



3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX



For Sale 8.022 acres - Up to 3.49+/- Acres Recoverable out of Flood Ideal for office and retail commercial uses

- Major flood reclamation engineering completed along with conditional city approval
- Surrounded by new developments in booming city of McKinney in Collin County
- Approximately 1,000' of available Frontage on N Custer Road between US 380 and Prosper Trail / Bloomfield Rd.
- Median Home Value approximately \$550,000 within 3 miles
- Custer road very recently widened to 4 lanes. Median cut in place

Zoning In a PD equivalent which references old BG zoning district which is now C2 zoning.
Should allow most retail / office uses

Traffic counts No accurate counts since the road was just widened to 4 lanes

Demographics	1 mile	3 miles	5 miles
Population	2,990	54,173	163,494
Median Household Inc.	\$213,684	\$146,691	\$140,268

Priced at \$2,400,000 - \$15.79/sf for 3.49 acres developable (\$6.87/sf overall)

LANDMARKCOMMERCIAL

Brian Scott, CCIM

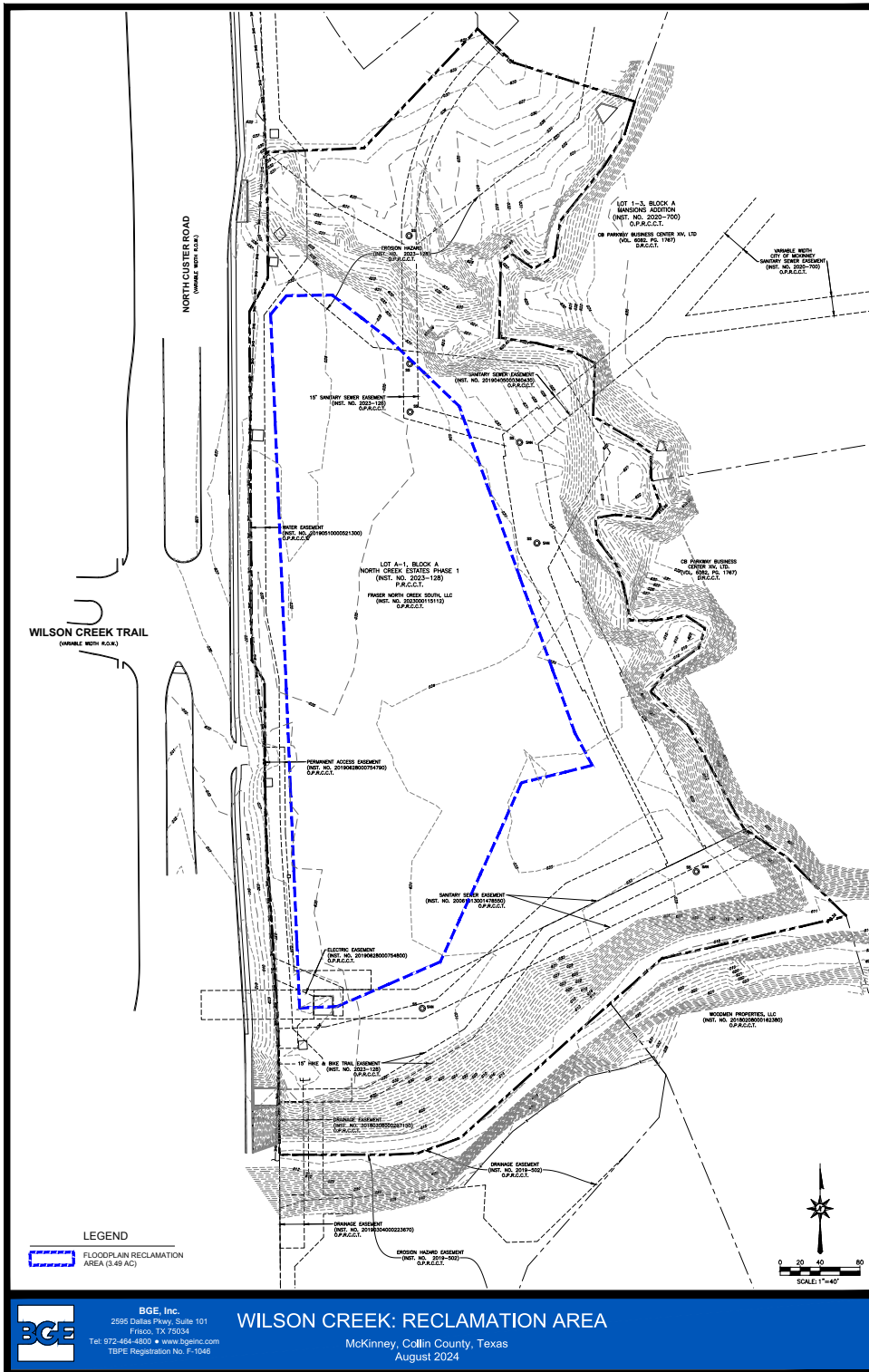
817.721.6009 cell | bscott@landmk.com | landmk.com



3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX

3.49 acres reclamation engineering studies prepared by BGE and approved by City in October 2024. Ready for dirt work and final LOMR application steps.



LANDMARKCOMMERCIAL

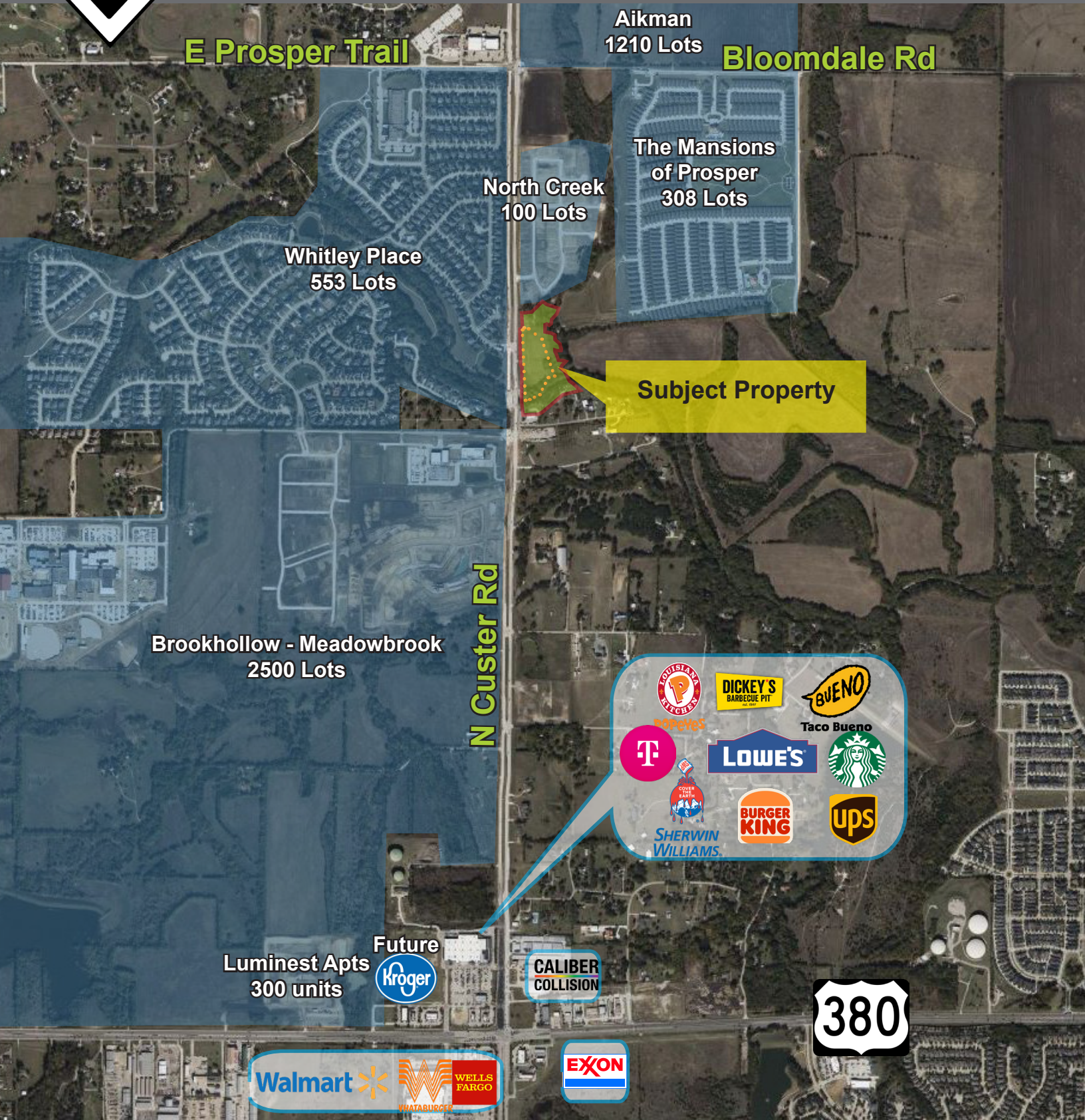
Brian Scott, CCIM

817.721.6009 cell | bscott@landmk.com | landmk.com



3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX



LANDMARKCOMMERCIAL

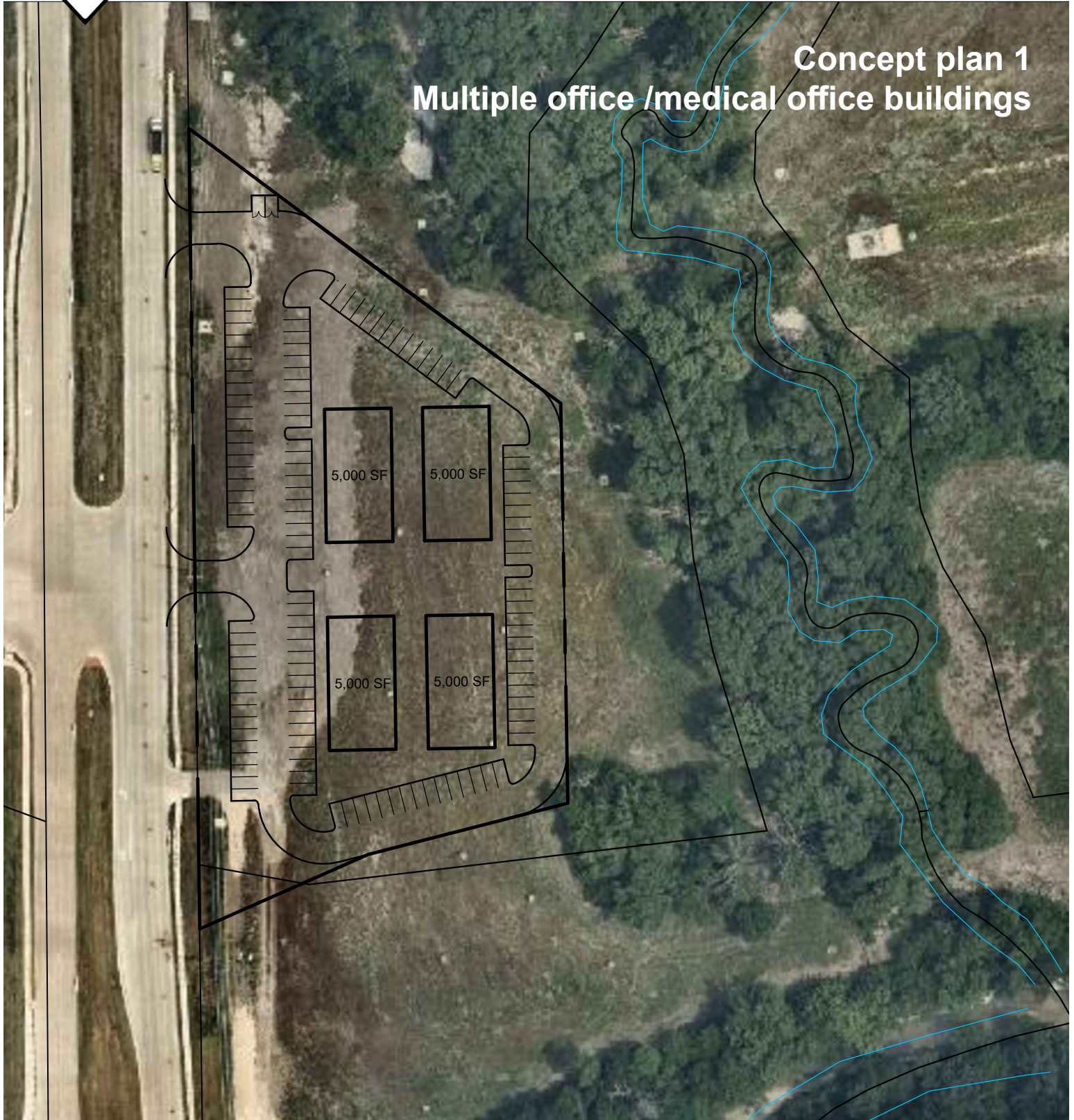
Brian Scott, CCIM

817.721.6009 cell | bscott@landmk.com | landmk.com



3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX



Concept plan 1
Multiple office /medical office buildings

LANDMARKCOMMERCIAL

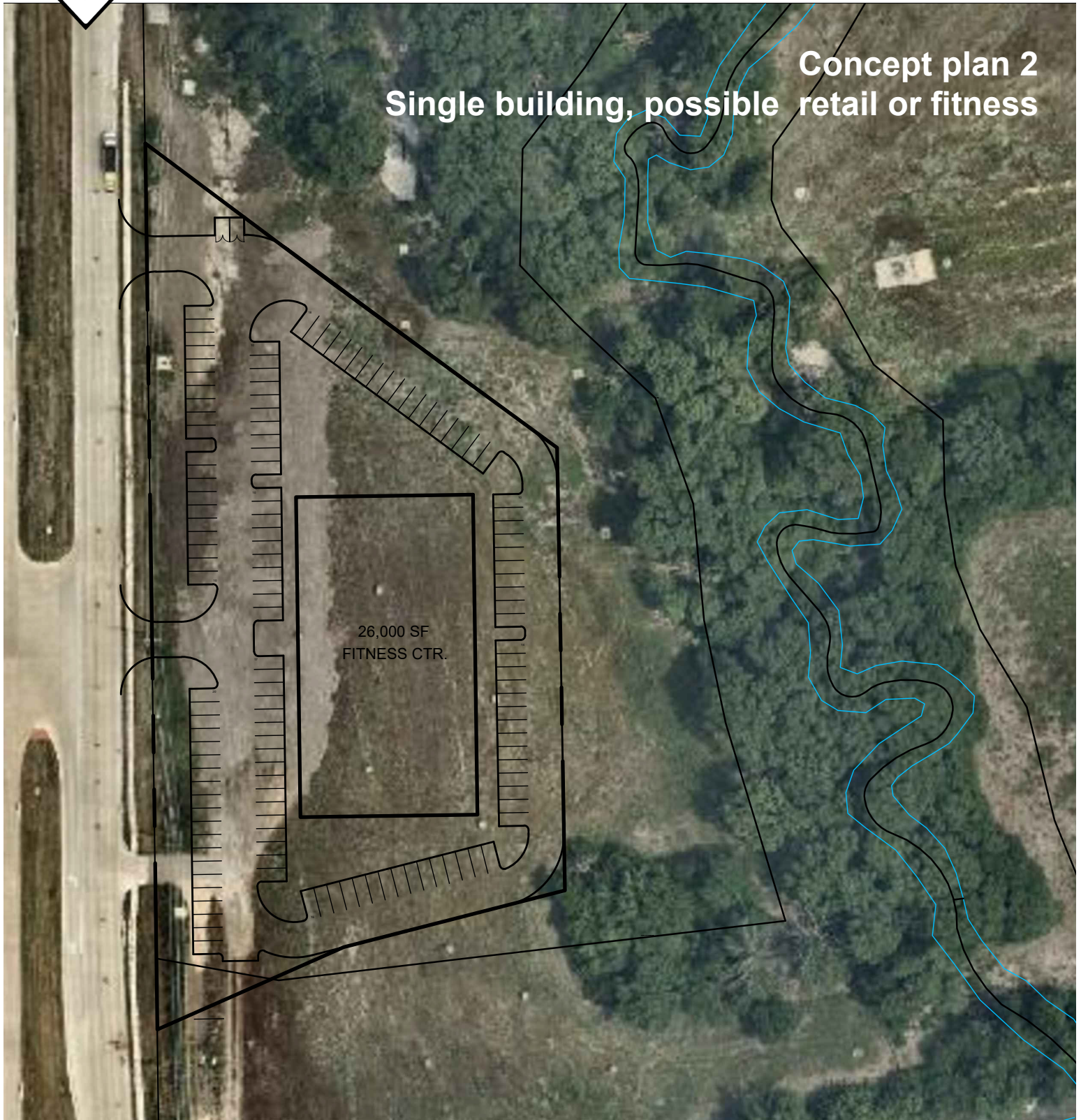
Brian Scott, CCIM

817.721.6009 cell | bscott@landmk.com | landmk.com



3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX



LANDMARKCOMMERCIAL

Brian Scott, CCIM

817.721.6009 cell | bscott@landmk.com | landmk.com



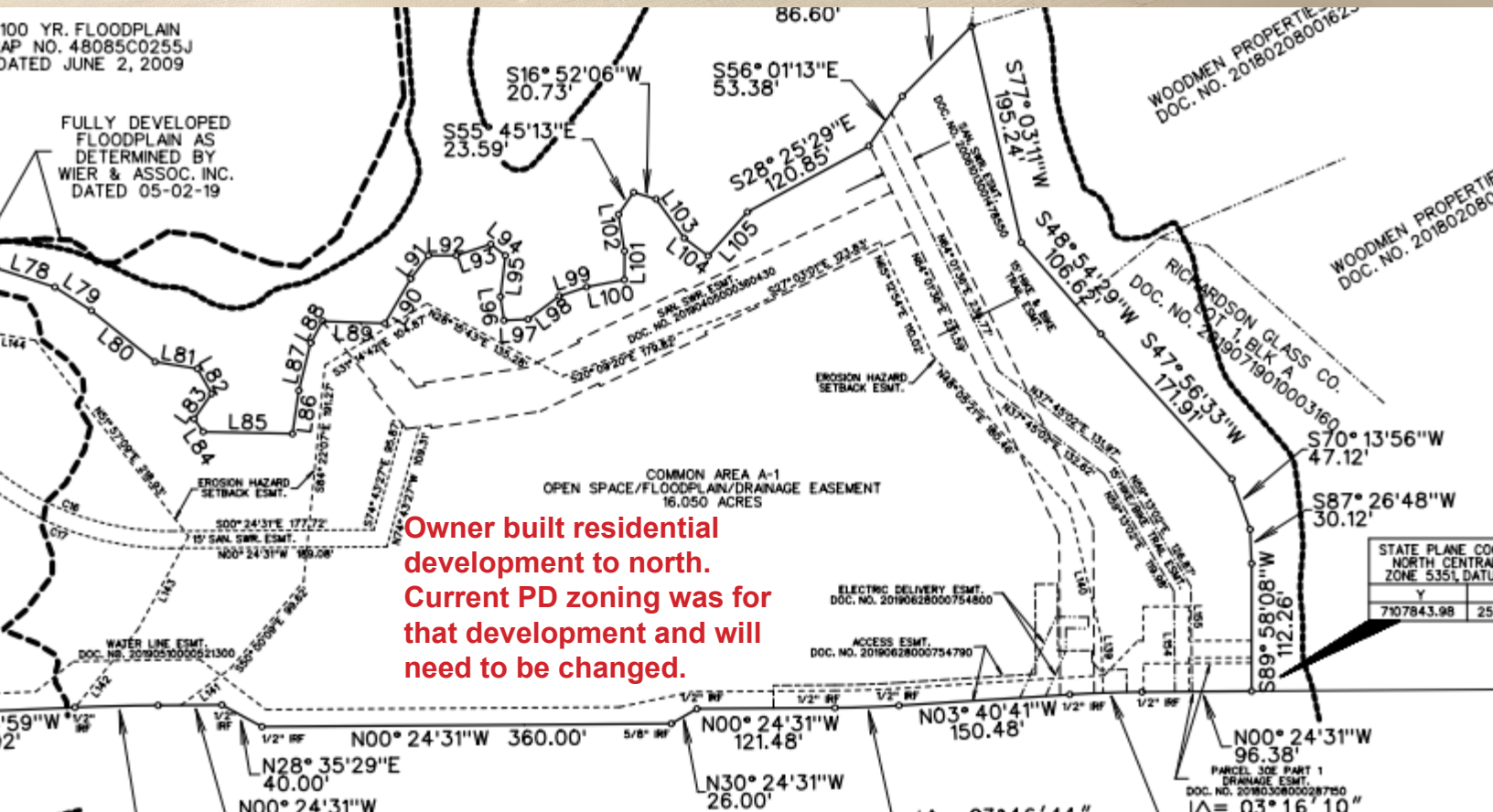
3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX



Subject property

Recently completed road widening to 4 lanes with median cut in front of property. Property is generally level but will require some dirt work to bring it out of the flood plain. Originally part of North Creek subdivision open space / floodplain as shown below.



LANDMARKCOMMERCIAL

Brian Scott, CCIM

817.721.6009 cell | bscott@landmk.com | landmk.com



3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX



LANDMARKCOMMERCIAL

Brian Scott, CCIM

817.721.6009 cell | bscott@landmk.com | landmk.com



3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX



LANDMARKCOMMERCIAL

Brian Scott, CCIM

817.721.6009 cell | bscott@landmk.com | landmk.com

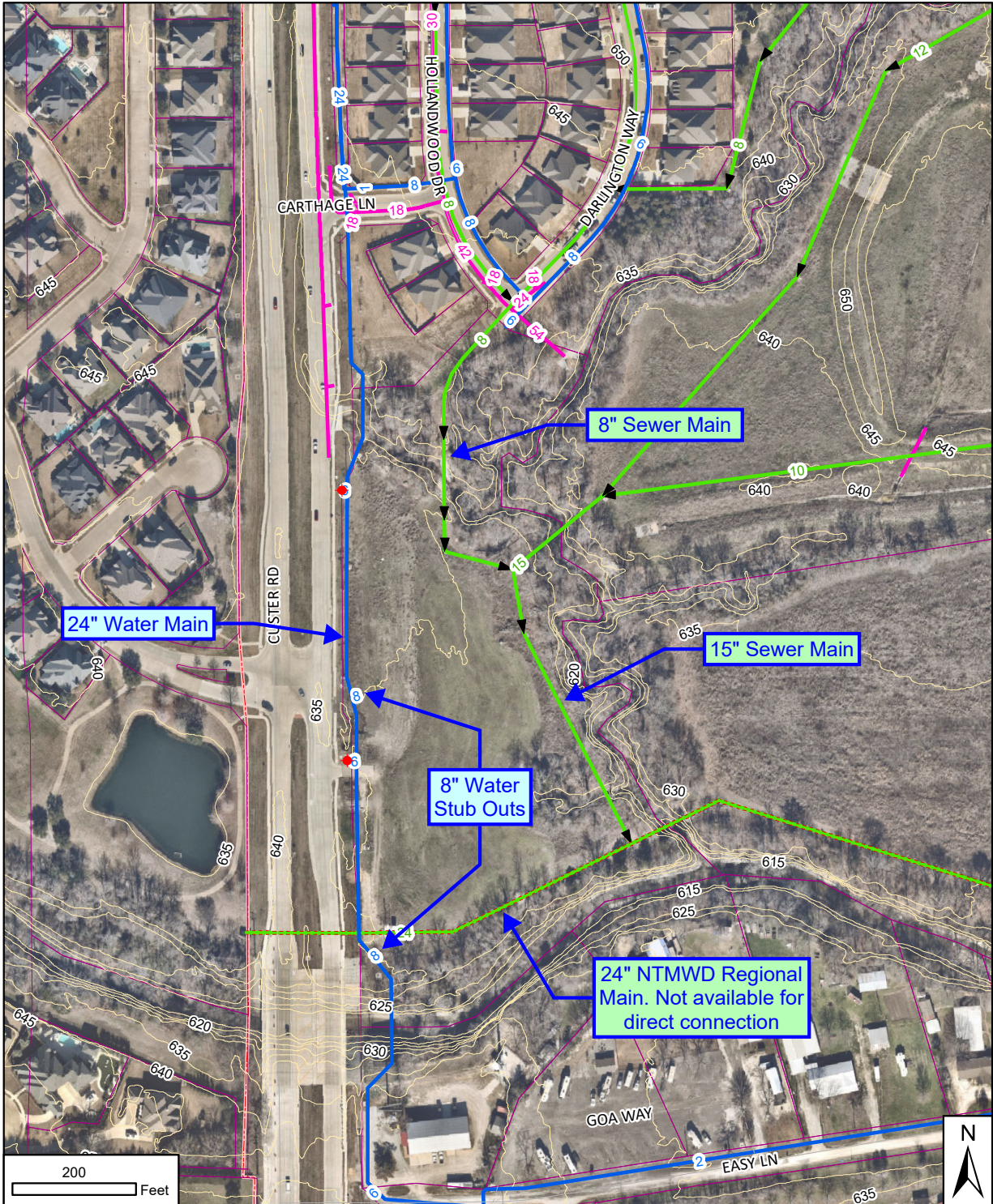


3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX

3716 N Custer Road Infrastructure Map

City of McKinney - Engineering
Review by: Ryan Hunter, P.E.
rhunter@mckinneytexas.org
972-547-7433



Date: 1/26/2024

DISCLAIMER: This map and information contained within it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees, for any discrepancies, errors, or variances which may exist.

LANDMARKCOMMERCIAL

Brian Scott, CCIM

817.721.6009 cell | bscott@landmk.com | landmk.com



3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX

Frequently Asked Questions

Who are the owners / why are they selling?

The owners are very experienced developers who developed the residential subdivision to the north and there was strong indication that some of the excess land of the residential subdivision could be brought out of flood. The highest and best use in my opinion was for commercial purposes, but the seller could opt to move forward with residential development at any time. His first preference is to sell it.

Will it be delivered as a finished pad ready for development?

It will be sold as/is. Any development work from this point forward will be the responsibility of the buyer. The engineering is really as far as it can go before dirt work.

Can you explain the LOMR (FEMA Letter of Map Revision) process

I am not a LOMR expert. Do your own due diligence, but this is my best interpretation.

This LOMR process is fairly typical in the development world and most engineers should easily understand. The engineering work pre-development is done. Once the dirt work is completed to specs and meets with city approval, the LOMR is almost automatic.

The owner hired BGE, a national engineering firm, and invested heavily to date to get the land through the city mandated flood studies. The City has pronounced the BGE-prepared No Rise study of FEMA floodplain / floodway along with a fully developed flood study complete and 'conditionally accepted' it for the project. This includes floodplain/floodway modeling along both Wilson Creek and Wilson Creek Tributary 14. The conditional acceptance was received in October of 2024 and is valid for 5 years.

We are currently at the point where the developer may submit the Preliminary-Final Plat for approval by Planning/Zoning and City Council, leading to submittal of a Record Plat. The modeling must be reviewed and assembled together with the application forms, an intermediate model reflecting the widened Custer Road (this is not reflected in the current FEMA mapping and profile) and a narrative document prepared for submittal to the City and FEMA. Further changes to hydraulic modeling should not be required at this stage as the modeling generally conforms to the City and FEMA requirements for updates.

The formal Letter of Map Revision submittal, first to the City, must take place after completion of earthwork and its successful approval by the City will hinge on proper placement of earthwork in accordance with the established boundaries and proper certification of compliance with earthwork compaction and moisture control requirements. Because the corrected model does not demonstrate rise in floodplain due to the project, a conditional LOMR (CLOMR) application to FEMA (pre-project) is not required.

It appears the City documents require submittal of the final plat and record plat prior to submittal of LOMR application. A LOMR will show the land has been reclaimed out of the flood plain so that development can begin with City approvals in place as well. The LOMR process is lengthy but the seller has spent the money and time to get through the bulk of the process already.

The model updated, narrative and application forms could be prepared concurrent with the completion of the civil plans required to support the final and record plat information (and Floodplain Development Permit). Ultimately the City approval must be obtained before the sitework, then the site earthwork at a minimum must be substantially completed prior to LOMR submittal because of the documentation required by FEMA. It is very possible that the full development of the project could be substantially complete before an application for the LOMR is made.



3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX

Frequently Asked Questions Continued

What are the documents that required to submit LOMR application to FEMA and FEMA application process/steps?

- Multiple models in accord with FEMA format
- Documentation of the models, source data, conclusions, explanation of FEMA forms
- Certified workmaps supporting the mapping changes proposed
- FEMA forms completed by registered PE, including community acknowledgment signed by City floodplain manager
- Documentation of adequate earthwork with appropriate compaction and moisture control
- Certified boundary survey depicting the elevated areas and including proof of ownership. If there are ultimately changes to Base Flood Elevations, a public notification process and documentation thereof is required. It appears this may not be required based upon current modeling (no rise is demonstrated).

What will be normal timeline for City and FEMA approval process?

The city will review the LOMR first and there could potentially be a few rounds back and forth of comments but this is a fairly quick process since the city will provide comments typically 4 weeks after first submittal and 2 weeks for additional reviews. Once that is complete, the LOMR application to FEMA is made. FEMA must acknowledge receipt of the submittal within 30 days. They then have up to 60 days to respond to each submittal. Revisions are not uncommon. The process typically takes at least 5 months to complete, though it could be longer depending on the FEMA reviewer. The current fee schedule indicates a likely fee of \$8,000 for the LOMR review process.

How much will the dirt work cost?

We do not have hard estimates for dirt work. The amount of fill needed is estimated by engineers at 12,700 CY.

Why are there no traffic counts provided?

Custer Road was just improved to 4 lanes at this point in 2024 and any prior traffic counts would not be accurate as to current traffic levels.

What is the zoning?

This was leftover common area land from the North Creek South residential development just north of the property. It is in a Planned Development Zoning which indicated commercial and residential parcels. The commercial portion was to be under the old zoning of BG which is now C2. It is the most broad zoning for commercial retail and office that isn't regional (C3) zoning. There are differing opinions on whether the City will require rezoning out of the PD, but we certainly don't anticipate any pushback.

How much time will you allow to close?

There will be no added time for the LOMR process. The buyer will buy the land as/is and the price is reflective of that.

What can the flood plain additional land be used for?

I believe that the normal required detention area required in development should be able to be outside of the 3.49 net possible recoverable acres, thereby maximizing the buildable area. Playgrounds and outdoor areas for events but it is buyer's responsibility to check with the city. Parking would not likely be permissible.

There are slightly different layouts shown in the offering.

There have been many changes from the engineers during the process with the City. The final numbers will 3.49 acres expected reclaimable out of the 8.022 acres to be conveyed.



3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX

Brian Scott, CCIM is the owner and principal broker for Landmark Commercial. He has been a full time commercial broker and investor based in the Dallas / Fort Worth market since 1989.

Brian Scott holds the CCIM, Certified Commercial Investment Member, designation. He earned his MBA and his Bachelors Degree in Industrial Engineering degree from Texas Tech University.



DISCLAIMER:

Although Landmark Commercial (Landmark USA Commercial, LLC) I has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. Landmark Commercial shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Offerings and Site plans subject to change and withdrawal at any time.

All logos displayed are for identification purposes only and may be trademarks of their respective companies.



3.49+/- Acres For Sale

N Custer Rd, North of Hwy 380 | McKinney, TX



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:
 - 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 a copy for your records.

Landmark USA Commercial, LLC	0507303	bscott@landmk.com	817-721-6009
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Scott	0407332	bscott@landmk.com	817-721-6009
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shawn Scott	625179	sscott@landmk.com	817-939-5309
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

IABS 1-0

LANDMARKCOMMERCIAL

Brian Scott, CCIM

817.721.6009 cell | bscott@landmk.com | landmk.com