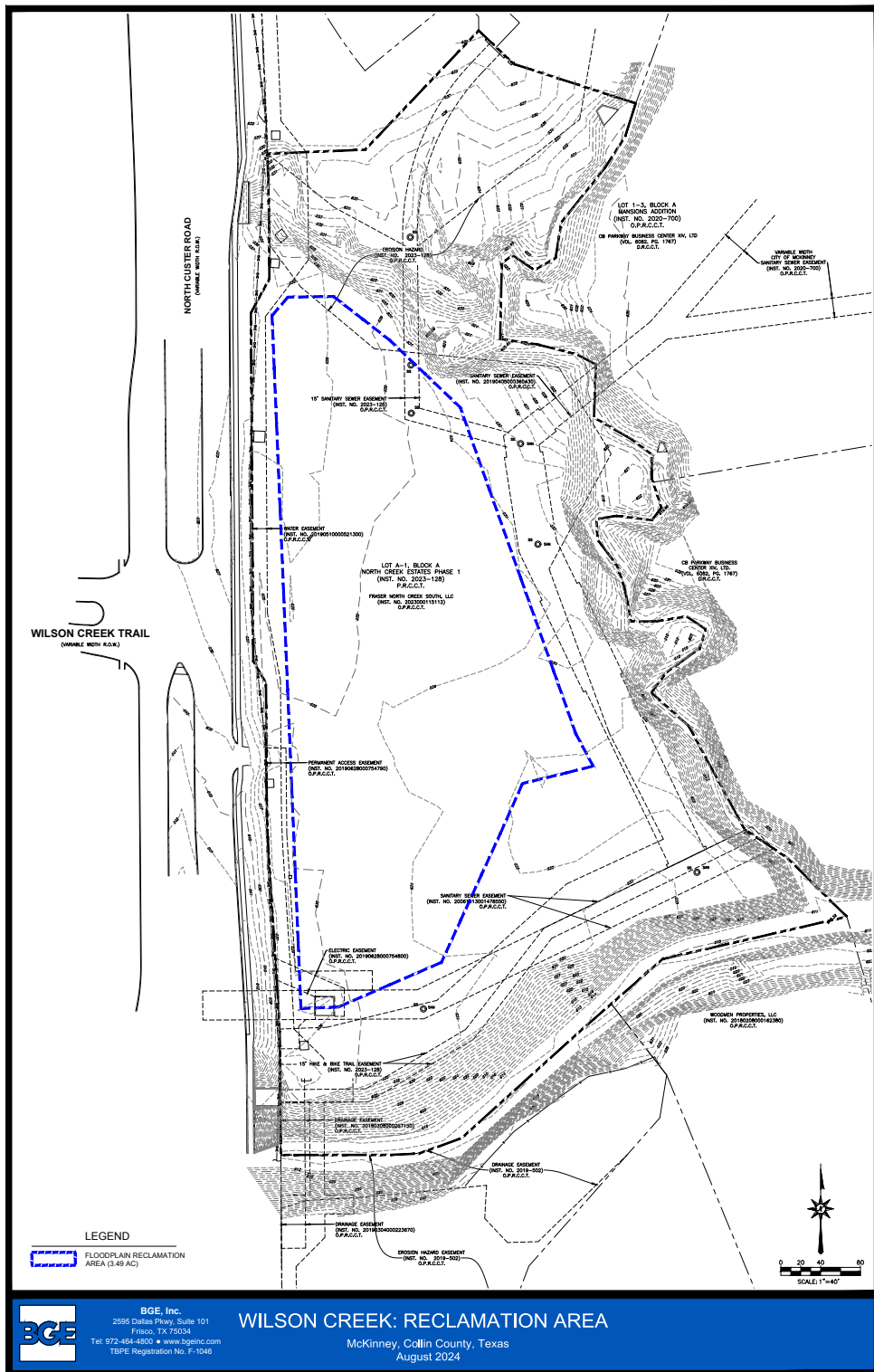
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3.49 acres reclamation engineering studies prepared by BGE and approved by City in October 2024. Ready for dirt work and final LOMR application steps.



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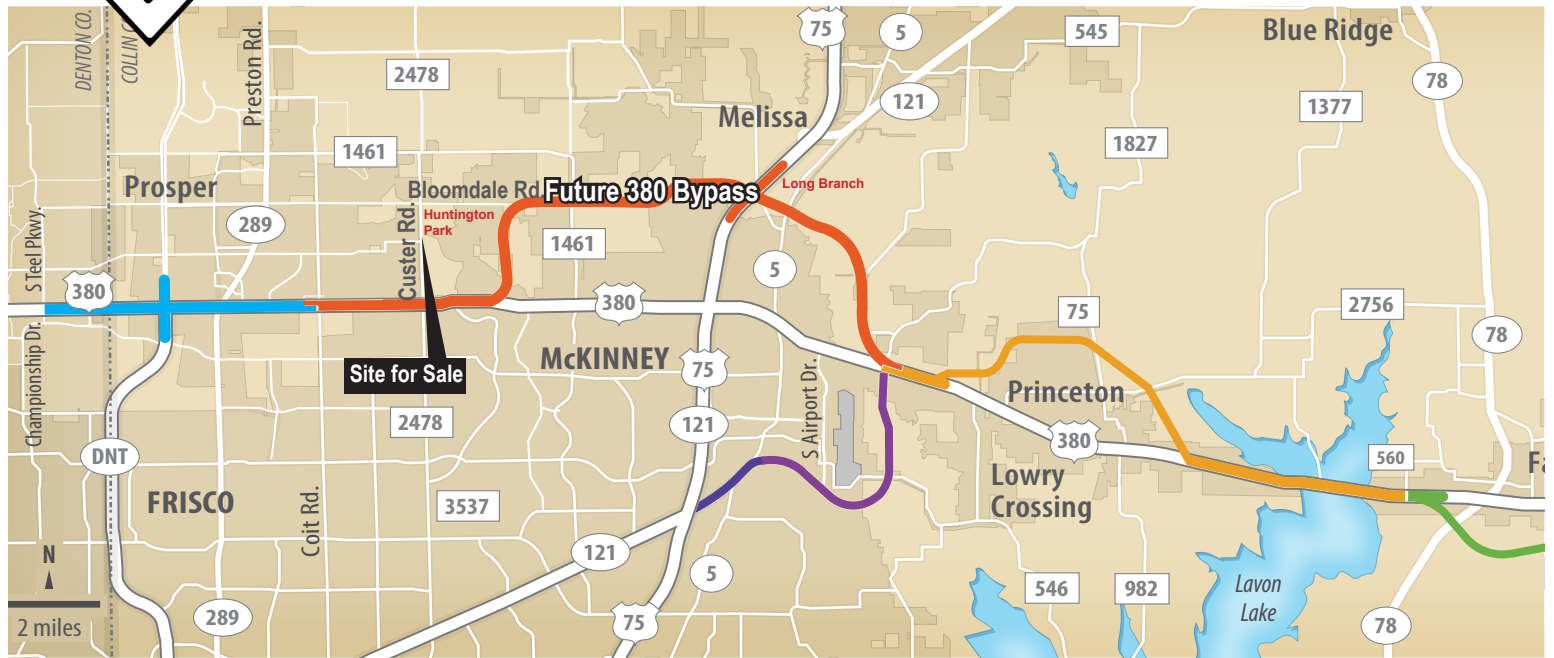
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The future 380 Bypass to alleviate traffic congestion on Highway 380 is spurring major new mixed use project developments in the area.

The 8 acres for sale abuts to Billingsley Company's planned Two Billion Dollar 785 acre Huntington Park project. Huntington Park will extend from the subject site to the west, north to Bloomdale and the proposed 380 Bypass to the east. The Huntington Park master planned project when complete will have 375 acres for single-family homes, 92 acres for apartments (including unique brownstone-style townhomes and urban multifamily units), and 175 acres for commercial development. The 380 Bypass project portion in McKinney acquisition and utilities will be complete and then out to roadwork bid in 2027.

Dallas-based real estate firm Creation Equity plans to start construction this year on Long Branch, a \$1.3 billion mixed-use development that will transform the northwest corner of U.S. Highway 75 and the future U.S. 380 bypass in McKinney into a walkable destination. The 155-acre project will include 1,600 apartment units, 135,000 square feet of retail space anchored by a 65,000-square-foot grocer, 318,600 square feet of office space across two six-story buildings, a 100-room hotel, trails and a 910-space parking garage, according to an April 22 announcement.

McKinney National Airport (TKI) broke ground on a new 45,000 sf passenger terminal. Having served as a general aviation airport for over 40 years, TKI took a giant step forward to deliver commercial airline service in support of the growing population and ongoing business investment in the region. Expected to serve over 200,000 people daily.

WalletHub named McKinney the #1 real estate market in the nation in 2025 out of 300 cities.

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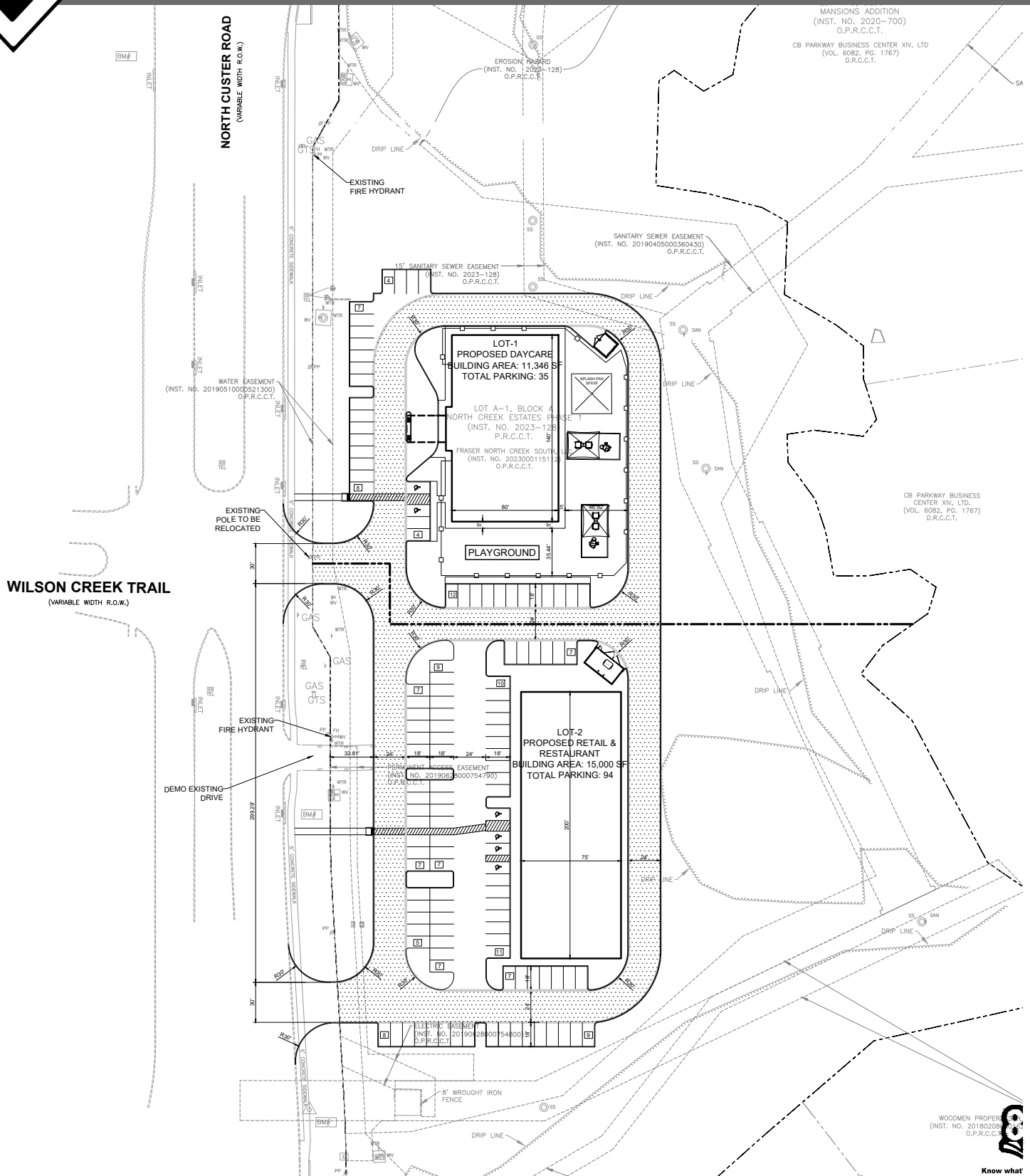
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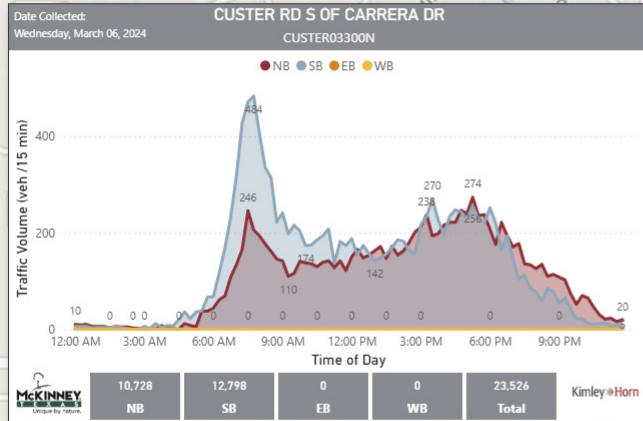


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N Custer Rd, North of Hwy 380 | McKinney, TX

McKinney 2023 Citywide Count Program

CUSTER - CUSTER RD S OF CARRERA DR

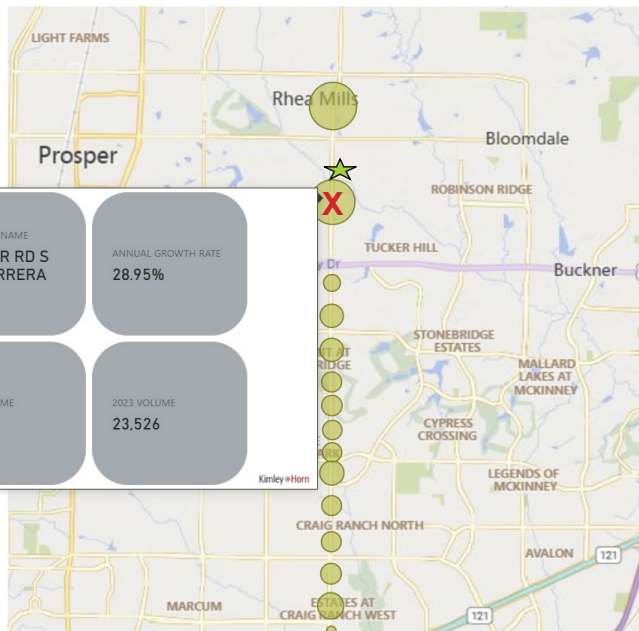


23,526 vpd was the traffic count on March 6, 2024 when the road widening to 4 lanes was just completed.

2021 to 2023 Growth Rates

CUSTER - MULTIPLE COUNT LOCATIONS

Positive or Negative ● NEGATIVE ● POSITIVE



Traffic data near site shows explosive traffic growth increasing 29% annually from 2021 to 2023, growing from 14,149 to 23,526. Traffic counts south of University exceed 30,000 vpd so these levels would be expected in the near future as the road construction just completed in early 2024.

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3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX

Subject property

Recently completed road widening to 4 lanes with median cut in front of property. Property is generally level but will require dirt work to bring it out of the flood plain. Reclamation engineering study has been completed. Property has been replatted and rezoned to C2.

Huntington Park Future \$2B
Master Planned Community to be
connected by 10' wide walkpath

8.022 acres (~3.49 acres reclaimable for development)

Custer Road

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3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX



Huntington Park Future \$2B
Master Planned Community to be
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8.022 acres (~3.49 acres reclaimable
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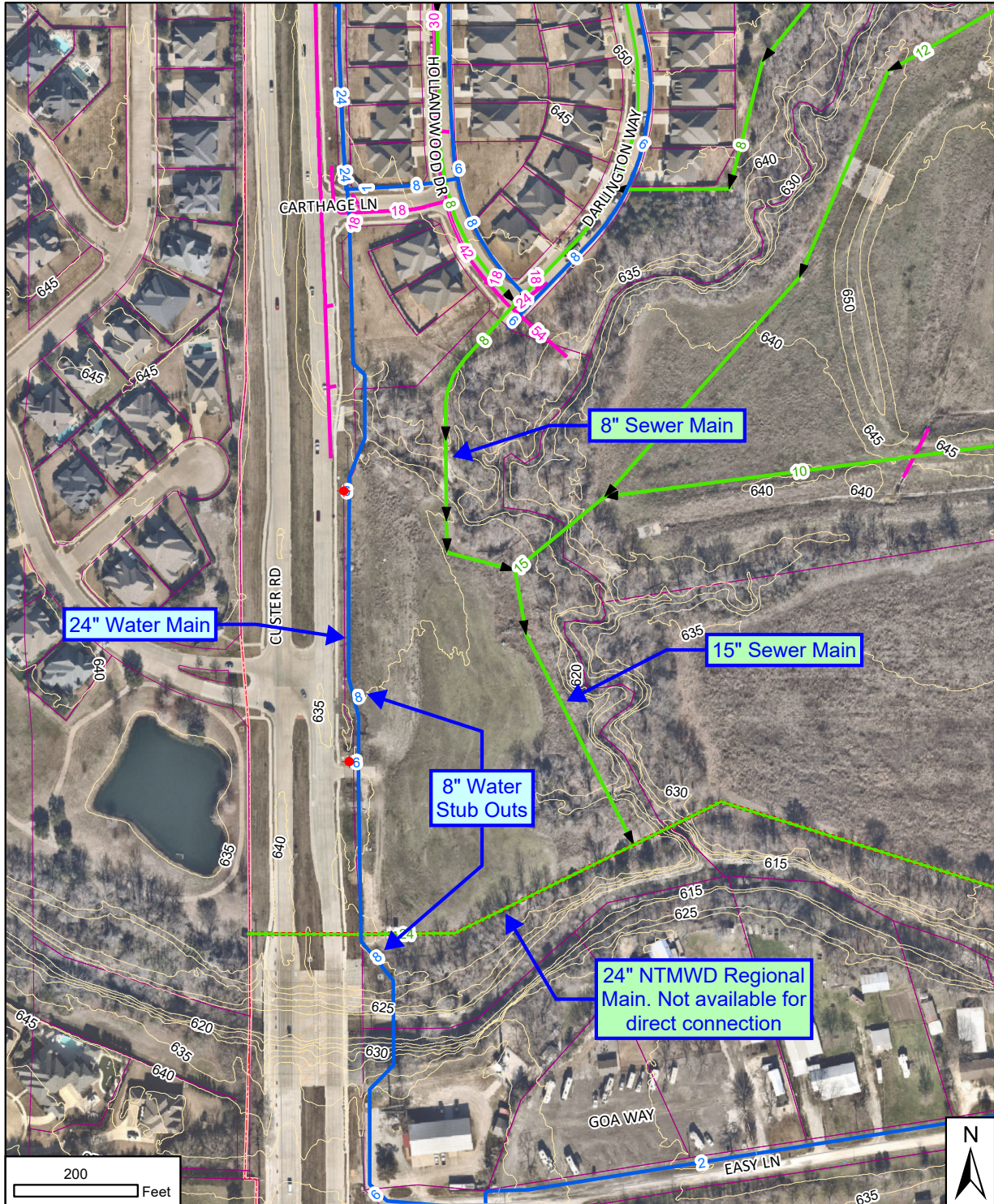


3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX

3716 N Custer Road Infrastructure Map

City of McKinney - Engineering
Review by: Ryan Hunter, P.E.
rhunter@mckinneytexas.org
972-547-7433



Date: 1/26/2024

DISCLAIMER: This map and information contained within it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees, for any discrepancies, errors, or variances which may exist.

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Frequently Asked Questions

Will it be delivered as a finished pad ready for development?

It will be sold as/is. Any development work from this point forward will be the responsibility of the buyer. The engineering is really as far as it can go before dirt work.

Can you explain the LOMR (FEMA Letter of Map Revision) process

I am not a LOMR expert. Do your own due diligence.

This LOMR process is fairly typical in the development world and most engineers should be familiar. The engineering work pre-development is done. Once the dirt work is completed to specs and meets with city approval, FEMA can approve the LOMR, but that process can be lengthy. All LOMR process will happen after closing and the sale is not subject to LOMR approval.

The owner hired BGE, a national engineering firm, and invested heavily to date to get the land through the city mandated flood studies. The City has pronounced the BGE-prepared No Rise study of FEMA floodplain / floodway along with a fully developed flood study complete and 'conditionally accepted' it for the project. This includes floodplain/floodway modeling along both Wilson Creek and Wilson Creek Tributary 14. The conditional acceptance was received in October of 2024 and is valid for 5 years.

The land was final platted this year. The modeling must be reviewed and assembled together with the application forms, an intermediate model reflecting the widened Custer Road (this is not reflected in the current FEMA mapping and profile) and a narrative document prepared for submittal to the City and FEMA. Further changes to hydraulic modeling should not be required at this stage as the modeling generally conforms to the City and FEMA requirements for updates.

The formal Letter of Map Revision submittal, first to the City, must take place after completion of earthwork and its successful approval by the City will hinge on proper placement of earthwork in accordance with the established boundaries and proper certification of compliance with earthwork compaction and moisture control requirements. Because the corrected model does not demonstrate rise in floodplain due to the project, a conditional LOMR (CLOMR) application to FEMA (pre-project) is not required.

A LOMR will show the land has been reclaimed out of the flood plain so that development can begin with City approvals in place as well. The LOMR process is lengthy but the seller has spent the money and time to get through the bulk of the process already.

The model updated, narrative and application forms could be prepared concurrent with the completion of the civil plans required to support the final and record plat information (and Floodplain Development Permit). Ultimately the City approval must be obtained before the sitework, then the site earthwork at a minimum must be substantially completed prior to LOMR submittal because of the documentation required by FEMA. It is very possible that the full development of the project could be substantially complete before an application for the LOMR is made.



3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX

Frequently Asked Questions Continued

What are the documents that required to submit LOMR application to FEMA and FEMA application process/steps?

- Multiple models in accord with FEMA format
- Documentation of the models, source data, conclusions, explanation of FEMA forms
- Certified workmaps supporting the mapping changes proposed
- FEMA forms completed by registered PE, including community acknowledgment signed by City floodplain manager
- Documentation of adequate earthwork with appropriate compaction and moisture control
- Certified boundary survey depicting the elevated areas and including proof of ownership. If there are ultimately changes to Base Flood Elevations, a public notification process and documentation thereof is required. It appears this may not be required based upon current modeling (no rise is demonstrated).

What will be normal timeline for City and FEMA approval process?

The city will review the LOMR first and there could potentially be a few rounds back and forth of comments but this is a fairly quick process since the city will provide comments typically 4 weeks after first submittal and 2 weeks for additional reviews. Once that is complete, the LOMR application to FEMA is made. FEMA must acknowledge receipt of the submittal within 30 days. They then have up to 60 days to respond to each submittal. Revisions are not uncommon. The process typically takes at least 5 months to complete, though it could be longer depending on the FEMA reviewer. The current fee schedule indicates a likely fee of \$8,000 for the LOMR review process.

How much will the dirt work cost?

We do not have hard estimates for dirt work. The amount of fill needed is estimated by engineers at 12,700 CY.

How much time will you allow to close?

There will be no added time for the LOMR process. The buyer will buy the land as/is and the price is reflective of that.

What can the flood plain additional land be used for?

I believe that the normal required detention area required in development should be able to be outside of the 3.49 net possible recoverable acres, thereby maximizing the buildable area. Playgrounds and outdoor areas for events but it is buyer's responsibility to check with the city. Parking would not be permissible in the flood plain.

There are slightly different layouts shown in the offering.

There have been many changes from the engineers during the process with the City. The final numbers were 3.49 acres expected reclaimable out of the 8.022 acres to be conveyed.



3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX

Brian Scott, CCIM is the owner and principal broker for Landmark Commercial. He has been a full time commercial broker and investor based in the Dallas / Fort Worth market since 1989.

Brian Scott holds the CCIM, Certified Commercial Investment Member, designation. He earned his MBA and his Bachelors Degree in Industrial Engineering degree from Texas Tech University.



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3.49+/- Acres For Sale

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11-2-2015



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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