

## 2.27 ACRES

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LOCATED AT THE  
SOUTHEAST CORNER OF  
U.S. 75 & PARK CENTRAL  
DR. IN MCKINNEY, TEXAS

THE PROPERTY IS LOCATED BETWEEN ELDORADO PKWY. & VIRGINIA PKWY. ON THE EAST SIDE OF U.S. 75. RETAIL IN THE AREA ARE BELK, SALT GRASS STEAKHOUSE, TRADER JOES, BED BATH & BEYOND, ROCKFISH, LA FITNESS, DISCOUNT TIRE ALONG WITH MANY OTHERS. SPRINGHILL SUITES AND HOME2 SUITES BY HILTON ARE UNDER CONSTRUCTION ACROSS U.S. 75 (NOT SHOWN ON AERIAL)



- 12" WATER
- 12" SEWER
- ZONED "BG" - GENERAL BUSINESS
- 475' OF FRONTAGE ON U.S. 75
- AVG DEPTH IS APPROX. 215'
- NO DETENTION REQUIRED
- 124,000 CARS PER DAY ON U.S. 75
- 3 MI. POPULATION: 73,855
- 3 MI. MEDIAN INCOME:\$92,588
- EXCELLENT INGRESS & EGRESS



**BRYSON**  
REALTY ADVISORS

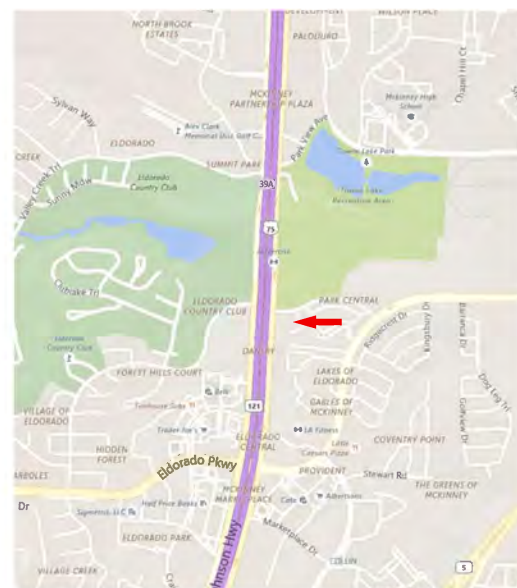
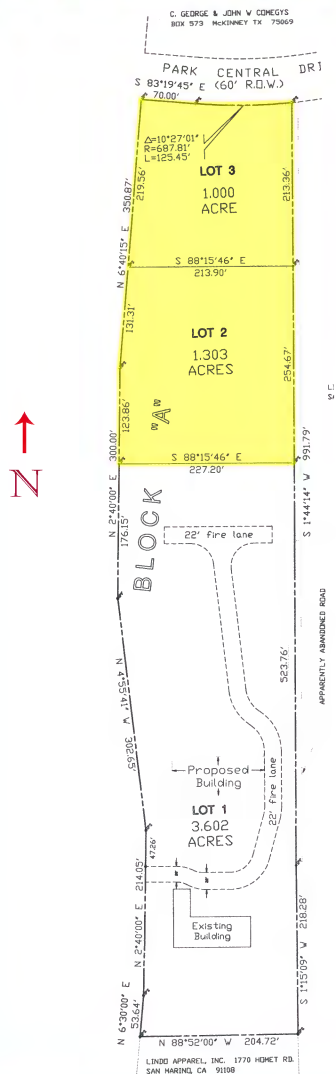
FOR INFORMATION  
CONTACT:

BRY TAYLOR

C 972-529-8655

○ 972-562-7776

BRY@BRYSONREALTY.COM



LAND • INVESTMENT PROPERTIES • LEASING

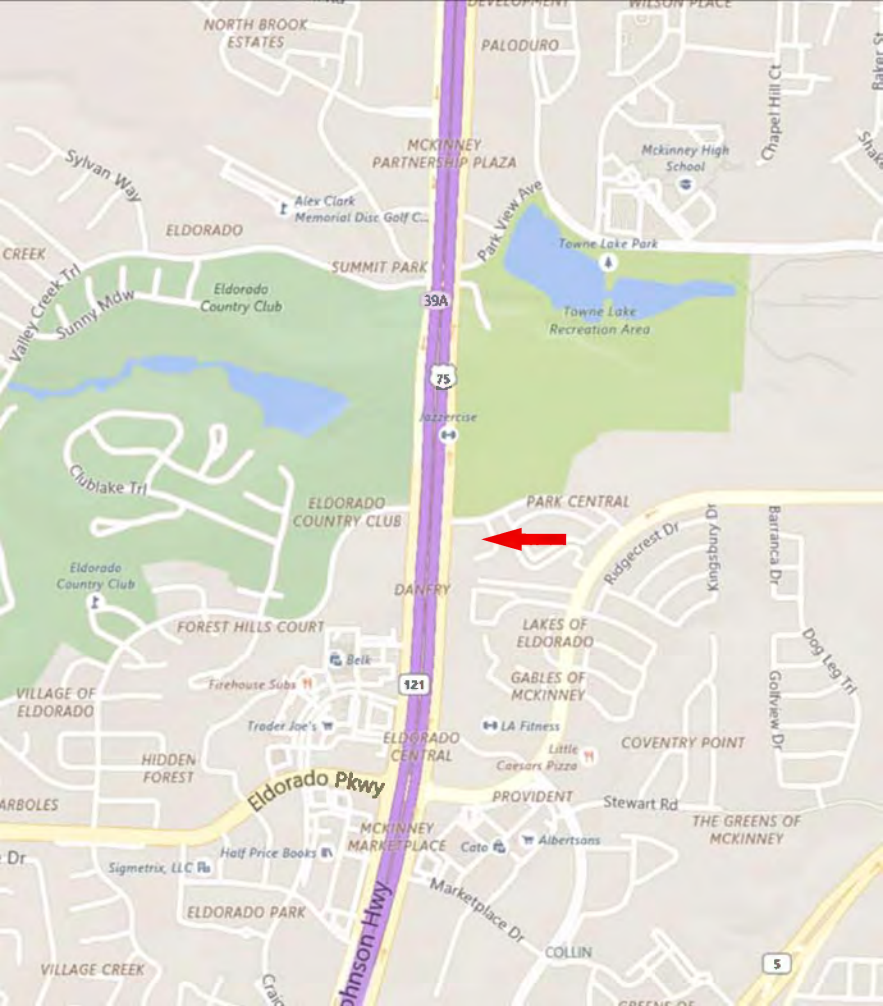
2150 S. CENTRAL EXPWY, SUITE 200, MCKINNEY, TEXAS 75070

BRY TAYLOR

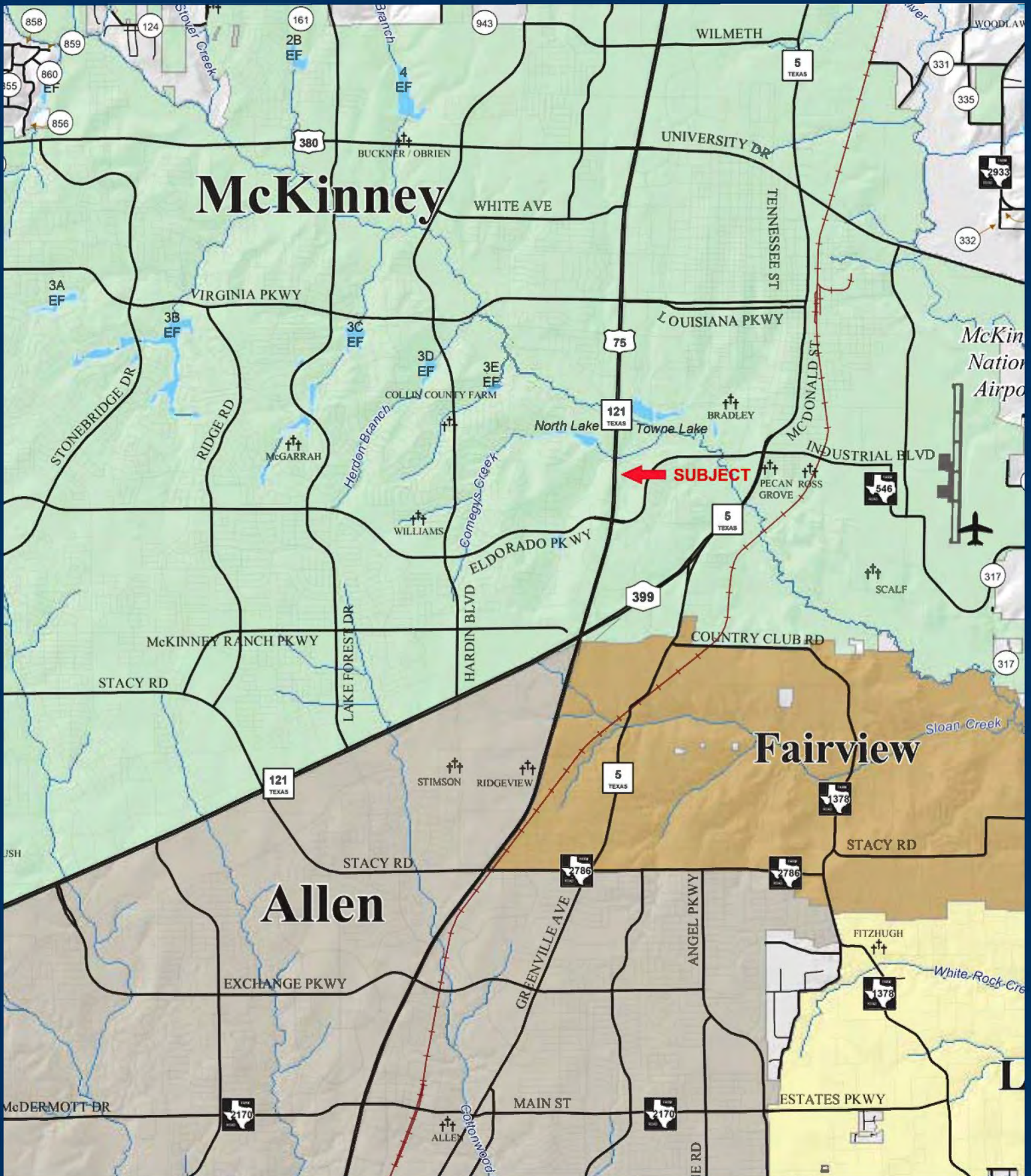
○ 972-562-7776

F 972-332-3991

WWW.BRYSONMESSER.COM











Fairview

Allen

Sam Rayburn Tollway

Medical Center  
of McKinney

GMC

Volkswagon

Toyota

U.S. 75

KOHL'S

TEXAS  
ROADHOUSE

Albertsons

Wendy's

Eldorado Pkwy.

prima care

BED BATH &  
BEYOND

CVS

Pier 1 Imports

CALGRASS  
EVENT LOUNGE

LA FITNESS

ROCKFISH  
SEAFOOD GRILL

Belk

DISCOUNT  
TIRE

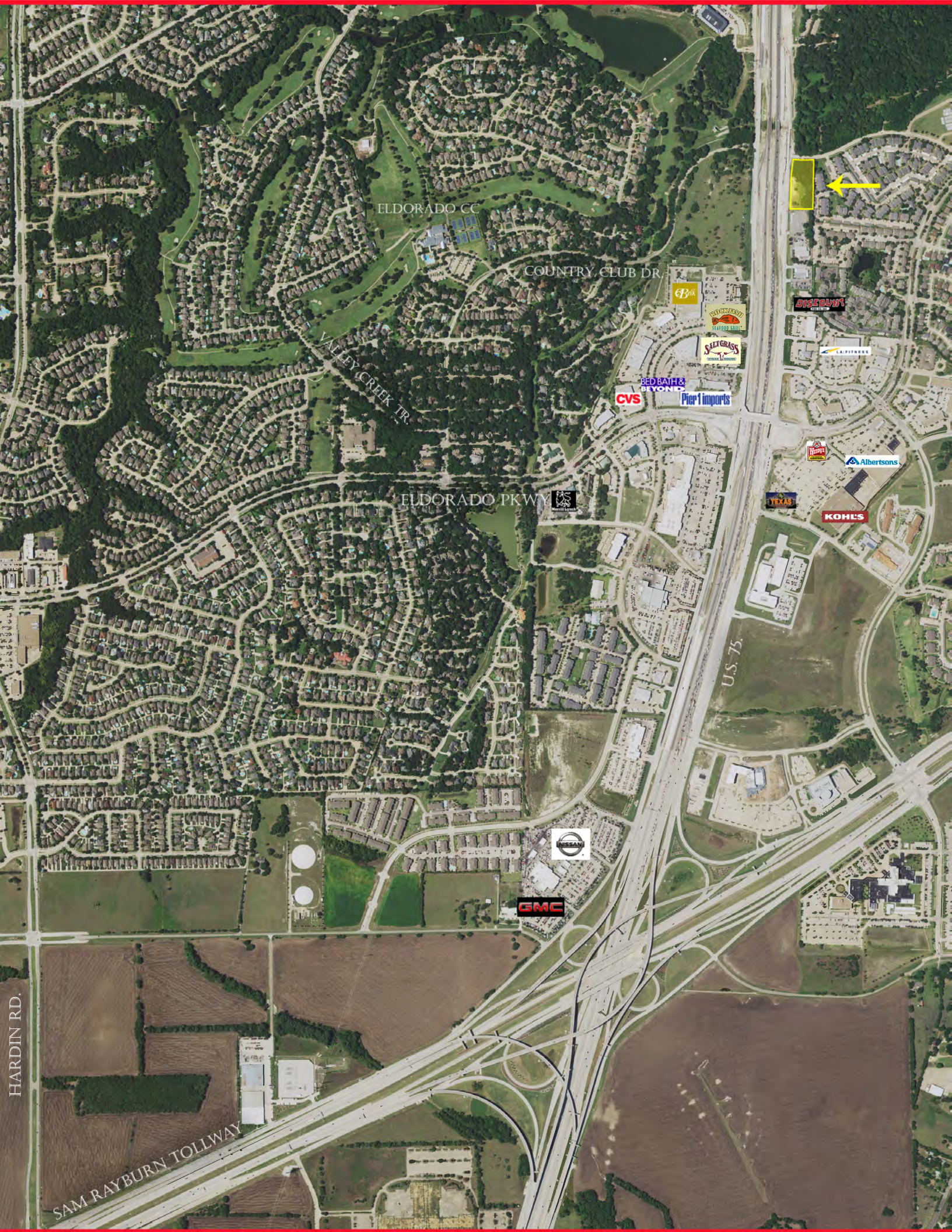
ELDORADO

2.27  
Acres

Country Club Dr.

Park Central Dr.





ELDORADO CC

COUNTRY CLUB DR.

VALLEY CREEK TR.

ELDORADO PKWY

US-75

HARDIN RD.

SAM RAYBURN TOLLWAY

CVS  
BED BATH & BEYOND  
Pier 1 Imports  
SALT GRASS  
POPCORNS  
B&B

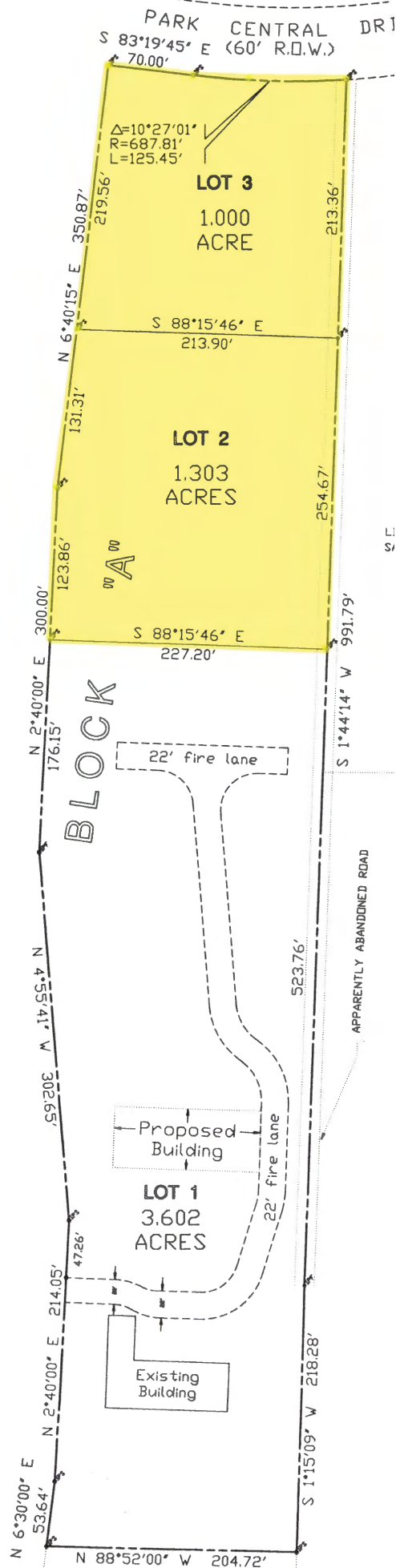
DISCOUNT  
LA FITNESS

Albertsons

KOHL'S

NISSAN  
GMC





The size of lot 2 is before the TXDOT ROW was taken. It is now 1.27 acres.

ORDINANCE NO. 93-12-45

AN ORDINANCE OF THE CITY OF MCKINNEY, TEXAS, AMENDING ZONING ORDINANCE NUMBER 1270 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS SO THAT 4.905 ACRES OF LAND LOCATED ON THE EAST SIDE OF CENTRAL EXPRESSWAY (U.S. HWY. 75) AND SOUTH OF PARK CENTRAL DRIVE IS ZONED "BG" - GENERAL BUSINESS DISTRICT REGULATIONS; PROVIDING REGULATIONS; PROVIDING FOR SITE AND LANDSCAPE PLAN APPROVAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the owner of 4.905 acres of land located at the southeast corner of Central Expressway (U.S. Hwy. 75) and Park Central Drive, in the City of McKinney, Collin County, Texas, has petitioned the City of McKinney to zone such parcel of land "BG" - General Business District Regulations, as provided for in Ordinance Number 1270 of the City of McKinney, a complete legal description of such property being attached hereto and marked Exhibit "A", and made a part hereof for all purposes; and,

WHEREAS, after due notice of the requested zoning change as required by law and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, the City Council is of the opinion that said zoning change should be made.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

- Section 1. Zoning Ordinance Number 1270 in the City of McKinney, is hereby amended so that a 4.905 acre tract of land located at the southeast corner of Central Expressway (U.S. Hwy. 75) and Park Central Drive, in the City of McKinney, Collin County, Texas, which is more fully depicted on Exhibit "B" attached hereto is hereby rezoned from its present classification of "AG" - Agricultural District to "BG" - General Business District Regulations as specified in Section 3.13 of the Comprehensive Zoning Ordinance No. 1270.
- Section 2. Development of subject property shall be governed specifically by the regulations as stated in Section 3.13 of Zoning Ordinance No. 1270.
- Section 3. A complete site and landscape plan shall be submitted and approved for this tract of land prior to development.
- Section 4. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.
- Section 5. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction thereof, shall be fined any sum not to exceed \$200.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 6. No developer or property owner shall acquire any vested interest in this Ordinance, the Planned Community Development, or specific regulations contained herein. The Ordinance and the subsequent site plan and regulations may be amended or repealed by the City Council of the City of McKinney, Texas in the manner provided by law.

Section 7. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 21st DAY OF DECEMBER, 1993.**

CORRECTLY ENROLLED:

  
JENNIFER G. SMITH, City Secretary



## EXHIBIT "A"

### PROPERTY DESCRIPTION:

WHEREAS, Mark D. Daniels and Robert D. Fry are the owners of a tract of land in the City of McKinney, Collin County, Texas, being described as follows:

SITUATED in the William Ryan Survey, Abstract No. 746, being a resurvey of 4.905 acres of land described in a Deed of Trust of Robert D. Fry and Mark D. Daniels in favor of NationsBank of Texas, N. A. recorded in Document 93-0051835 of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at an existing iron pin set in the east R.O.W. line of U.S. Highway 75, at the southwest corner of said 4.905 acre tract;  
Thence northerly with the east R.O.W. line of U. S. Hwy. No. 75 and with the west line of said 4.905 acre tract as follows:

North 2° 40' east, 47.26 feet to an iron pin set;

North 4° 55' 41" west, 302.65 feet to an iron pin set;

North 2° 40' east, 300.0 feet to an iron pin set;

North 6° 40' 15" east, 350.87 feet to an iron pin set in the south R.O.W. line of Park Central Drive and the northwest corner of said 4.905 acre tract for a corner;

Thence easterly with the south R.O.W. line of Park Central Drive and with the north line of said 4.905 acre tract as follows:

South 83° 19' 45" east, 70.0 feet to an iron pin set at the P. C. of a curve to the left, from which the radius center lies

North 6° 40' 15" east, 687.81 feet;

with said curve to the left, an arc of 125.45 feet, around a central angle of 10° 27' 01" to an iron pin set in said south R.O.W. line

and at the northeast corner of said 4.905 acre tract for a corner;

Thence south 1° 44' 14" west, with the east line of said 4.905 acre tract, passing an existing iron pin set at 19.35 feet, at the north, northwest corner of ELDORADO CENTRAL TRACT 1, Ref. Vol. E, Page 81 of the Collin County Map and Plat Records, continuing with said east line and with the west line of said ELDORADO CENTRAL TRACT 1 in all 991.79 feet to an existing iron pin set at the southeast corner of said 4.905 acre tract;

Thence north 88° 19' 29" west, 195.7 feet with the south line of said 4.905 acre tract to the PLACE OF BEGINNING and containing 4.905 acres of land.

SURVEYED AND CERTIFIED CORRECT  
9:00am (Monday) November 1, 1993



