

FOR SALE

11.17ac property in McKinney ETJ



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Sam Franklin, Director of Real Estate
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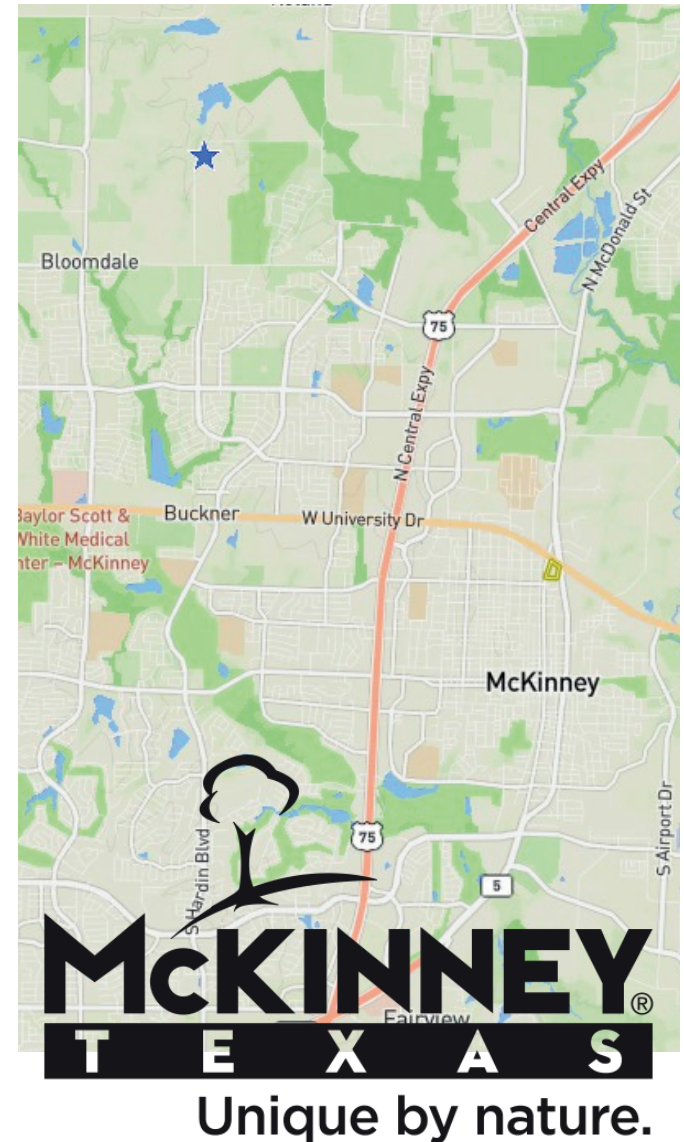
Prime opportunity to acquire ±11.17 acres in the McKinney ETJ, adjacent to the highly anticipated Wildwood development by Republic Property Group. Positioned just north of the proposed 380 bypass and with future frontage along the Laud Howell Parkway extension currently under construction, the site offers exceptional connectivity and long-term visibility. Surrounded by emerging residential communities and major infrastructure projects, the property is ideally situated for strategic development. Just minutes from downtown McKinney and major employment hubs, this tract represents a rare infill opportunity in one of North Texas' fastest-growing corridors.

SITE DESCRIPTION

Location	<u>Corner of CR 1006 and Laud Howell Pkwy, North of Bloomdale/Future 380 Bypass</u>
Size	+/- 11.17 ac
Zoning	City of McKinney ETJ
Utilities	City of McKinney Water to site, City of McKinney Sewer to be brought by adjacent development.
Adjacent Uses	Proposed 1800 ac master planned community adjacent with over 10,000 homes proposed. Also near McKinney's Erwin Park and another future city park at Bloomdale and CR 1006.

DEMOGRAPHICS

2025 Population	224,043
Median Household Income	\$120,273
Median Home Value	\$439,500
Consumer Household Expenditure	\$75,888/year (2022-23)



LOCATION INFORMATION | 11.17ac property in McKinney ETJ

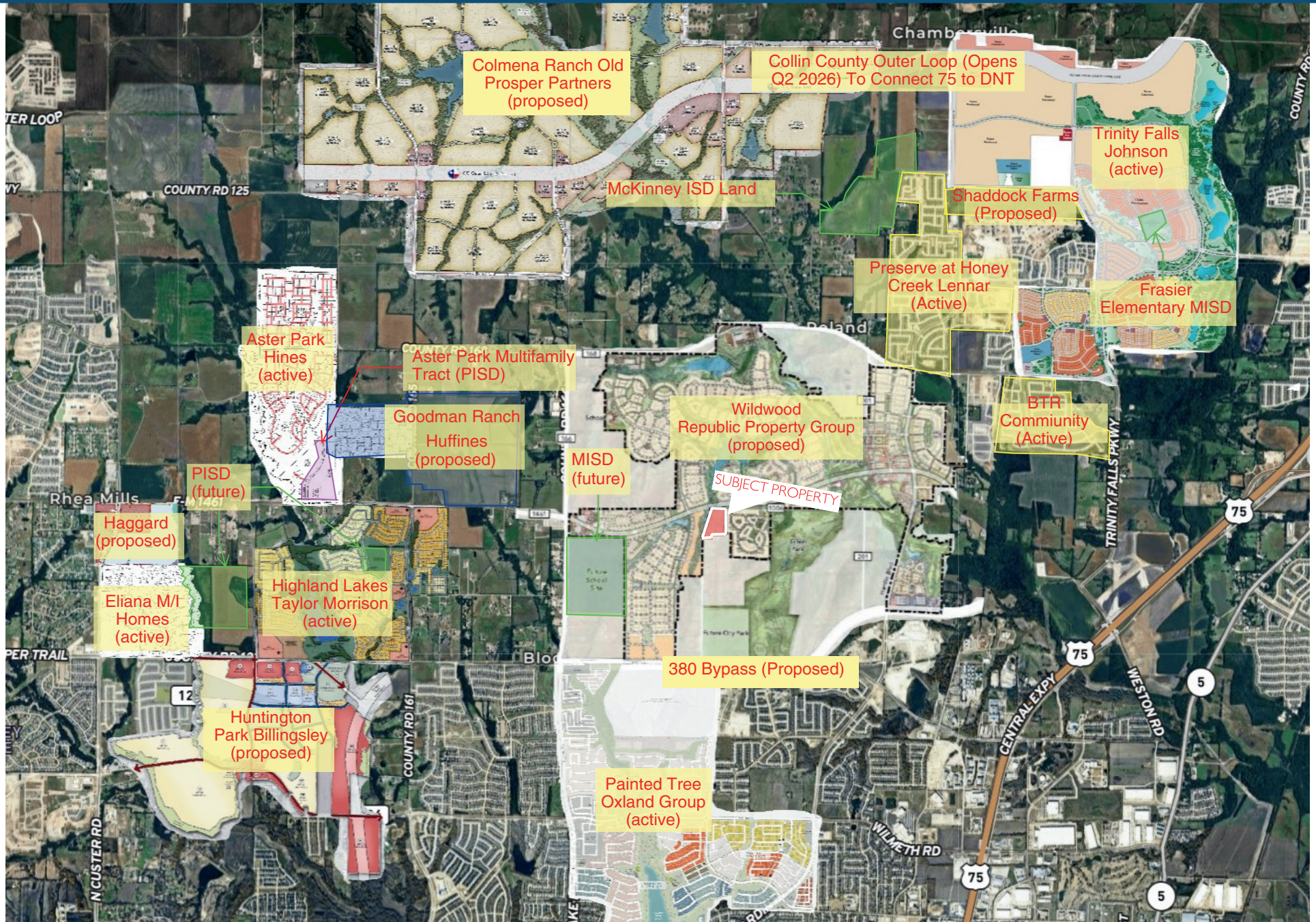


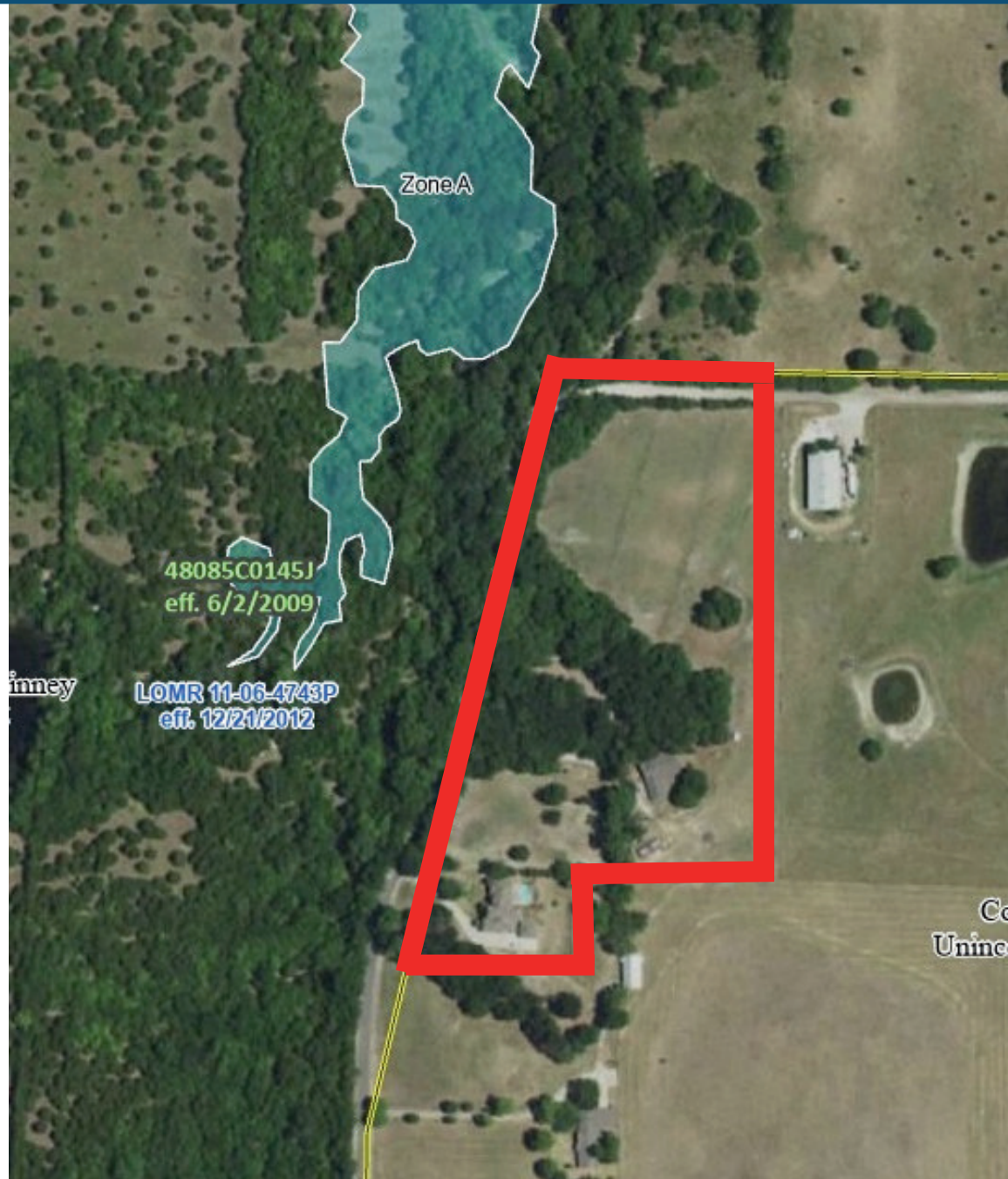
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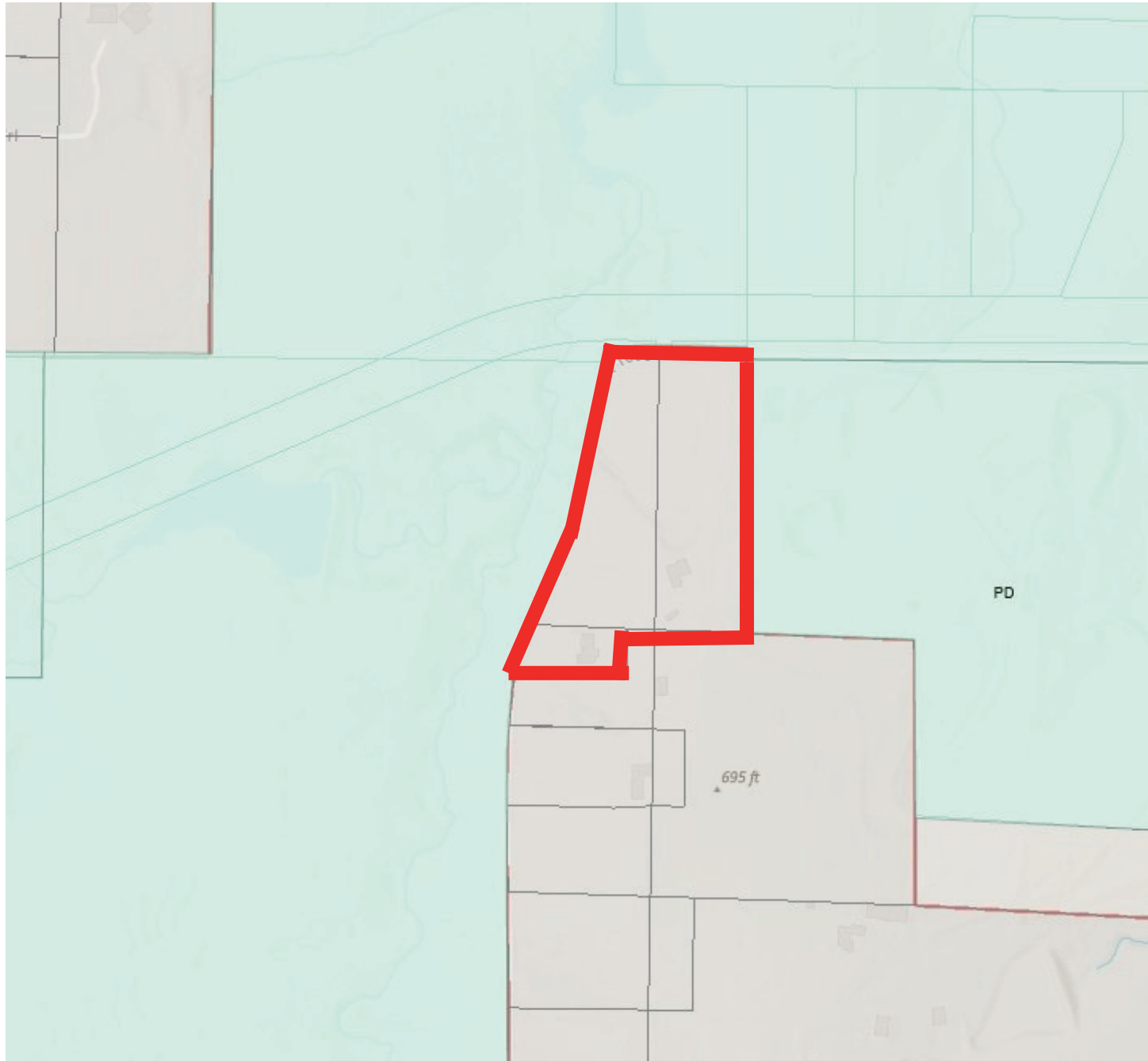
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FRANKLIN LAND COMPANY
1650 W. Virginia Street, Suite 201
McKinney, TX 75069

Nearby Developments







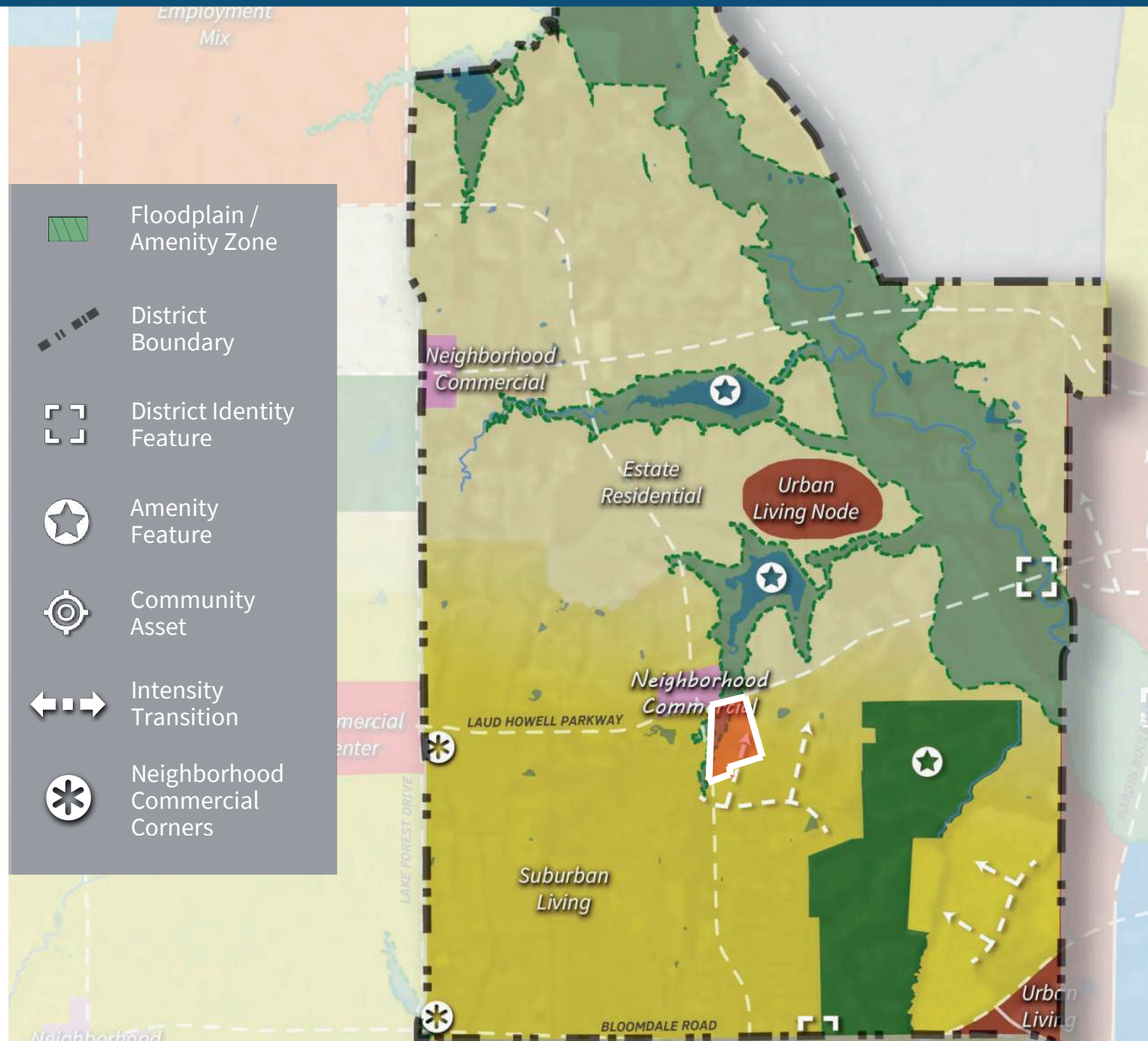
LEGEND

Placetypes

- Aviation
- Commercial Center
- Employment Mix
- Entertainment Center
- Estate Residential
- Historic Town Center - Downtown
- Historic Town Center - Mix
- Historic Town Center - Residential
- Manufacturing & Warehousing
- Mixed Use Center
- Neighborhood Commercial
- Professional Campus
- Rural Residential
- Suburban Living
- Transit-Ready Development
- Urban Living

Other Features

- Floodplain / Amenity Zone
- District Boundary





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*



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.

Franklin Land Company

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Richard Franklin

Designated Broker of Firm

Sam Franklin

Licensed Supervisor of Sales Agent/Associate

Logan Call

Sales Agent/Associate's Name

9009681

License No.

333777

License No.

686927

License No.

837107

License No.

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Buyer/Tenant/Seller/Landlord Initials

Date