

4177 Linehan Lane • McKinney, TX • 75071

6.33 Acres / 275,881 SF

Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES-Real Estate Services. Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.

**Corey R. Homer**  
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*McKissick & Associates*

[www.resmckinney.com](http://www.resmckinney.com)  
972-562-9090

# Property Information

**\$2,900,000**      **\$10.51 sf**

- **Price:**
- **Property Description:** RES-Real Estate Services, LLC is proud to present this 6.33 Acres outside the City Limits but within the ETJ of McKinney. North of Bloomdale Road and the Future 380 Bypass (See exhibit). Prosper ISD. No Flood Plain. Water available. No Zoning. No Sewer available.
- **Location:** 4177 Linehan Lane, McKinney TX 75071
- **Size:** 6.33 Acres / 275,881 sf



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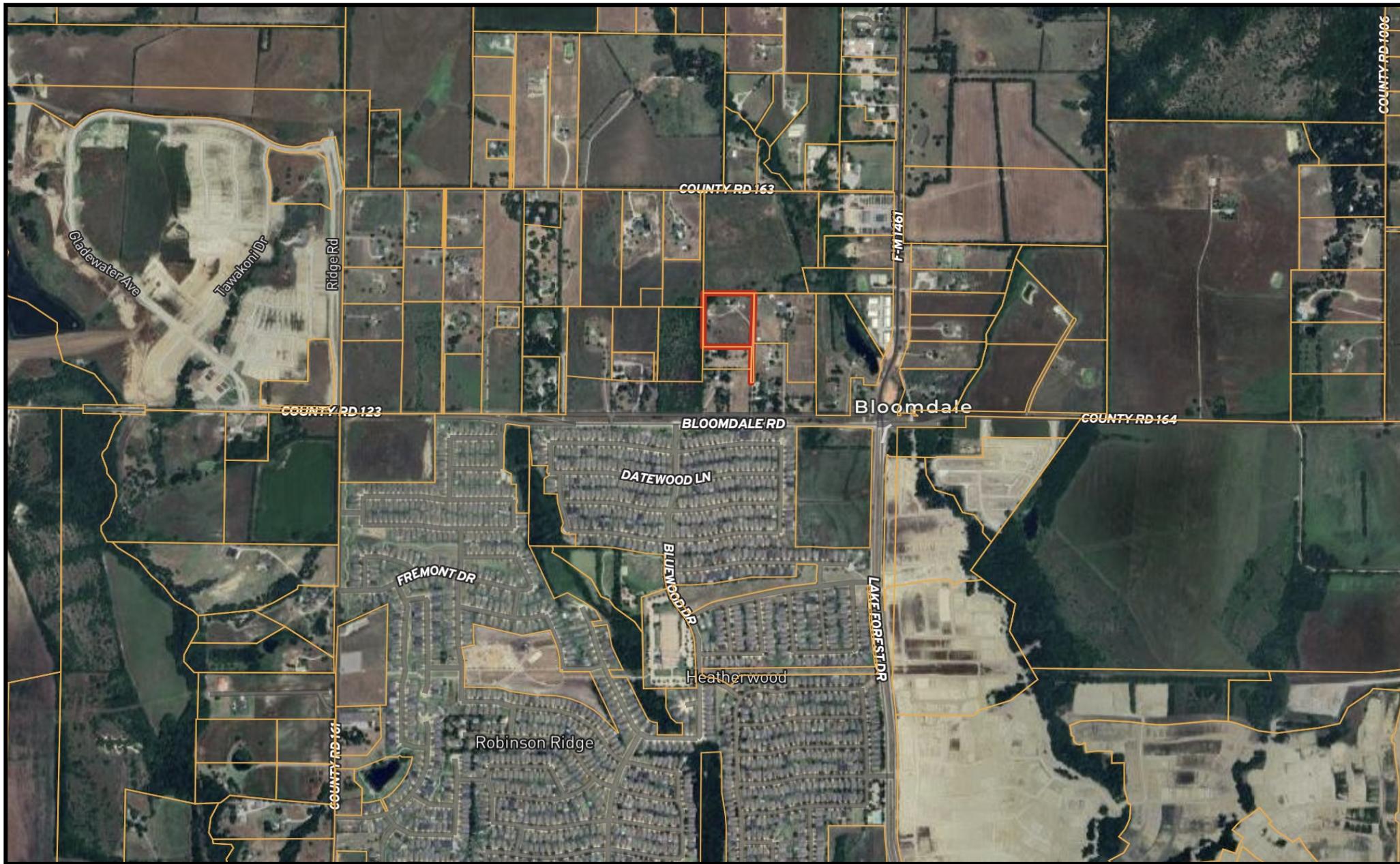
**Property Information**



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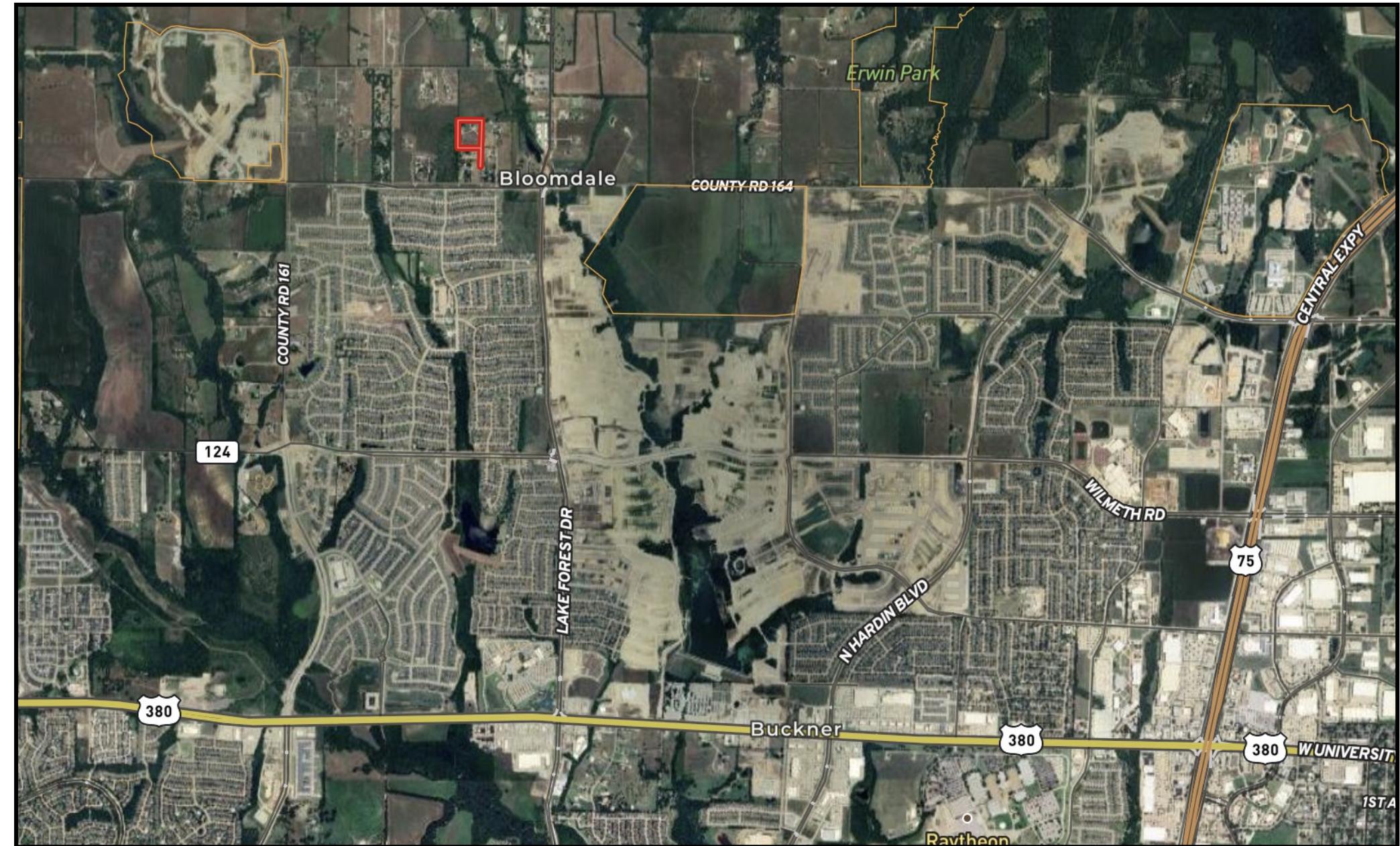
Aerial Photo



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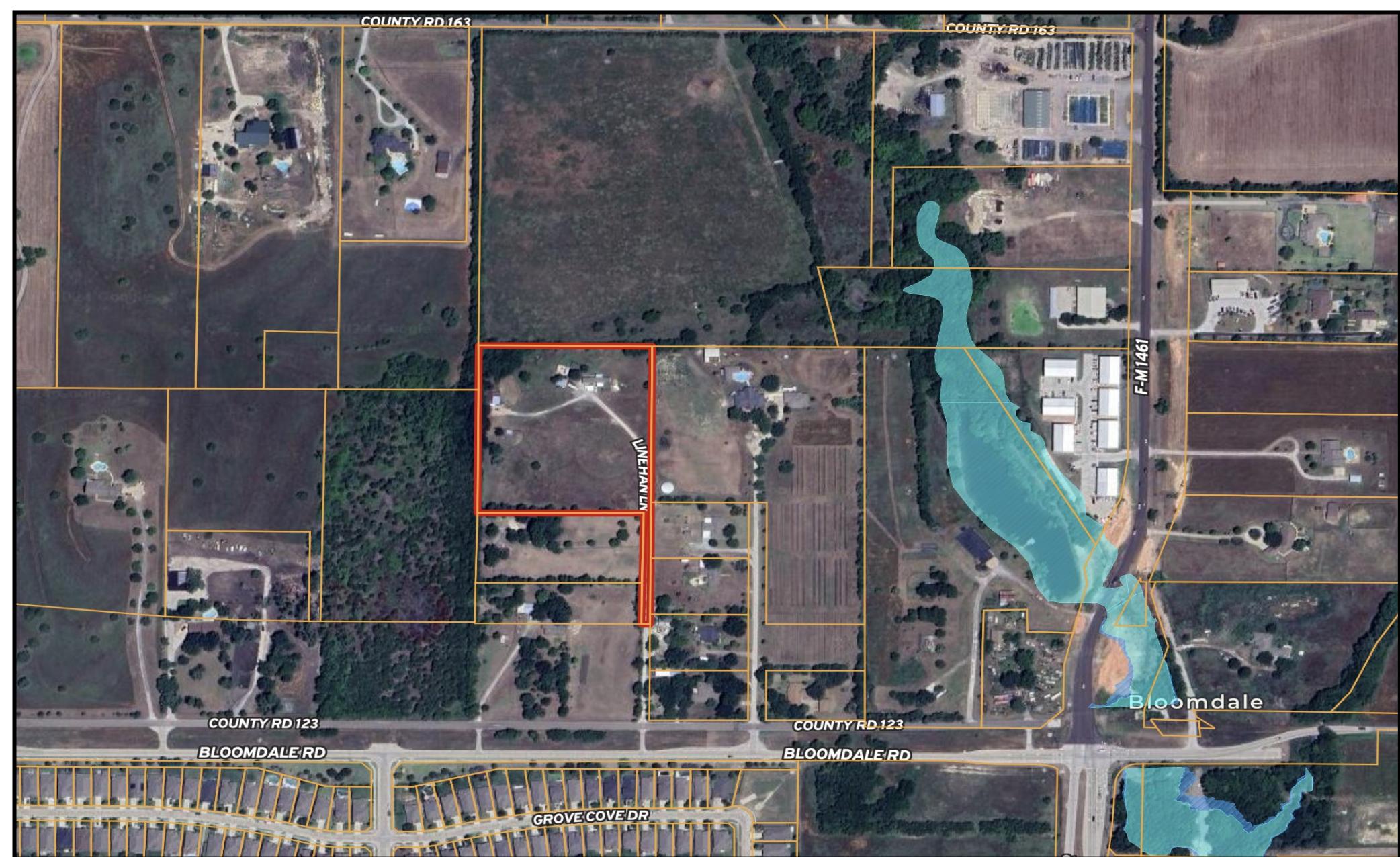
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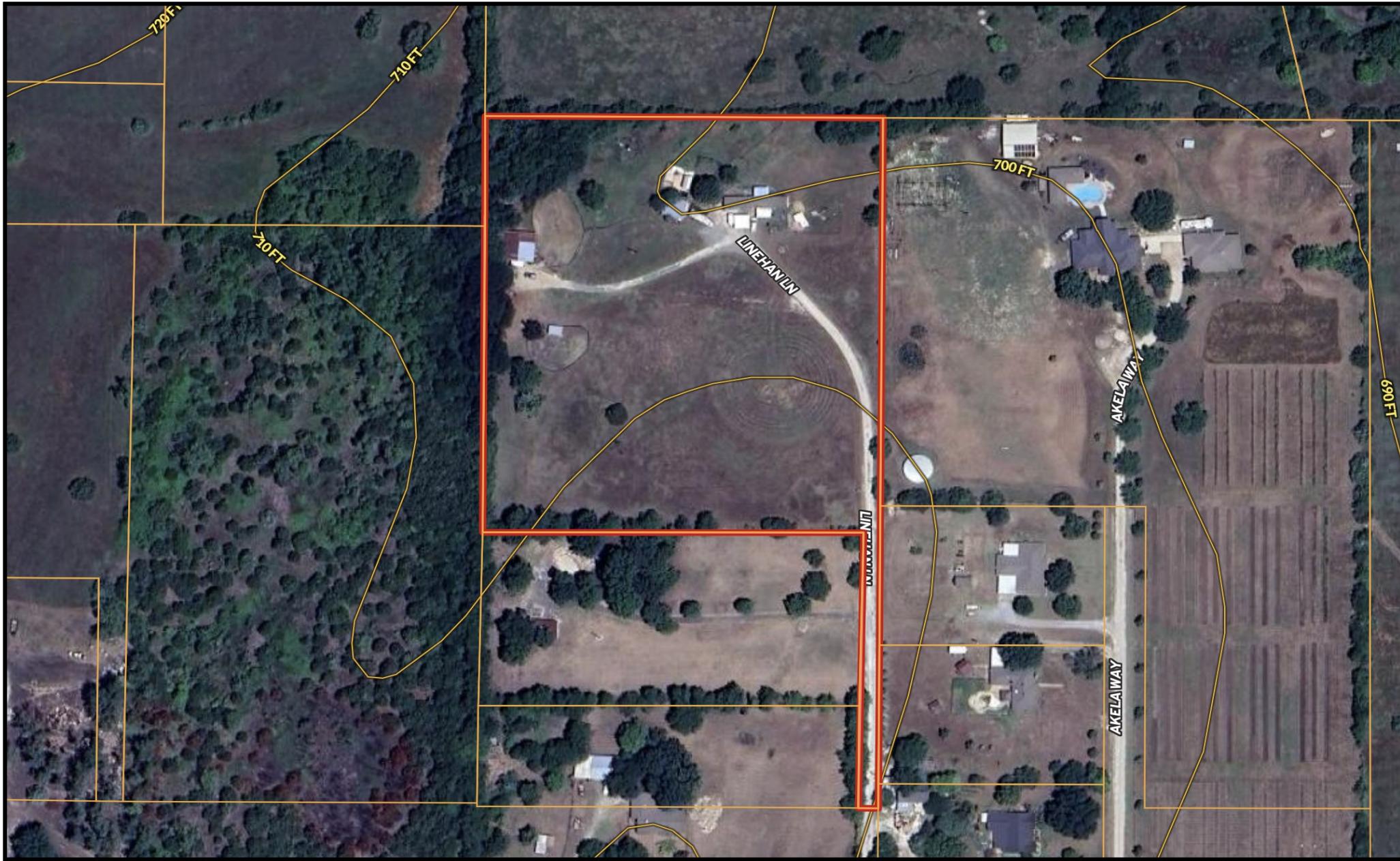
Wide Aerial Map



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Flood Plain Map



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Topography Map



2701 SUNSET RIDGE DRIVE, STE. 300  
ROCKWALL, TEXAS 76083

FIRM REGISTRATION NO. 1019436

## SURVEY PLATE



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. COUNTY ROAD 123, in the city of MCKINNEY Texas.

Being all that lot, tract, or parcel situated in the Joel F. Stewart Survey, Abstract No. 838, in Collin County, Texas, and being a tract of land described in deed to Charles Lewis and Amelia Lewis, recorded in Volume 5880, Page 1511, Deed Records, Collin County, Texas, (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner being in the East line of Lot 8, of Bloomingdale Farms Addition, an addition recorded in Cabinet C, Slide 486 of the Map or Plat Records, Collin County, Texas and being at the Southwest corner of a tract of land described in deed to KV Land Development LLC, recorded in Instrument Number 20211222002573150, (D.R.C.C.T.) and being at the Northwest corner of that tract herein described;

THENCE North 88 deg. 48 min. 00 sec. East, a distance of 485.57 feet to a fence post for corner, being at the Northwest corner of a tract of land described in deed to Charles Lewis and Amelia J. Lewis, recorded in Instrument Number 95-36732, (D.R.G.C.T.);

THENCE South 00 deg. 44 min. 00 sec. East, a distance of 1237.10 feet to a point for corner being in the North line of County Road 123 and being at the Southwest corner of the Replat of First Section Barr W. Estate, an addition recorded in Cabinet C, Slide 289 of the Map or Plat Records, Collin County, Texas, from which a mag nail found bears North 57 deg. 00 min. 05 sec. West, 1.98 feet for reference;

TILENE South 88 deg. 52 min. 00 sec. West, a distance of 20.00 feet to a point for corner being at the Southeast corner of a tract of land described in deed to Frank J. Morris and Patsy A. Morris, recorded in Volume 5869, Page 28, (D.R.C.T.) from which a man nail found bears North 40 deg. 47 min. 51 sec. East, 1.18 feet for reference;

TIMEHNE North 00 deg. 19 min. 00 sec. West, a distance of 466.77 feet to a 1/2 inch iron rod found for corner being in the East line of a tract of land described in deed to Bethany D. Gidney, recorded in instrument Number 20210310000474440, (D.R.C.C.T.);

THENCE North 01 deg. 02 min. 56 sec. West, a distance of 226.79 feet to a 1/2 inch iron rod found for corner.

THENCE South 88 deg. 42 min. 43 sec. West, a distance of 465.29 feet to a 1/2 inch iron rod found for corner being in the East line of Lot 9, of the aforesaid Bloomingdale Farms Addition;

THENCE North 00 deg. 59 min. 20 sec. West, a distance of 544.25 feet to the PLACE OF BEGINNING and containing 273,881 square feet.

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 (NAVD 83), 2011 Adjustment, Epoch 2010.

The plot herein 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 plot; 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 easement. TITLE AND ABSTRACTING WORK FURNISHED BY N/A  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.  
Scale: 1" = 200' USE OF THIS SURVEY FOR ANY OTHER PURPOSE  
Date: 03/06/24 OR OF OTHER PARTIES SHALL SUBJECT THEM TO RISK AND  
G. F. No.: N/A LIABILITY, AND THE RESPONSBILITY TO OTHER FOR  
Job no.: 202401829 ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR  
CHARLES LEWIS

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

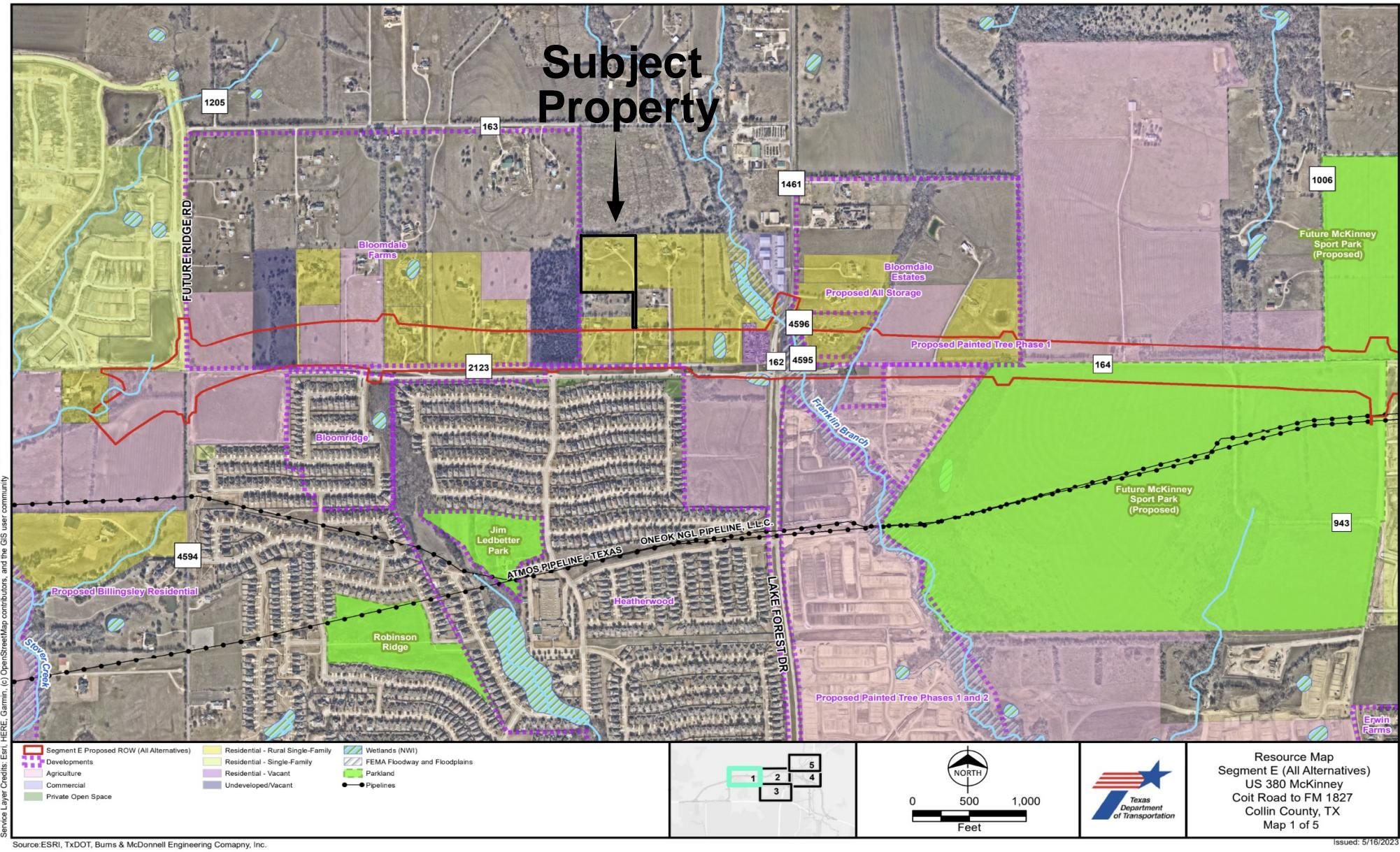


The logo consists of the letters 'RES' in a large, bold, white serif font inside a red rectangular box. To the right of the box, the words 'Real Estate Services' are written in a smaller, black serif font, stacked vertically.

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# Survey



# Prosper Independent School District Elementary Boundaries 2020/21

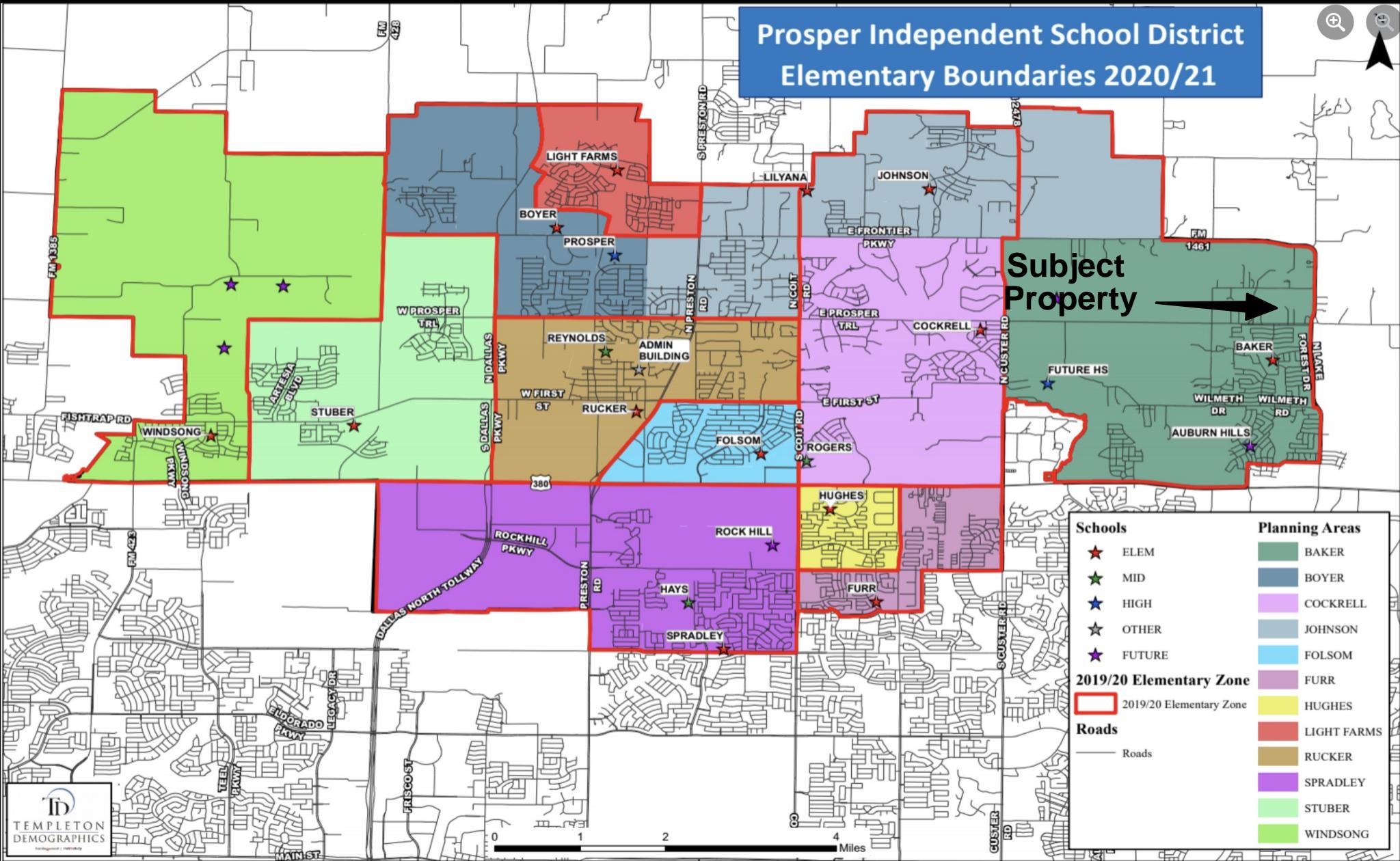


Subject  
Property

Schools	Planning Areas
★ ELEM	BAKER
★ MID	BOYER
★ HIGH	COCKRELL
★ OTHER	JOHNSON
★ FUTURE	FOLSOM
	FURR
	HUGHES
	LIGHT FARMS
	RUCKER
	SPRADLEY
	STUBER
	WINDSONG

2019/20 Elementary Zone  
2019/20 Elementary Zone

Roads  
— Roads



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Prosper ISD Attendance Zone 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 ESTABLISHED:**

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 McKissick		cmckissick@resmckinney.com	(214)533-5146
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Corey Homer	0777944	CHOMER@RESMCKINNEY.COM	(469)667-6587
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date

Regulated by the Texas Real Estate Commission

TXR-2501

RES Real Estate Services, 1833 Hunt St #102 McKinney, TX 75069

Corey Homer

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Untitled

Phone: (972)562-9090  
Fax:

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**(972) 562-9090**