

LAND FOR SALE - SHOVEL READY PROJECT

62.12 ACRES MCKINNEY, TEXAS

(MELISSA ISD)

FM 2933 & CR 412, McKinney, TX 75071



SALMAN (SAM) TABANI

Principal Broker

972.810.7729 x1

stabani@tabanirealty.com

972.810.7729

info@tabanirealty.com

www.tabanirealty.com

62.12 ACRES LAND FOR SALE MCKINNEY, TX

McKinney, TX

| Table of Contents

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Tabani Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Tabani Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Tabani Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Tabani Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Tabani Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Tabani Realty in compliance with all applicable fair housing and equal opportunity laws.

62.12 ACRES LAND FOR SALE MCKINNEY, TX

McKinney, TX

| Property Summary



PROPERTY DESCRIPTION

Shovel Ready Project available for development. Prime 62.12-Acre Development Opportunity in one of North Texas' Fast-Growing communities - McKinney TX! Unlock the full potential of this expansive 62.12-acre tract of land, perfectly positioned in the rapidly developing city of McKinney, Texas, and part of the highly ranked Melissa Independent School District. Ideally positioned with close access to U.S. Highway 75, State Highway 121, and State Highway 5, this large parcel offers exceptional potential for a master-planned residential community, single-family homes, or multi-phase housing development.

With strong population growth, rising demand for amenities, and increasing economic activity in the area, this land offers immense potential for developers and investors alike.

Don't miss this exceptional opportunity to invest in a future-forward property in one of Collin County's most desirable growth corridors.

OFFERING SUMMARY

| | |
|-------------|-------------------------|
| Sale Price: | Call Broker for Pricing |
| Lot Size: | 62.12 Acres |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 7 | 44 | 271 |
| Total Population | 451 | 1,040 | 2,136 |
| Average HH Income | \$173,809 | \$171,349 | \$159,349 |

62.12 ACRES LAND FOR SALE MCKINNEY, TX

McKinney, TX

| McKinney City Feature



LOCATION DESCRIPTION

Located in the heart of Collin County, McKinney, Texas, is a rapidly growing city that offers a unique blend of small-town charm and modern amenities. McKinney presents a compelling opportunity for real estate investors in 2025. It's stable market conditions, continued strong rental demand, population growth and economic opportunities create a positive environment for both short-term and long-term investments. WalletHub recently rated McKinney as the top local real estate market for 2025 out of 300 cities across the country.

With a current population of 224,043, the city continues to experience significant growth, increasing by 8.72% since the 2020 census and projected to grow annually at 2.82%.

Incorporated in 1848, McKinney is an evolving city that honors its history. With more than 100 specialty shops, antiques stores and restaurants surrounding the historic courthouse, the bustling and vibrant downtown McKinney Square brings locals and travelers seeking leisure, business and fun.

McKinney's booming tech sector is attracting cutting-edge industries. The city provides an educated work force, accessible housing, and is investing heavily in infrastructure to improve connectivity and support future developments. "Long Branch", a \$1.3 billion mixed-use development, is underway and will feature residential, retail, office & hospitality. The new McKinney Airport development recently secured \$14.8 Million in state funding; construction is expected to begin in July 2025. In addition, the city added a recently opened HEB on Eldorado parkway.

The city boasts inviting neighborhoods, great schools, and the natural beauty of north Texas' landscape, featuring lush trees and family friendly parks.

Source:

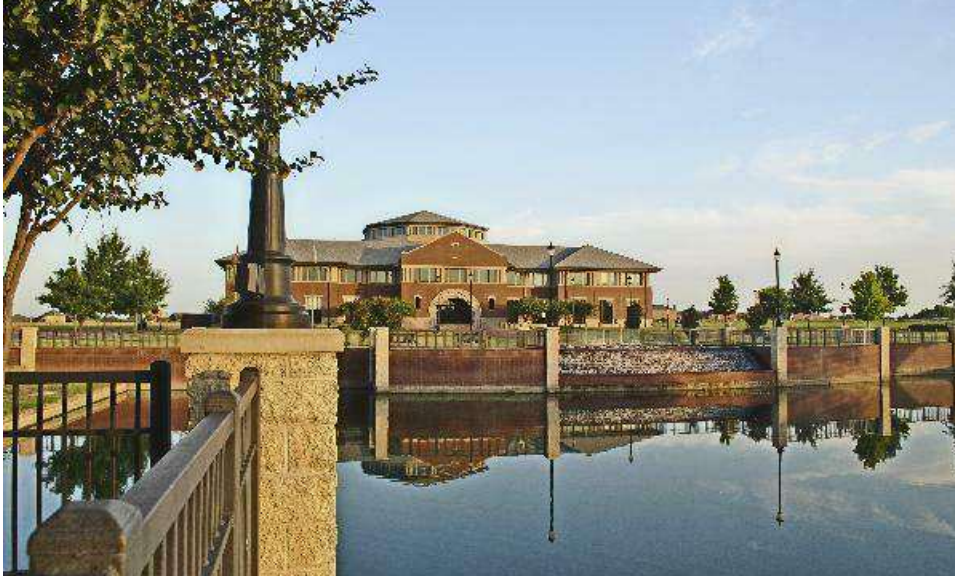
<https://uniquemckinney.com/>

<https://wallethub.com/edu/best-real-estate-markets/14889>

62.12 ACRES LAND FOR SALE MCKINNEY, TX

FM 2933 & CR 412, McKinney, TX 75071

| Melissa City Feature



LOCATION DESCRIPTION

The neighboring city of Melissa is thriving community that overlaps it's Independent School District with McKinney. Together, McKinney and Melissa offer fast growing markets with draws that continue to bring both residents and businesses alike.

Melissa's population reached 23,571 in 2023. This surge is attributed to the highly rated Melissa Independent School District, affordable housing, and family-friendly atmosphere. The Melissa Independent School District is recognized for its excellence, serving as a major influence for families moving to the area.

Melissa has an economy bolstered by a mix of local businesses and new developments. Notably, a 131,000-square-foot H-E-B store is set to open in 2025 at the northeast corner of U.S. 75 and Highway 121, bringing with it a full-service pharmacy, True Texas BBQ restaurant, and curbside pickup and delivery services. In addition, Buc-ee's, the beloved Texas-based travel center, is set to open soon, offering fuel, food, and retail services that will further boost commercial activity and attract regional traffic. In addition, a 200,000sf Walmart Supercenter and a new HEB recently opened in 2025.

The city also boasts recreational facilities like the Z-Plex, a national-standard sports complex featuring baseball, tennis, and soccer amenities. With ongoing infrastructure improvements and a strategic location within the Dallas-Fort Worth metroplex, Melissa is poised for continued growth and development.

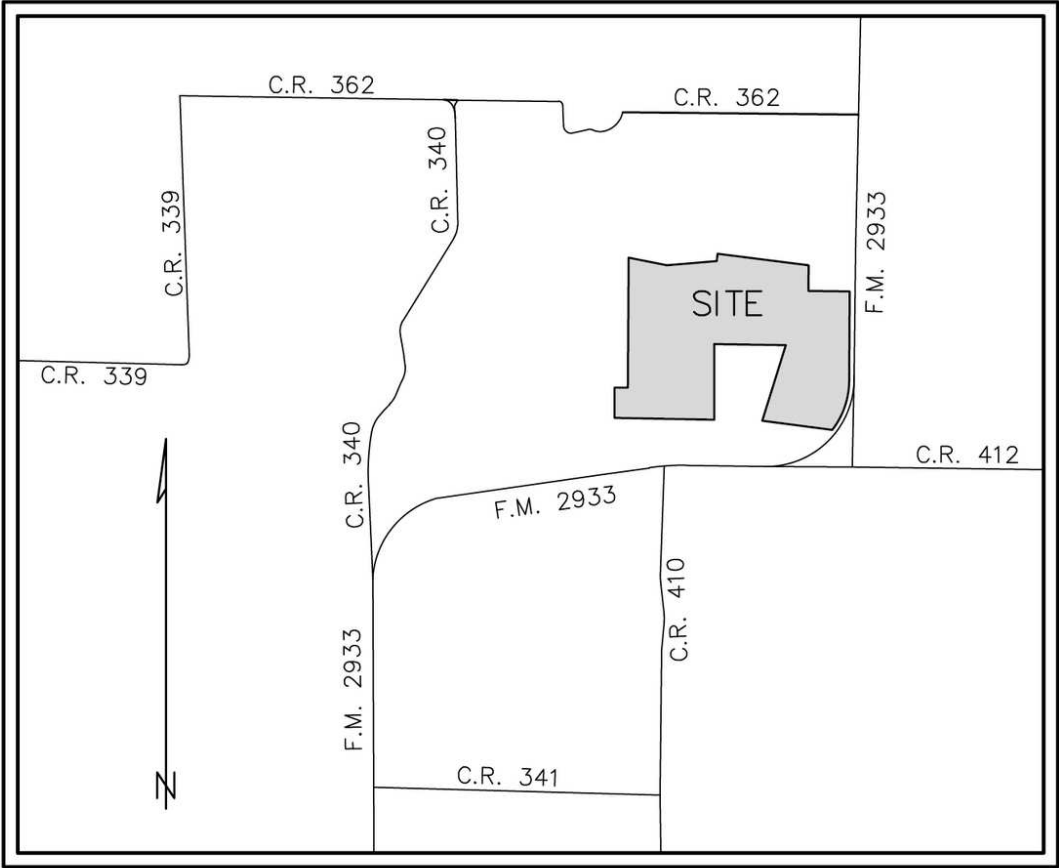
62.12 ACRES LAND FOR SALE MCKINNEY, TX

McKinney, TX

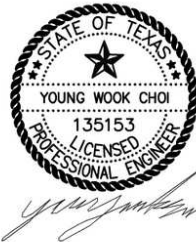
| Vicinity Map

MCKINNEY - 62.12 ACRES

SIGNED COVER SHEET



VICINITY MAP
NOT TO SCALE

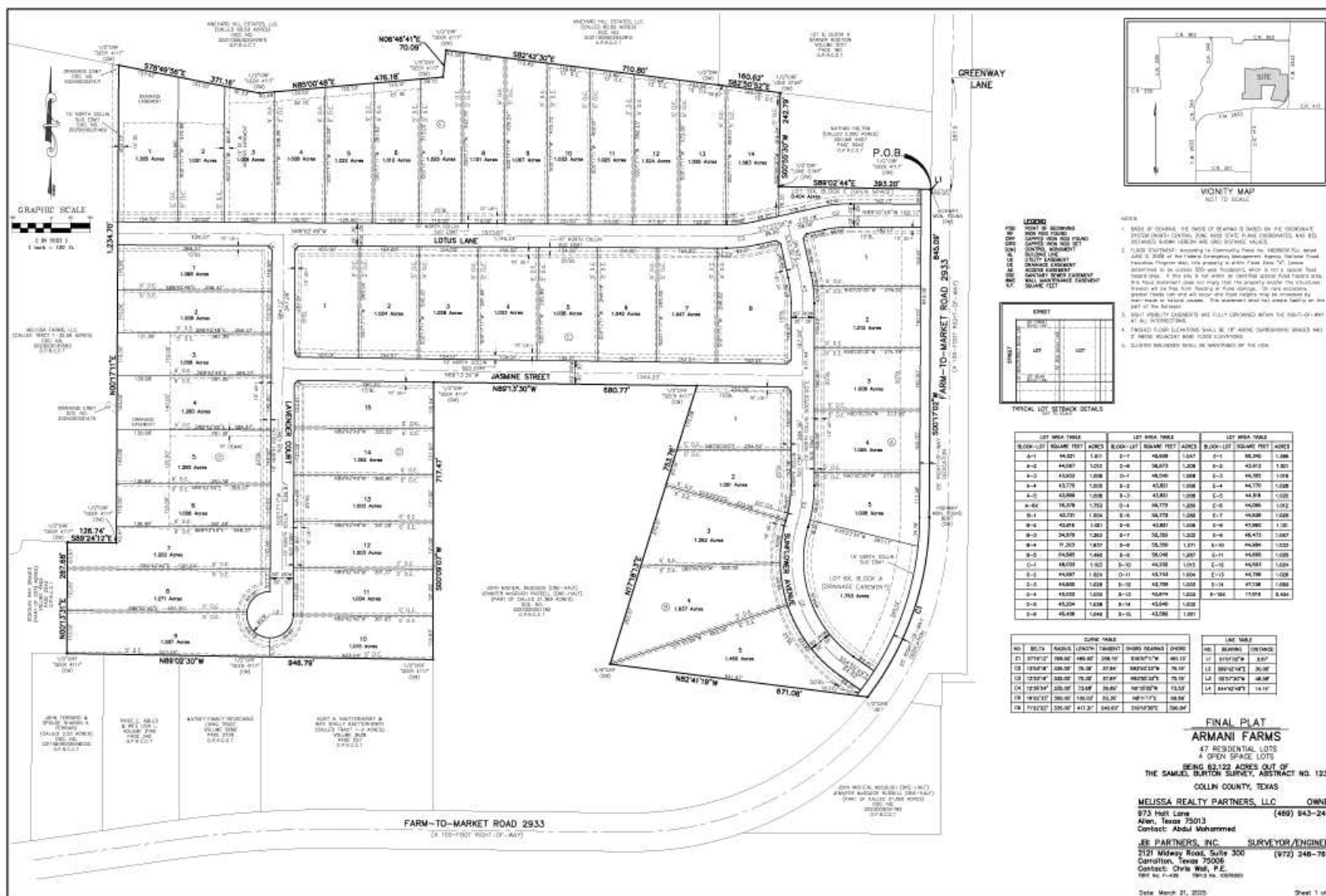


The seal appearing on this document was authorized by Young Wook Choi, P.E. 135153. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

03-24-2025

McKinney, TX - Shovel Ready Project

| Proposed Residential Lots



62.12 ACRES LAND FOR SALE MCKINNEY, TX

McKinney, TX

| Proposed Plan

PROPOSED RESIDENTIAL COMPLEX



62.12 ACRES LAND FOR SALE MCKINNEY, TX

McKinney, TX

| Proposed Plan

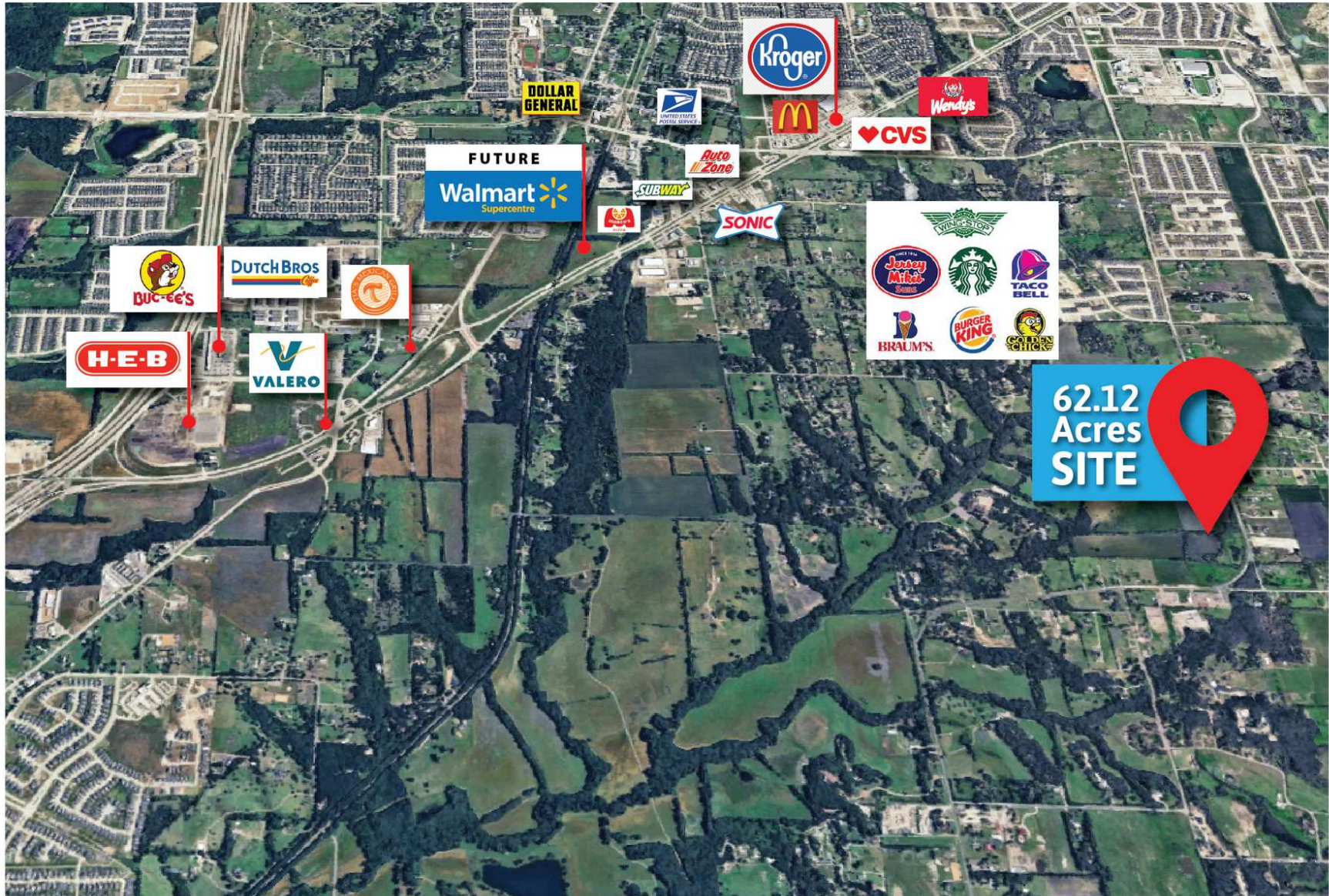
PROPOSED RESIDENTIAL COMPLEX



62.12 ACRES LAND FOR SALE MCKINNEY, TX

McKinney, TX - Shovel Ready Project

| Location Map



62.12 ACRES LAND - SHOVEL READY PROJECT

McKinney, TX

| Advisor Bio



SALMAN (SAM) TABANI

Principal Broker

stabani@tabanirealty.com

Direct: **972.810.7729 x1** | Cell: **214.226.7500**

TX #0546558

PROFESSIONAL BACKGROUND

Salman Tabani is the founder and managing director of Tabani Realty, a firm specializing in the selling of hospitality assets nationwide. Skilled in five languages, he effectively interacts with a diverse range of clients. Salman's main goal is to create customized business solutions that save money and increase profits for his clients. He founded Tabani Realty in 1999 and has since gained more than 24 years of experience in facilitating deals involving hospitality, retail, and multi-family properties.

His contributions have led to transactions totaling over \$600 million in Texas. His main expertise lies in buying and selling hotels (full-service, limited service and economy hotels), motels, gas stations, retail centers, multi-unit residences, and various investment properties. Throughout his career, Salman has nurtured strong and lasting relationships with clients, emphasizing his dedication, professionalism, and ethical approach as a broker who genuinely cares about his clients' success. Drawing on his deep insights and field knowledge, Salman Tabani offers strategic guidance to clients for real estate transactions, consistently fostering success and enduring connections.

EDUCATION

Salman's education includes a degree in Accounting, Finance, and Management Information Systems from the University of Texas at Dallas. He also possesses two distinguished titles in commercial real estate, specifically CCIM, along with certifications in CHIA and CHO. Salman has also completed Real Estate training and received certification from Harvard University's School of Business.

MEMBERSHIPS

Actively participating in professional networks, Salman Tabani holds memberships in respected groups like CCIM, AAHOA, AH&L, THLA, ICSC, and GDAACC.

Tabani Realty

5851 Legacy Circle Suite 600
Plano, TX 75024
972.810.7729



TABANI REALTY

972.810.7729 | WWW.TABANIREALTY.COM