

# ± 3.34 AC MCKINNEY FOR SALE

US HIGHWAY 75 FRONTAGE SITE  
PD 1166 "OPPORTUNITY SITE"  
EXCLUSIVELY LISTED BY YOUNGER PARTNERS

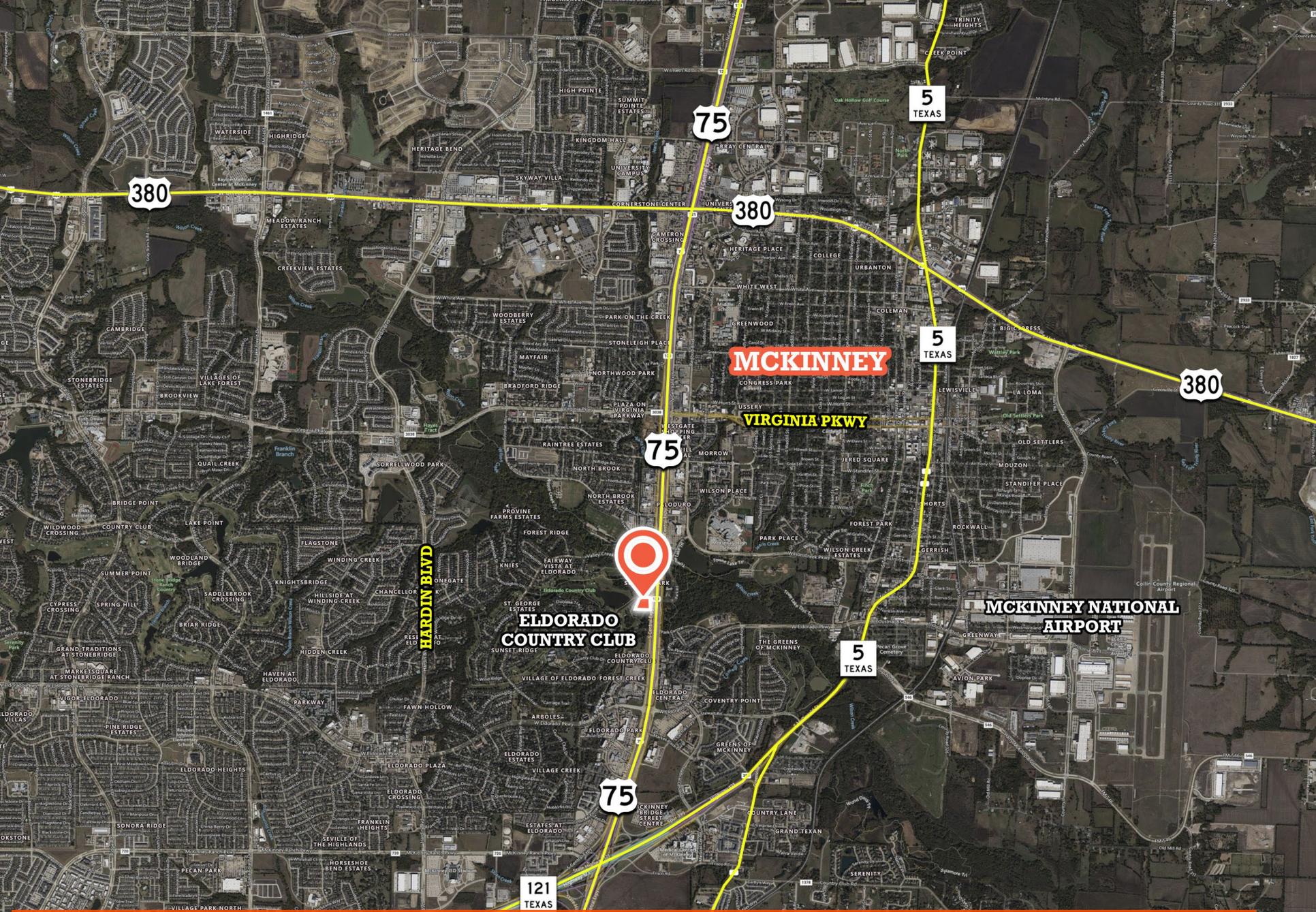


ELDORADO  
COUNTRY CLUB

SUBJECT

SUMMIT PARK  
OFFICE BLDG

YOUNGER  
PARTNERS



75

5 TEXAS

380

380

5 TEXAS

380

75

**MCKINNEY**

**VIRGINIA PKWY**



**HARDIN BLVD**

**ELDORADO COUNTRY CLUB**

**MCKINNEY NATIONAL AIRPORT**

5 TEXAS

75

121 TEXAS

# Property Information

± 3.34 AC Fronting US Highway 75

## LOCATION

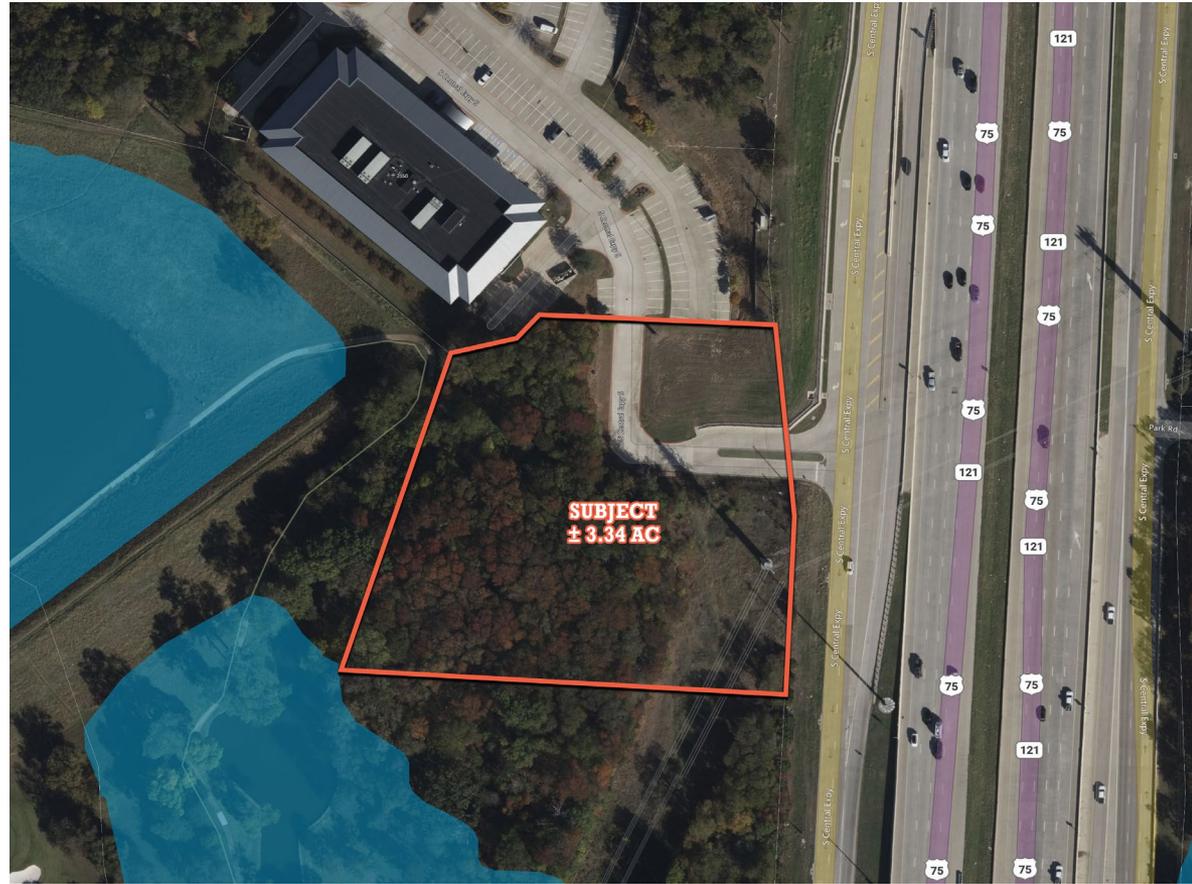
- CITY OF MCKINNEY – COLLIN COUNTY
- NEAREST ADDRESS: 2150 S Central Expy

## PROPERTY BREAKDOWN / PRICING

- PROPERTY SIZE: ± 3.34 ACRES
- ASKING PRICE: Contact Broker

## PROPERTY INFORMATION

- CURRENT ZONING: PD 1166 – “Opportunity Site”
- POTENTIAL USES: Village Commercial, MF Residential, Private Recreational, Motel
- FRONTAGE, US HWY 75: ± 391 FT
- SCHOOL DISTRICT: McKinney ISD
- CCN: City of McKinney
- DDA/QCT OVERLAY: DDA Zone (huduser.gov)
- SURVEY: Available Upon Request



YOUNGER PARTNERS DALLAS  
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YOUNGER PARTNERS DALLAS  
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## APPROXIMATE DISTANCE FROM



± 1.5 MILES



± 1.6 MILES



± 2.5 MILES

DEMOGRAPHICS (REGIS, SITES USA)	1 MILE	3 MILE	5 MILE	7 MILE
2025 Total Estimated Population	11,110	86,577	209,029	363,925
2025 Total Estimated Households	4,588	32,811	76,230	130,169
2025 Average Household Income	\$127,005	\$145,904	\$169,396	\$175,316



SUMMIT OFFICE AND LAND

ELDORADO HOA INC

± 0.36 AC  
± 15,800 SQFT

± 2.33 AC  
± 101,495 SQFT

ONCOR  
OVERHEAD  
± 0.65 AC

ELDORADO HOA INC

ESTIMATED USABLE LAND AERIAL | ± 3.34 ACRES | S CENTRAL EXPY, MCKINNEY, TX 75070

YOUNGER PARTNERS



**SUMMIT PARK  
OFFICE BLDG**

**EL DORADO  
COUNTRY CLUB**

**SUBJECT**

**ONCOR  
OVERHEAD**

**OFF-RAMP**

**S OFF-SERVICE RD**

**NORTH SERVICE RD**



351.1 ft

67.46 ft

33.51 ft

235 ft

207.9 ft

183.2 ft

442.4 ft

Perimeter: 1521 ft  
Area: 3.341 acres

S Central Expy S

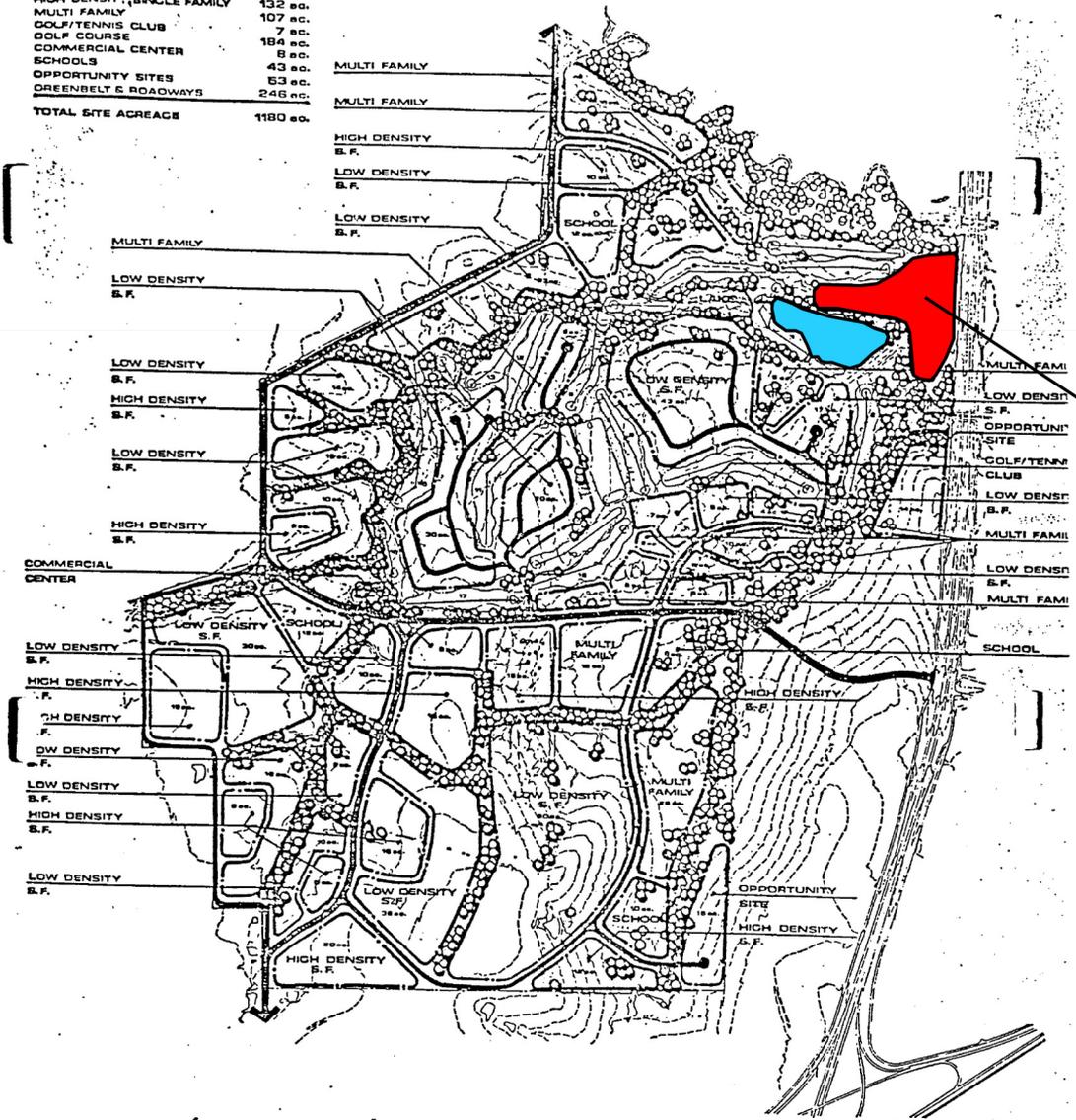
S Central

S Central Expy

S Central Expy

75

LOW DENSITY, SINGLE FAMILY	4100 ac.
HIGH DENSITY, SINGLE FAMILY	132 ac.
MULTI FAMILY	107 ac.
GOLF/TENNIS CLUB	7 ac.
GOLF COURSE	184 ac.
COMMERCIAL CENTER	8 ac.
SCHOOLS	43 ac.
OPPORTUNITY SITES	53 ac.
GREENBELT & ROADWAYS	246 ac.
<b>TOTAL SITE ACREAGE</b>	<b>1180 ac.</b>



SUBJECT PROPERTY

LAKE

“OPPORTUNITY SITE”

- **CURRENT ZONING:** PD 1166 – “Opportunity Site”
- **POTENTIAL USES:** Village Commercial, MF Residential, Private Recreational, Motel

### SCHEMATIC MASTER PLAN

TIMBER CREEK VILLAGE - McKinney, Tx

Highway 380 Associates Planners & Landscape Architects



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Younger Partners Dallas, LLC

**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.

11-2-2015



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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