

MULTI FAMILY LAND

12.5 +/- Acres

3352 N. McDonald St. McKinney, TX

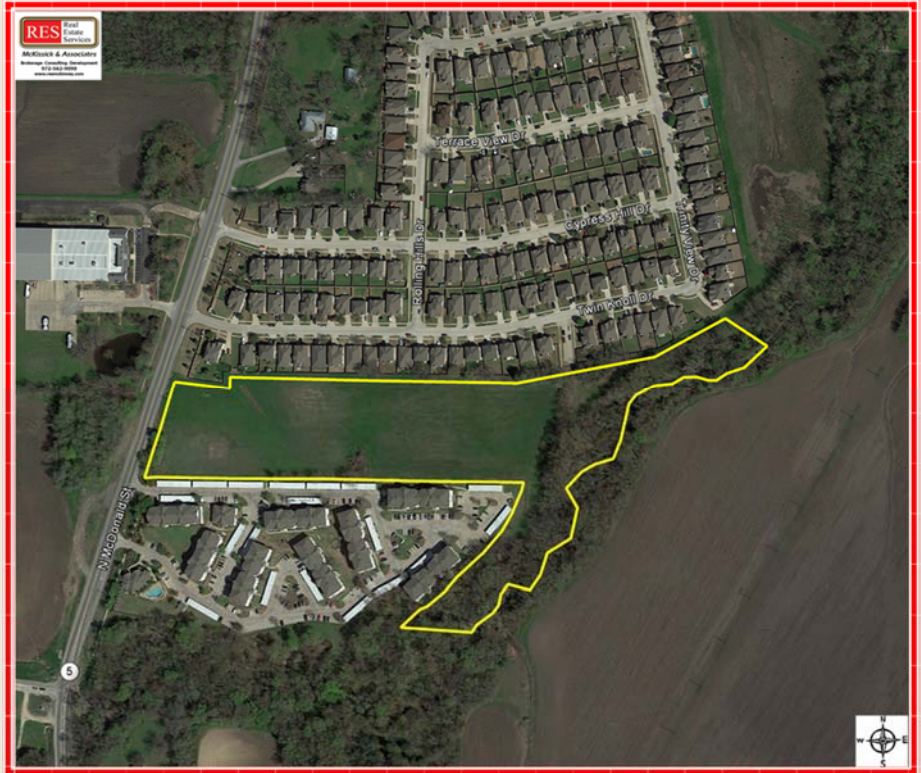


McKissick & Associates
Brokerage, Consulting, Development
972-562-9090
www.resmckinney.com

\$2,000,000

(Plus rollback taxes)

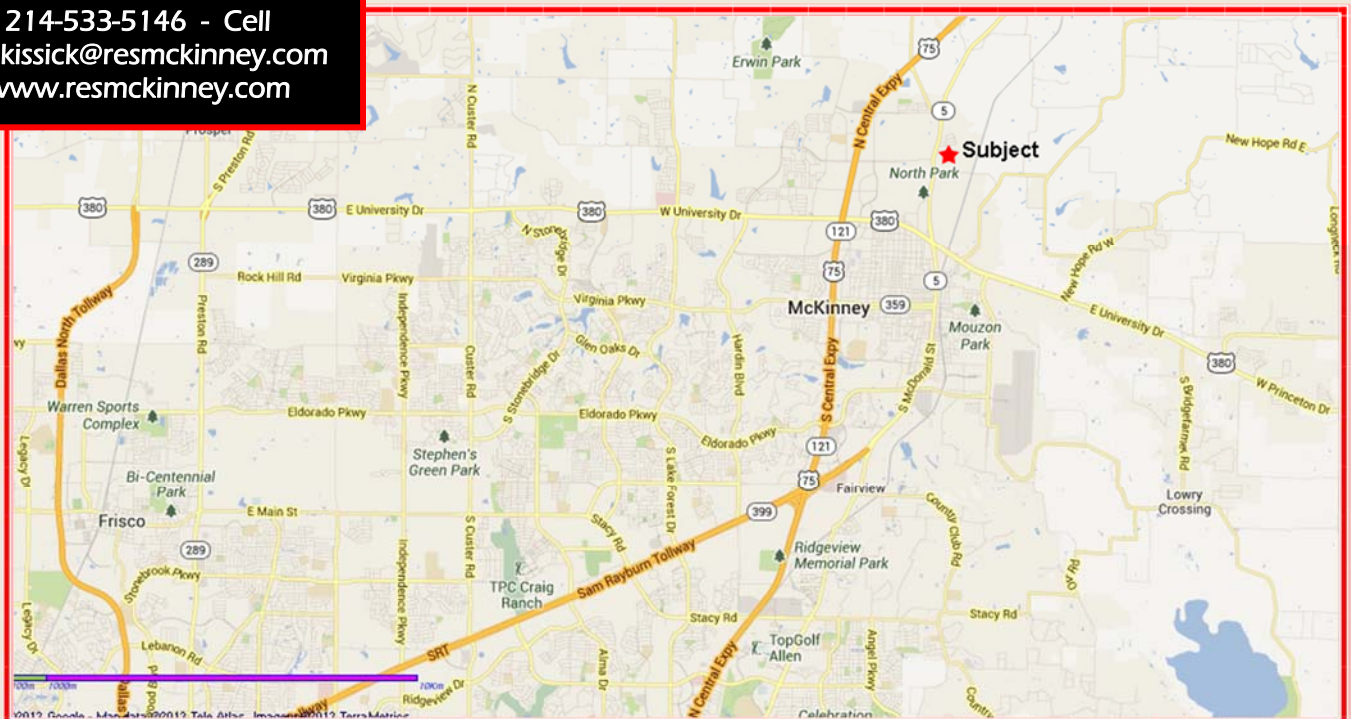
- ♦ Zoned multi-family Ordinance # 95-04-21
- ♦ 15in sewer line along the creek, water, electric and telephone are along Hwy 5
- ♦ Approx. 200 multifamily units, 16 units per acre
- ♦ Frontage on Hwy 5



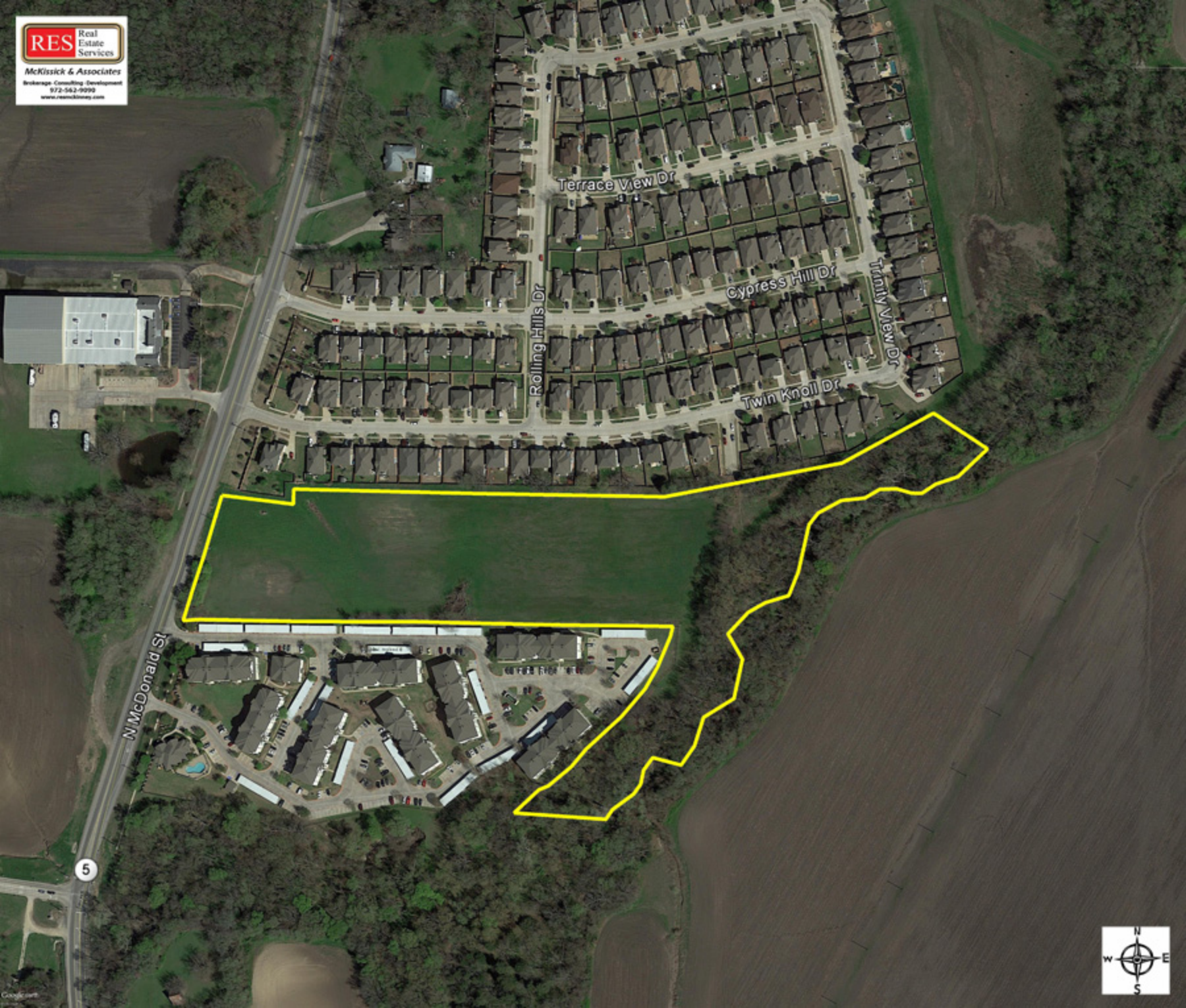
CONTACT:

Charles B. McKissick
972-562-9090 - Office
214-533-5146 - Cell
cmckissick@resmckinney.com
www.resmckinney.com

Link to property: www.resmckinney.com/1366776



LAND~COMMERCIAL~INVESTMENT PROPERTIES~FARMS & RANCHES



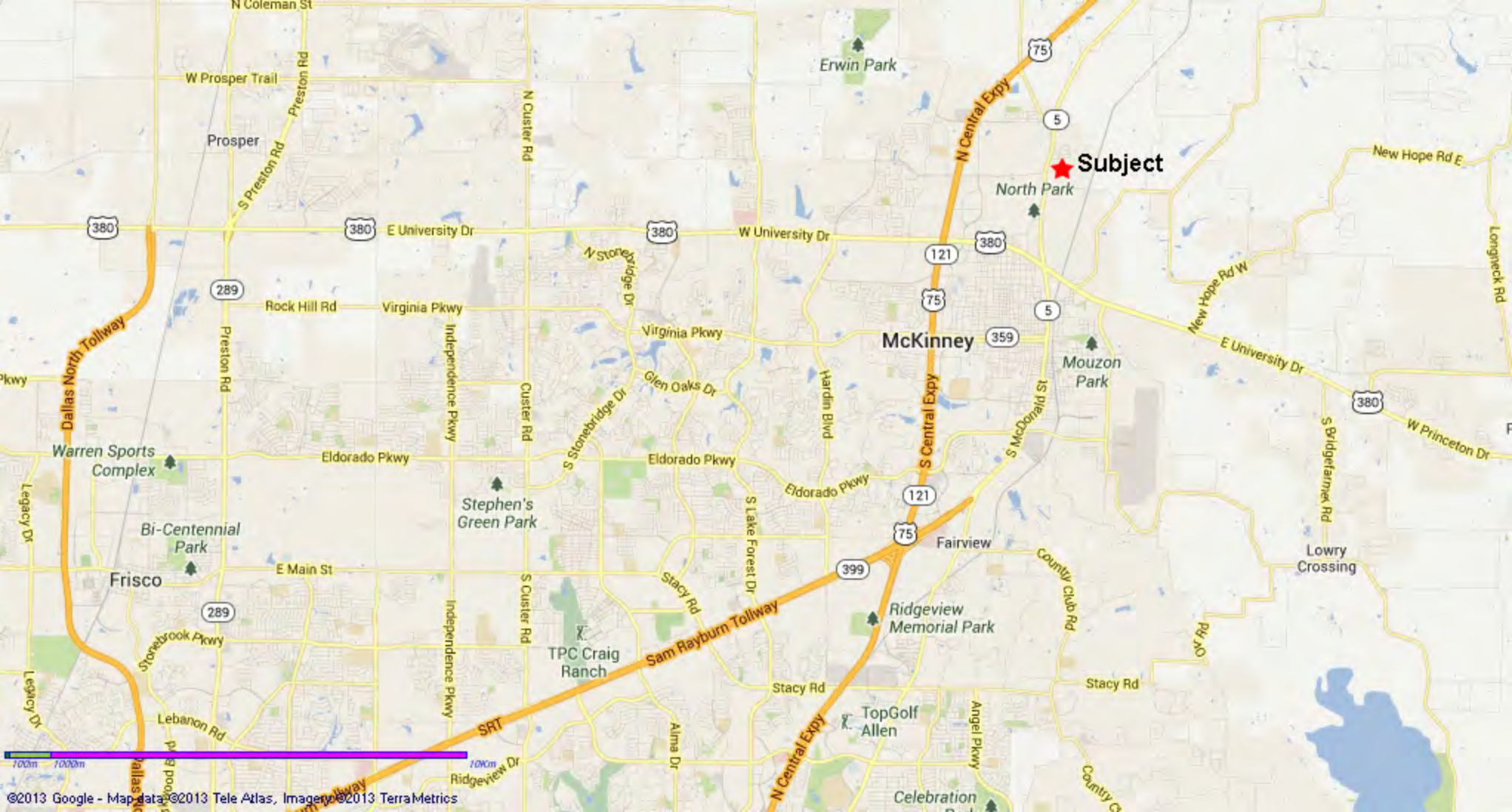


EXHIBIT A

SITUATED in Collin County, Texas, In the John Duncan Survey. Abstract No. 259 and In the Tola Dunn Survey. Abstract No. 284, being a part of the 40 acres off the east end of a 79.34 acre tract of land described in a deed from S. M. Miller to R. J. Straughan, dated November 1, 1890, recorded in Volume 49, Page 395 and a part of the 174.5 acres of land SECOND TRACT, as described in a deed from J. R. McEntire to Zetta Noe, et al, dated March 28, 1967, recorded in Volume 693, Page 362, both deeds of the Collin County Deed Records, being described by metes and bounds as follows:

PROCEEDING at an iron pin set beside a corner post at the northeast corner of said 40 acre tract and in the west line of said 174.5 acre tract:

THENCE South 89° 45' West, 404.16 feet to a point in the east right-of-way of State Highway Number 5, said point being in a curve to the right, from which the radius center lies North 73°59'59" West 3870.0 feet;

THENCE with said curve to the right, an arc of 86.19 feet around a central angle of 1° 16' 34" to an iron pin in said east right-of-way line, and in the north line of said 40 acre tract for a corner;

THENCE following the east line of said highway South 17° 18' West, 436.30 feet to the point of beginning in the northwest corner of a 12.5 acre tract as described as follows:

BEGINNING in the east right-of-way of State Highway Number 5 of said northwest corner of the 12.5 acre tract;

THENCE North 89° 45' 00" East, 1270.2 feet to a point for corner;

THENCE North 60° 22' 28" East, 348.8 feet to a point for corner;

THENCE North 50° 12' 26" East, 54.67 feet to a point for corner;

THENCE South 60° 13' 50" East, 170.8 feet to a point for corner in a branch of a creek;

South 48° 35' West, 56.31 feet; South 48° 03' West, 51.71 feet;

South 69° 04' West, 108.1 feet; North 65° 49' West, 41.18 feet;

South 79° 41' West, 39.87 feet; South 59° 13' West, 55.56 feet;

South 75° 24' West, 73.42 feet; South 42° 14' West, 54.34 feet;

South, 11° 08' West, 101.32 feet; South 14° 24' West, 37.6 feet;

South 37° 35' West, 39.34 feet; South 72° 25' West, 42.0 feet;

South 70° 51' West, 42.54 feet; South 32° 57' West, 75.34 feet;

South 34° 27' East, 83.98 feet; South 2° 06' West, 22.57 feet;

South 36° 46' West, 55.61 feet; South 62° 17' West, 69.02 feet;

South 15° 58' West, 84.32 feet; South 42° 49' West, 39.10 feet;

North 82° 57' West, 68.26 feet; South 24° 28' West, 87.66 feet;

South 55° 16' West, 80.46 feet; South 14° 03' West, 14.11 feet;

THENCE North 87° 58' 19" West, 202.79 feet for a corner;

THENCE North 43° 31' 32" East, 77.79 feet;

THENCE North 66° 31' 08" East, 25.77 feet;

THENCE North 47° 48' 59" East, 59.63 feet;

THENCE North 38° 42' 41" East, 51.1 feet;

THENCE North 47° 26' 58" East, 71.33 feet;

THENCE North 43° 32' 59" East, 52.8 feet;

THENCE North 38° 28' 43" East, 69.04 feet;

THENCE North 31° 19' 48" East, 59.06 feet;

THENCE North 21° 34' 12" East, 78.30 feet;

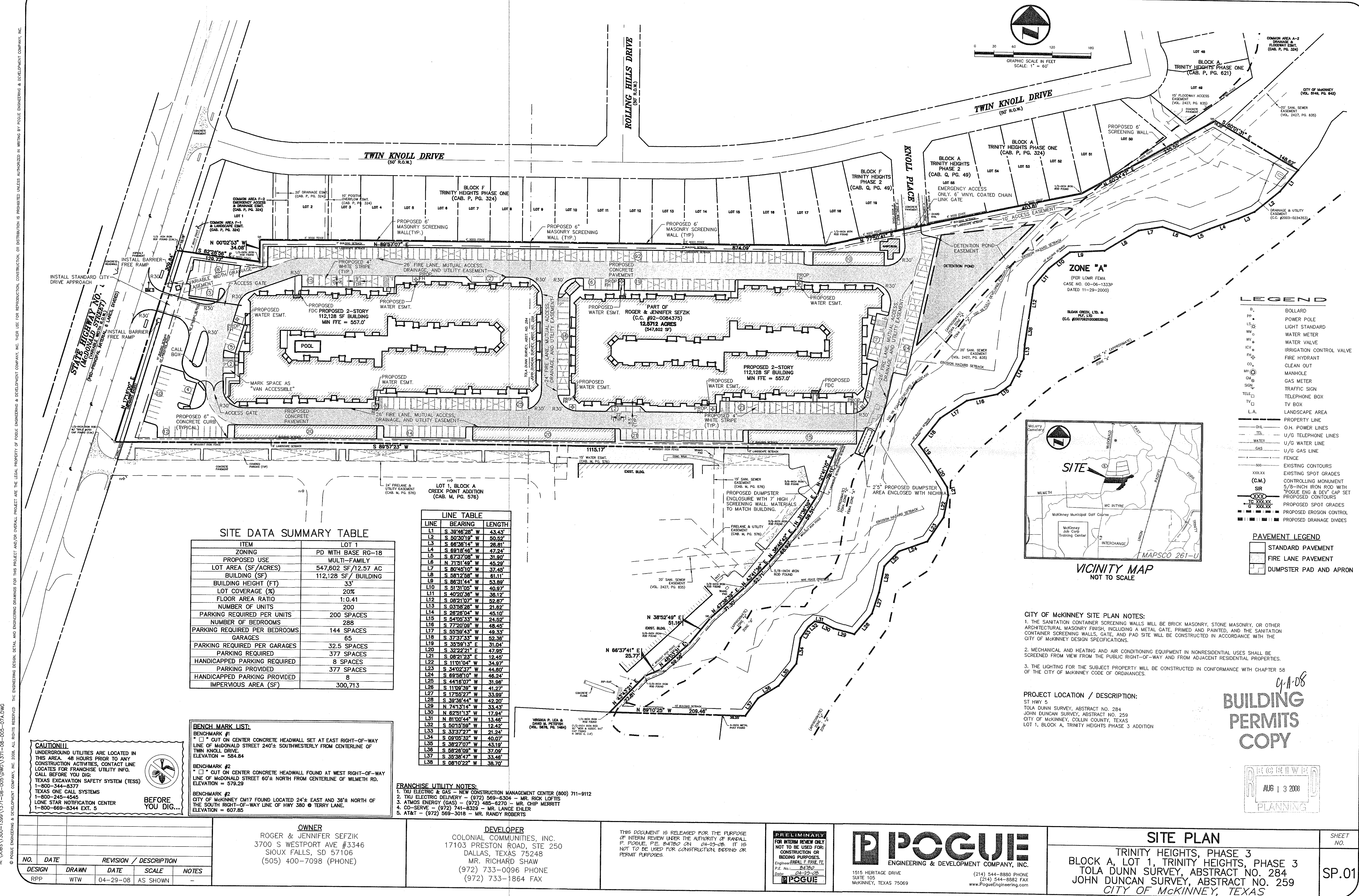
THENCE South 89° 44' 48" West, 1112.21 feet to a point in the east right-of-way of State Highway Number 5 for a point for corner;

THENCE following the east line of said highway North 17° 18' East, 328.06 feet to the PLACE OF BEGINNING and containing 12.5 acres of land more or less.



RES-Real Estate Services

Charles B. McKisick
Heritage Central
1515 Heritage Drive Suite 209
McKinney, TX 75069
972-562-9090 ext. 304
cmckisick@resmckinney.com
www.resmckinney.com



SITE DATA SUMMARY TABLE

ITEM	LOT 1
ZONING	PD WITH BASE RG-18
PROPOSED USE	MULTI-FAMILY
LOT AREA (SF/ACRES)	547,602 SF/12.57 AC
BUILDING (SF)	112,128 SF/ BUILDING
BUILDING HEIGHT (FT)	33'
LOT COVERAGE (%)	20%
FLOOR AREA RATIO	1:0.41
NUMBER OF UNITS	200
PARKING REQUIRED PER UNITS	200 SPACES
NUMBER OF BEDROOMS	288
PARKING REQUIRED PER BEDROOMS	144 SPACES
GARAGES	65
PARKING REQUIRED PER GARAGES	32.5 SPACES
PARKING REQUIRED	377 SPACES
HANDICAPPED PARKING REQUIRED	8 SPACES
PARKING PROVIDED	377 SPACES
HANDICAPPED PARKING PROVIDED	8
IMPERVIOUS AREA (SF)	300,713

LINE TABLE

LINE	BEARING	LENGTH
L1	S 39°46'28" W	43.43'
L2	S 50°30'19" W	50.52'
L3	S 66°36'14" W	28.81'
L4	S 68°18'48" W	47.24'
L5	S 67°37'08" W	31.90'
L6	N 71°51'49" W	45.29'
L7	S 80°45'10" W	37.45'
L8	S 58°12'58" W	61.11'
L9	S 88°31'44" W	53.89'
L10	S 51°31'05" W	40.97'
L11	S 40°20'38" W	38.12'
L12	S 08°21'07" W	52.87'
L13	S 03°58'26" W	21.82'
L14	S 28°28'04" W	46.10'
L15	S 54°05'33" W	24.52'
L16	S 77°20'09" W	48.45'
L17	S 58°58'41" W	48.35'
L18	S 37°37'33" W	69.38'
L19	S 35°59'13" E	31.04'
L20	S 32°22'21" E	47.95'
L21	S 08°21'23" E	12.48'
L22	S 11°01'04" W	34.97'
L23	S 34°02'37" W	44.80'
L24	S 69°58'10" W	48.24'
L25	S 44°16'07" W	31.98'
L26	S 11°08'39" W	41.27'
L27	S 17°55'27" W	33.99'
L28	S 39°36'44" W	42.20'
L29	N 74°13'14" W	33.43'
L30	N 62°31'13" W	17.84'
L31	N 61°02'44" W	13.48'
L32	S 50°15'59" W	12.42'
L33	S 33°37'27" W	21.24'
L34	S 09°05'32" W	40.07'
L35	S 38°27'07" W	43.19'
L36	S 58°28'09" W	37.09'
L37	S 35°38'47" W	33.48'
L38	S 08°10'22" W	38.70'

BENCHMARK LIST:

BENCHMARK #1
* □ * CUT ON CENTER CONCRETE HEADWALL SET AT EAST RIGHT-OF-WAY LINE OF McDONALD STREET 240'± SOUTHWESTERLY FROM CENTERLINE OF TWIN KNOLL DRIVE.
ELEVATION = 584.84

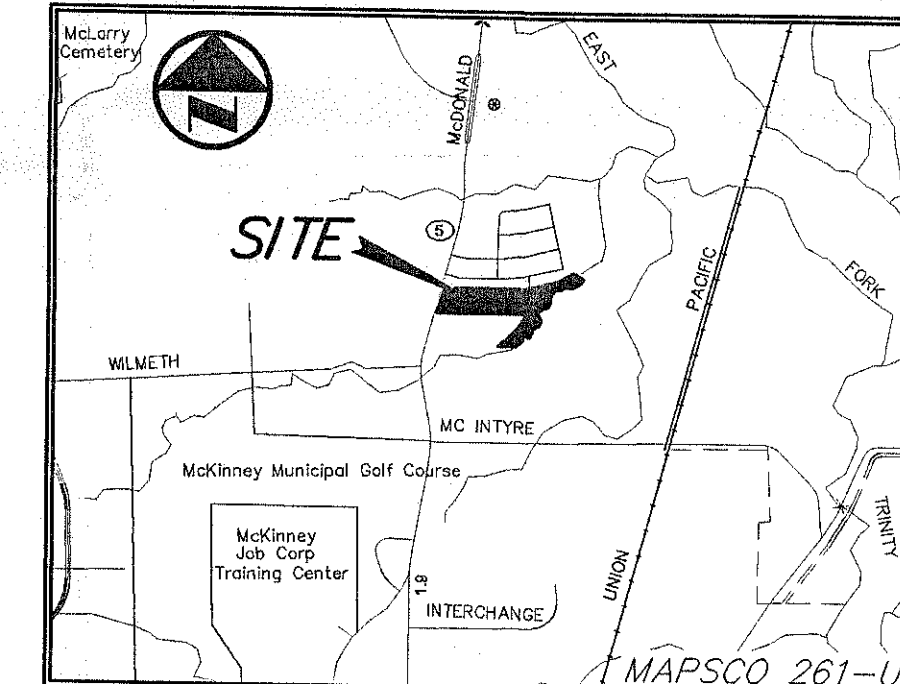
BENCHMARK #2
* □ * CUT ON CENTER CONCRETE HEADWALL FOUND AT WEST RIGHT-OF-WAY LINE OF McDONALD STREET 60'± NORTH FROM CENTERLINE OF WILMETH RD.
ELEVATION = 579.29

BENCHMARK #3
CITY OF MCKINNEY CM17 FOUND LOCATED 24'± EAST AND 36'± NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF HWY 380 @ TERRY LANE.
ELEVATION = 607.85

FRANCHISE UTILITY NOTES:

1. TXU ELECTRIC & GAS - NEW CONSTRUCTION MANAGEMENT CENTER (800) 711-9112
2. TXU ELECTRIC DELIVERY - (972) 569-6304 - MR. RICK LOFTIS
3. ATMOS ENERGY (GAS) - (972) 485-6270 - MR. CHIP MERRITT
4. CO-SERVE - (972) 741-8329 - MR. LANCE EHLER
5. AT&T - (972) 568-3016 - MR. RANDY ROBERTS

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-689-6344 EXT. 5



CITY OF MCKINNEY SITE PLAN NOTES:

1. THE SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS.

2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

PROJECT LOCATION / DESCRIPTION:
ST HWY 5
TOLA DUNN SURVEY, ABSTRACT NO. 284
JOHN DUNCAN SURVEY, ABSTRACT NO. 259
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
LOT 1, BLOCK A, TRINITY HEIGHTS PHASE 3 ADDITION

BUILDING PERMITS COPY

4-11-08

RECEIVED
AUG 13 2008
PLANNING

OWNER ROGER & JENNIFER SEFZIK 3700 S WESTPORT AVE #3346 SIOUX FALLS, SD 57106 (505) 400-7098 (PHONE)		DEVELOPER COLONIAL COMMUNITIES, INC. 17103 PRESTON ROAD, STE 250 DALLAS, TEXAS 75248 MR. RICHARD SHAW (972) 733-0096 PHONE (972) 733-1864 FAX		POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 1515 HERITAGE DRIVE SUITE 105 MCKINNEY, TEXAS 75069 (214) 544-8880 PHONE (214) 544-8882 FAX www.PogueEngineering.com		SITE PLAN TRINITY HEIGHTS, PHASE 3 BLOCK A, LOT 1, TRINITY HEIGHTS, PHASE 3 TOLA DUNN SURVEY, ABSTRACT NO. 284 JOHN DUNCAN SURVEY, ABSTRACT NO. 259 CITY OF MCKINNEY, TEXAS		SHEET NO. SP.01
---	--	--	--	--	--	---	--	---------------------------

CS:JUS/TE: 08/17/2008 - 11:05AM
R:\JUS\1300-1395\1371-08-005\DWG\1371-08-005-07A.DWG
© POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2008. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

RES Real Estate Services 1515 Heritage Drive #209 Mc Kinney, TX 75069

Phone: 972.562.9090

Fax:

Charles McKissick

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Untitled