

a limited liability company  
*McKissick & Associates*

**5.8 Acres**

**\$15.00 PSF - Hwy 380**

**McKinney, TX**

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

# Property Information

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## Asking Price:

\$15.00 per square foot (\$3,794,947)

## Property Description:

Prime property with 505 ft. of desirable frontage on Highway 380. 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. Access to property is from Road 856. Includes Parcels 973432, 973441, 966477. Future planning Suburban Mix - Neighborhood and Light Commercial.

## Location:

Collin County  
Hwy 380  
City of McKinney

## Size:

5.808 Acres

## School District:

Prosper ISD

## Utilities:

Water and electric are available but not in place

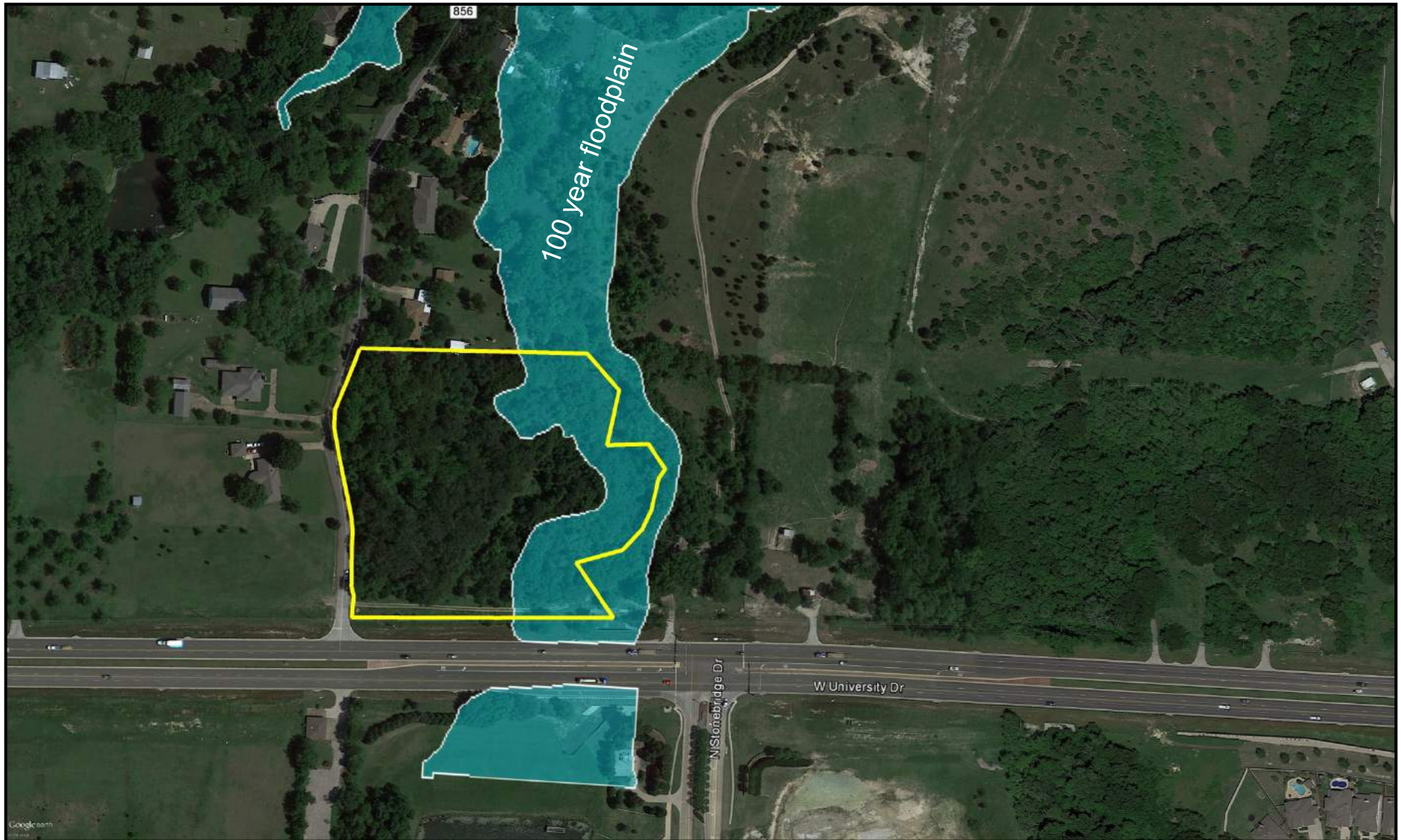
## City Information - McKinney:

McKinney is a city in and the county seat of Collin County, Texas, and the second in population to Plano. As of the 2010 census, the city's population was 131,117, making it the 19th-most populous city in Texas. It is part of the Dallas-Fort Worth metroplex, and is located about 37 miles (60 km) north of Dallas. The Census Bureau listed McKinney as the nation's fastest-growing city from 2000 to 2003 and again in 2006, among cities with more than 50,000 people. In 2007, it was ranked second fastest-growing among cities with more than 100,000 people and in 2008 as third fastest. The most recent population estimate, produced by the city as of January 1, 2016, is 161,905



# Flood Map

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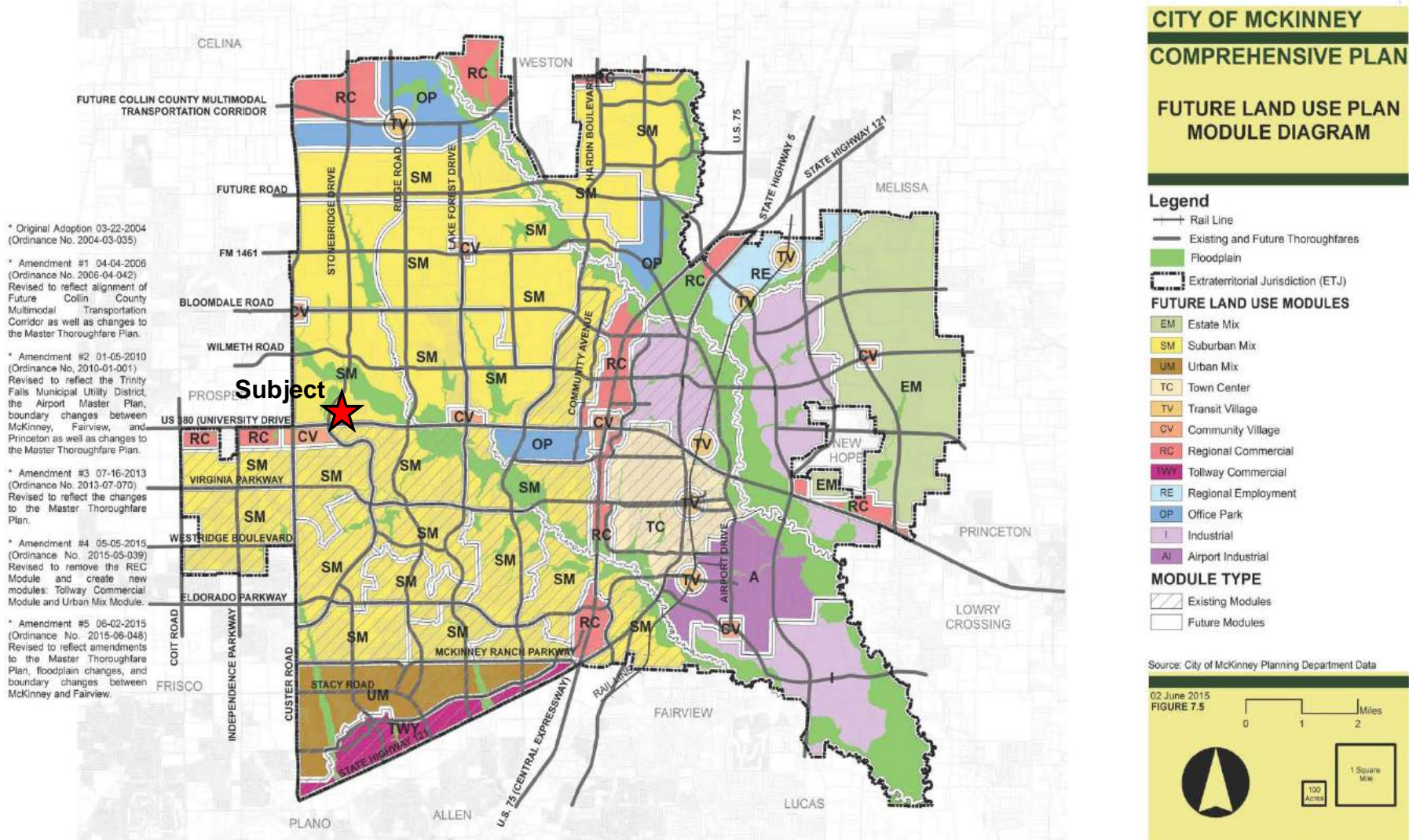
# Topography Map

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# Zoning Information

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\* Original Adoption 03-22-2004 (Ordinance No. 2004-03-035)

\* Amendment #1 04-04-2006 (Ordinance No. 2006-04-042) Revised to reflect alignment of Future Collin County Multimodal Transportation Corridor as well as changes to the Master Thoroughfare Plan.

\* Amendment #2 01-05-2010 (Ordinance No. 2010-01-001) Revised to reflect the Trinity Falls Municipal Utility District, the Airport Master Plan, boundary changes between McKinney, Fairview, and Princeton as well as changes to the Master Thoroughfare Plan.

\* Amendment #3 07-16-2013 (Ordinance No. 2013-07-070) Revised to reflect the changes to the Master Thoroughfare Plan.

\* Amendment #4 05-05-2015 (Ordinance No. 2015-05-039) Revised to remove the REC Module and create new modules: Tollway Commercial Module and Urban Mix Module.

\* Amendment #5 06-02-2015 (Ordinance No. 2015-06-048) Revised to reflect amendments to the Master Thoroughfare Plan, floodplain changes, and boundary changes between McKinney and Fairview.

Section 7: Land Use Element

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# Zoning Information

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## 7.5 Suburban Mix Module

A Suburban Mix module is made up of land uses that promote a neighborhood setting with single-family detached houses as its primary development type. The single-family residential component drives this module with retail and office developments providing convenient access to daily goods and services while promoting a more balanced tax base. Single-family tracts in this module make good use of the rolling terrain and changing topography along McKinney's creek channels. Recreation and leisure amenities, neighborhood schools, parks and other community facilities add to the quality of life for residents within the module.



*Single-Family Residential*



*Medium Density Residential*

## Land Use

Single-family residential uses generally comprise 65% of a Suburban Mix module. The density of each single-family tract and the total of all single-family tracts in the module should not exceed 3.5 units per acre (gross). In order to take into consideration the topographical differences in property and the impact floodplain, erosion hazard setbacks, and lakes can have on the form of development, density calculations shall consider these factors along with how the design of the residential area is in keeping with the overall goals and objectives of the Comprehensive Plan and the urban design element.

Density shall be calculated based on land used for residential dwellings. Areas used for retail, office, commercial, parks and schools shall not be considered. The density shall generally be 3.2 dwelling units per gross acre of residential property, exclusive of areas of floodplain, erosion hazard setbacks, and lakes. The density may be increased up to 3.4 dwelling units per acre if the principles espoused in the urban design element are incorporated into the design of the subdivision and included as part of the zoning.

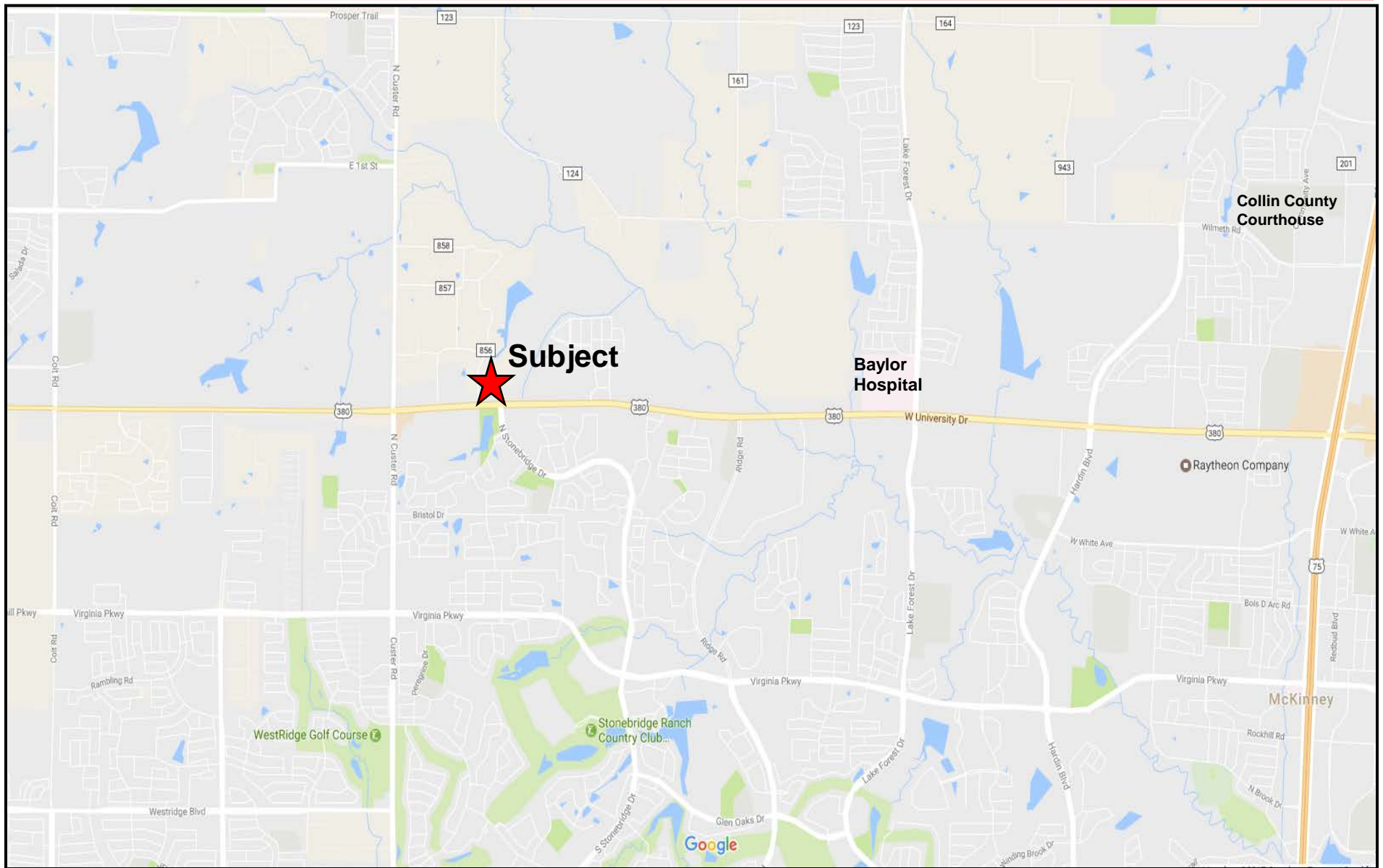
Additionally, 2 dwelling units per acre floodplain may be allowed for floodplain up to 35% of the area to be used for residential development not encumbered by floodplain, erosion hazard setbacks, or lakes. To achieve the density credit for floodplain, the entire residential development shall comply with the design principles espoused in the urban design element. This density credit may be awarded even if the area of floodplain is to be dedicated for parkland.

In general the median and mean lot size shall be a minimum of 7,200 square feet.

Medium density residential uses should not exceed 10% of the module's land and should not exceed a density of 8 units per acre. Retail uses should occupy at least 5% of the module. Office uses should also occupy at least 5% of the module. Community facilities, such as parks, schools, and places of worship, should occupy approximately 15% of land area in the module. All the above noted percentages are without any potential flexibility factor.

# Location Map

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# INFORMATION ABOUT BROKERAGE SERVICES

## APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

*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 represent 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 for your records.

RES-Real Estate Services, McKinney

|   |                                   |
|---|-----------------------------------|
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | 972-562-9090                      |
| <u>9003405</u>  | <u>cmckissick@resmckinney.com</u> |

|             |       |       |
|-------------|-------|-------|
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|---------------------------|-------------|-------|-------|
| Designated Broker of Firm | License No. | Email | Phone |
|---------------------------|-------------|-------|-------|

Licensed Supervisor of Sales Agent/Associate

|             |       |       |
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| Sales Agent/Associate's Name | License No. | Email | Phone |
|------------------------------|-------------|-------|-------|

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|-----------------------------------|------|
| Buyer, Seller, Landlord or Tenant | Date |
|-----------------------------------|------|

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

