

COMMERCIAL LAND

Retail Lot

Virginia Parkway, McKinney TX



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

Lot 3
1.76 Acres
\$20.00 PSF

- ♦ Adjacent to shopping center, median cut with left turn lane
- ♦ Site Plan/Permit Ready
- ♦ Will replat to fit your needs
- ♦ Will subdivide
- ♦ 4 schools within a 1/2 mile



Link to property: www.resmckinney.com/1359777



CONTACT:
Charles McKissick
972-562-9090 - Office
214-533-5146 - Cell
cmckissick@resmckinney.com
Janet Cobbel
972-333-3271 - Cell
jcobbel@resmckinney.com
www.resmckinney.com

Fully Developed

I Mile West of
Hwy 75

24 HR Traffic Volume
24,000+

*Detention requirements have
been met*

LAND~COMMERCIAL~INVESTMENT PROPERTIES~FARMS & RANCHES

Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES- Real Estate Services.
Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.

VIRGINIA PARKWAY RETAIL LOT

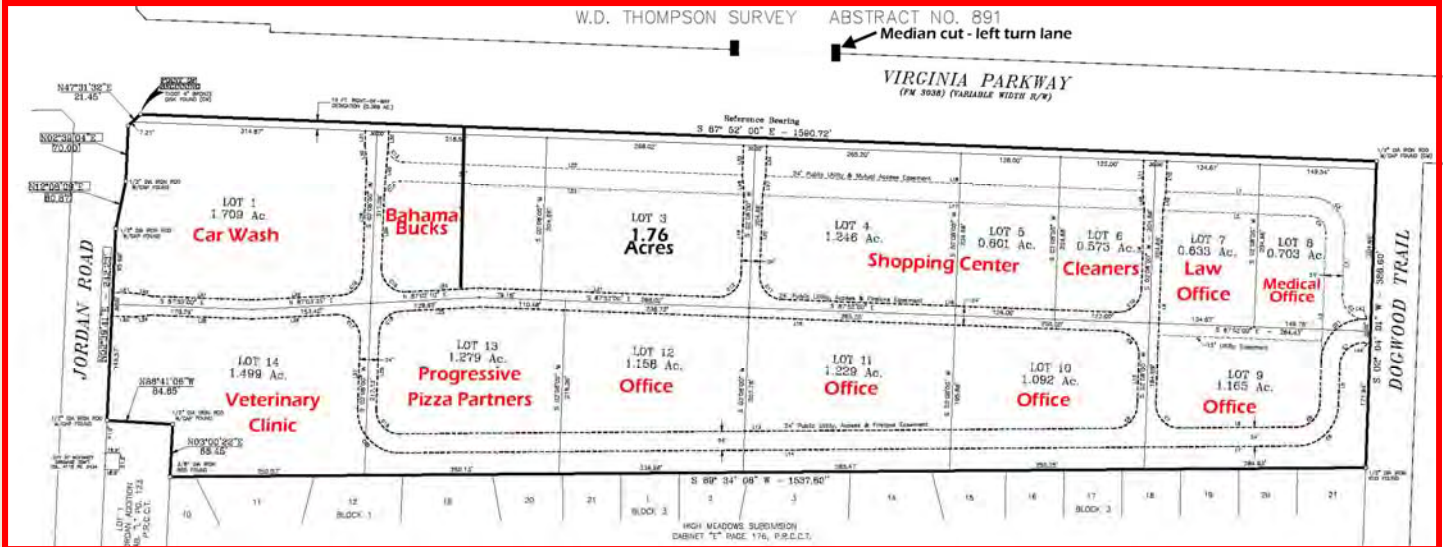


McKissick & Associates

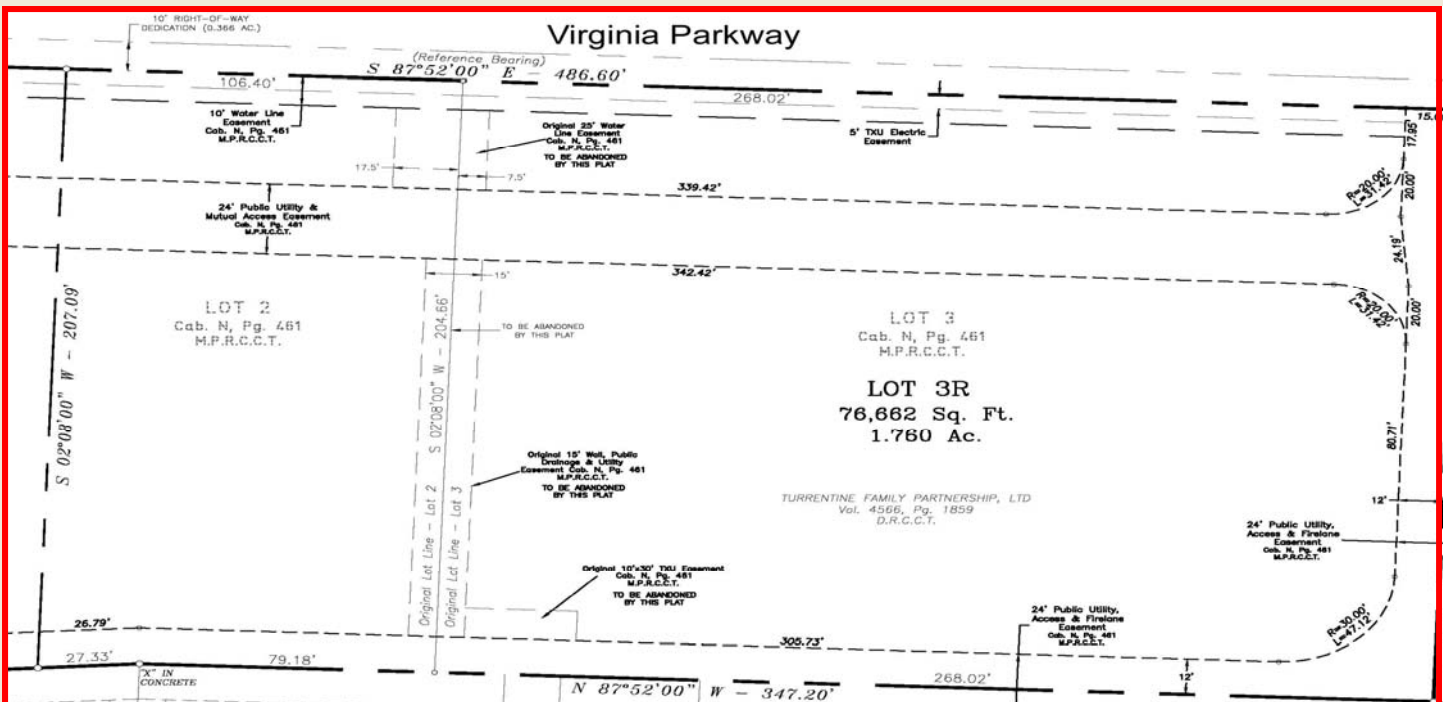
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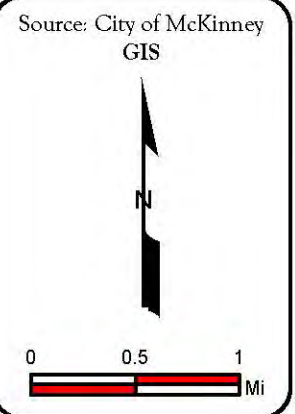
~PRIME LOCATION~



LAND~COMMERCIAL~INVESTMENT PROPERTIES~FARMS & RANCHES

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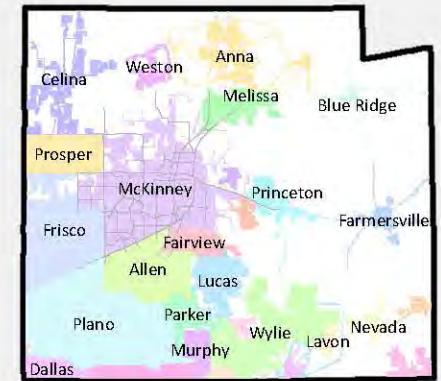
McKINNEYTM
T E X A S
*Unique by nature.*SM



Legend

Vehicles per Day

- 0 - 5000
- 5000 - 10000
- 10000 - 20000
- 20000 - 30000
- 30000 - 40000
- Above 40000



Vicinity Map

DISCLAIMER: This map and information contained in 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.

RES Real Estate Services

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www.mckissick.com

3038

Virginia Pkwy



Imagine
International
Academy

Texas Star
Bank

Lot 3

Slaughter
Elementary

Lawson
Early Childhood
School

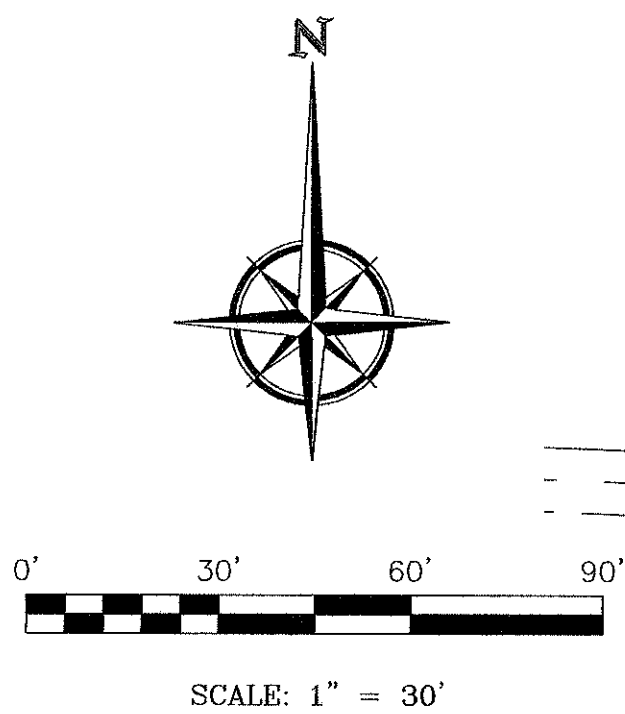
First Bank
Bldg.

Medical Center
of
McKinney

McKinney

175

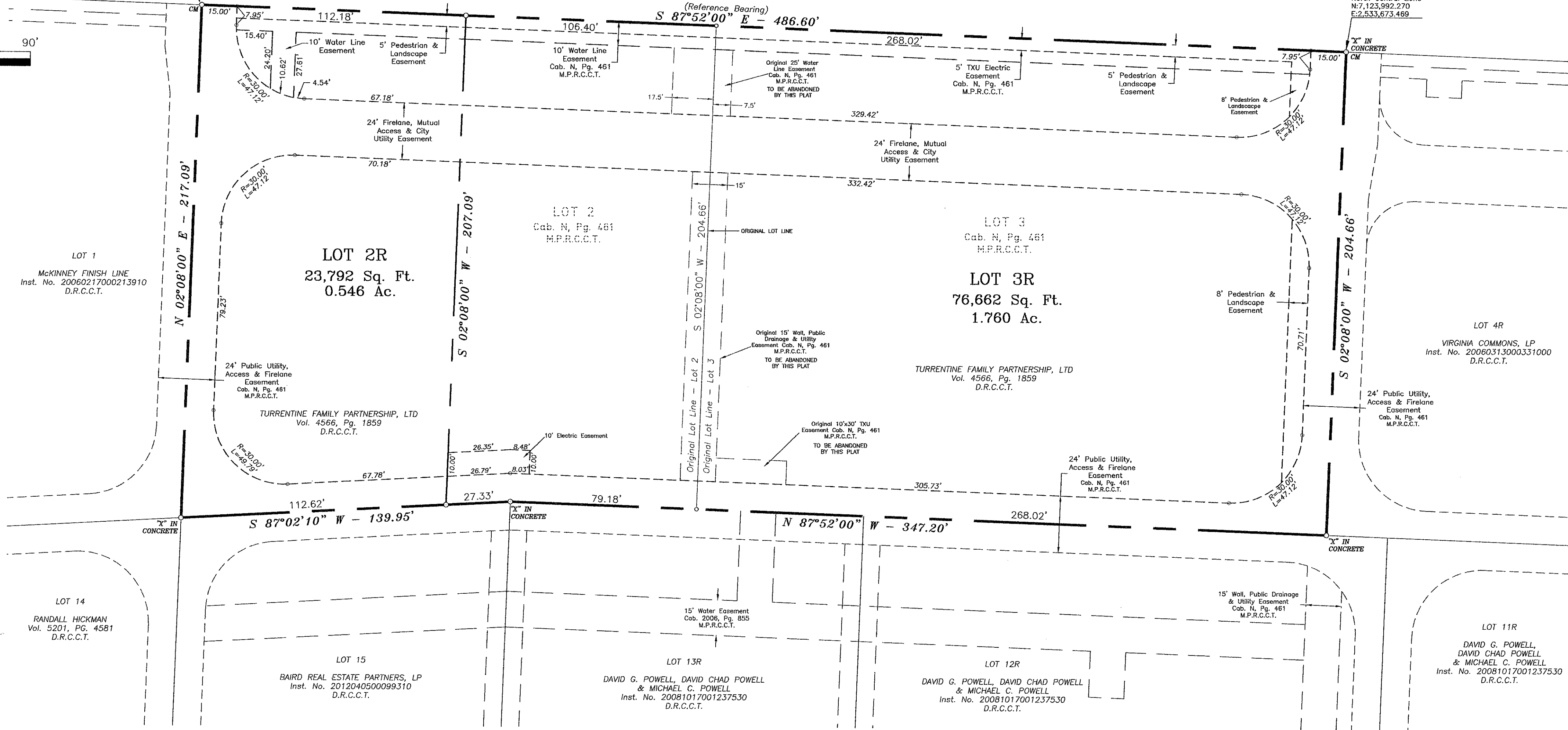




VIRGINIA PARKWAY

(FM 3038) (VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF BEGINNING
2" IN CONCRETE
Texas State Plane
Coordinates NAD-83
North Central Zone
N:7,124,010.383
E:2,533,187.208



CM = CONTROLLING MONUMENT

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDING PLAT IS TO SHIFT LOT LINE TO THE WEST FOR DEVELOPMENT PURPOSES.

NOTE

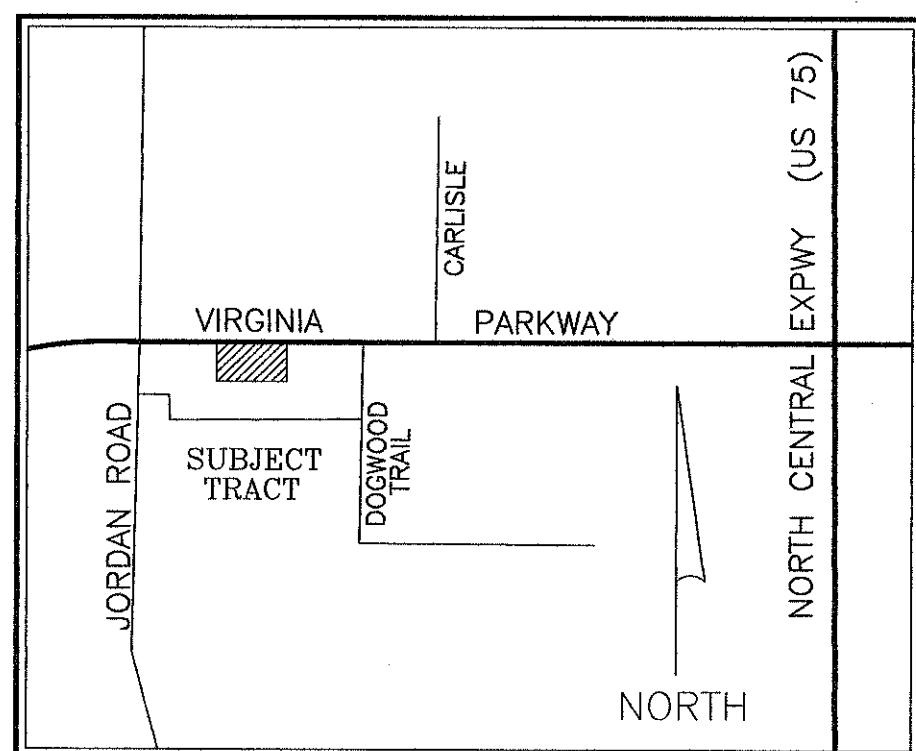
ALL LOT CORNER MONUMENTS ARE 1/2 INCH DIAMETER REBAR, TWO FEET LONG TOPPED WITH A RED PLASTIC CAP, STAMPED "RPLS 4701", UNLESS OTHERWISE NOTED.

CITY OF MCKINNEY NOTES

ALL PROPOSED LOTS SITUATED IN WHOLE OR PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.

THE 24' FIRELANE, MUTUAL ACCESS & CITY UTILITY EASEMENT IS EXCLUSIVE TO THE INSTALLATION OF CITY OF MCKINNEY SERVICE UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM SEWER.

NO LOT TO LOT DRAINAGE.



VICINITY MAP
NOT TO SCALE

OWNER
LOTS 2 & 3
TURRENTINE FAMILY PARTNERSHIP, LTD
2525 North Central Expressway
McKinney, Texas 75070
972-542-2601

SURVEYOR
RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266

Approved & Accepted

City Manager
City of McKinney, Texas

4/21/13
Date



SURVEYORS' CERTIFICATE
That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the 26th day of April, 2013.

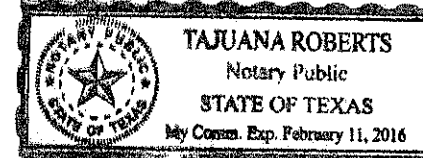
Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Lawrence H. Ringley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 26th day of April, 2013.

Tajwana Roberts
Notary Public, State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, TURRENTINE FAMILY PARTNERSHIP, LTD is the owner of Lots 2 and 3 of Virginia Parkway Professional Center South, an addition to the City of McKinney, in the W.D. Thompson Survey, Abstract No. 891, Collin County, Texas according to the plat thereof, recorded in Cabinet N, Page 461 of the Map and Plat Records of Collin County, Texas (MPRCT) and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found in concrete for the Northwest corner of said Lot 2 and same being the Northeast corner of Lot 1. Said point being at the centerline intersect of a variable width public utility, access & fire lane easement and the South Right-of-way line of Virginia Parkway (as dedicated per the above described plat);

THENCE: South 87 deg. 52 min. 00 sec. East, along the common line of said Lots 2, 3 and Virginia Parkway, passing the original Northeast corner of Lot 2 and the Northwest corner of Lot 3 at 218.58 feet, and continuing on for a total distance of 486.60 feet to an "X" found for the Northeast corner of said Lot 3 and the Northwest corner of Lot 4, in the center of a variable width public utility, access & fire lane easement as per the above described recorded plat;

THENCE: South 02 deg. 08 min. 00 sec. West, along the common line of said Lot 3 and Lot 4 and along the center of said easement, a distance 204.66 feet to an "X" found in concrete for the Southwest corner of said Lot 3, the Southwest corner of Lot 4 in the center of a 24' wide public utility, access & fire lane easement and same being the North line of Lot 12R as per the Minor Replat recorded in Cabinet 2006, Page 855, MPRCT;

THENCE: North 87 deg. 52 min. 00 sec. West, along the center of said easement, with the South line of said Lots 3 and 2 and the North line of Lots 12R and 13 R, passing the original Southwest corner of Lot 3 and the Southwest corner of Lot 2 at 268.02 feet, and continuing on for a total distance of 347.20 feet to an "X" found in concrete for the Northwest corner of said Lot 13R and the Northeast corner of Lot 15;

THENCE: South 87 deg. 02 min. 10 sec. West, continuing along the center of said easement, with the common line of said Lot 2 and Lot 15, a distance of 139.95 feet to an "X" found in concrete in the center of said easement, for the common corner of Lots 1, 2, 14 and 15;

THENCE: North 02 deg. 08 min. 00 sec. East, along the center of said easement, with the common line of said Lots 1 and 2, a distance of 217.09 feet to the POINT OF BEGINNING and containing 100,454 square feet or 2.306 acres of land.

DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, SCOTT TURRENTINE, Member, TURRENTINE FAMILY PARTNERSHIP, LTD and TURRENTINE FAMILY PARTNERSHIP MANAGEMENT, LLC, General Partner, do hereby adopt this amending plat designating the herein above described property as AMENDING PLAT OF VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH, LOTS 2R & 3R, being a Re-Plat of Lots 2 and 3, of VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Mutual Access and Utility Easement being hereby dedicated for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, with the necessity at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND IN COLLIN COUNTY, TEXAS, this the 26th day of April, 2013.

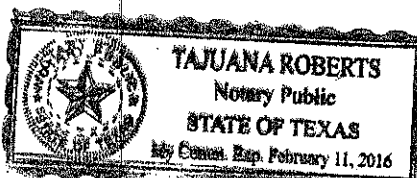
SCOTT TURRENTINE, Member
TURRENTINE FAMILY PARTNERSHIP, LTD
TURRENTINE FAMILY PARTNERSHIP MANAGEMENT, LLC, General Partner

STATE OF TEXAS)
COUNTY OF COLLIN)

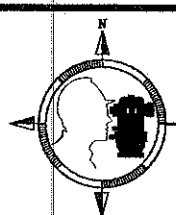
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared SCOTT TURRENTINE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 26th day of April, 2013.

Tajwana Roberts
Notary Public, State of Texas

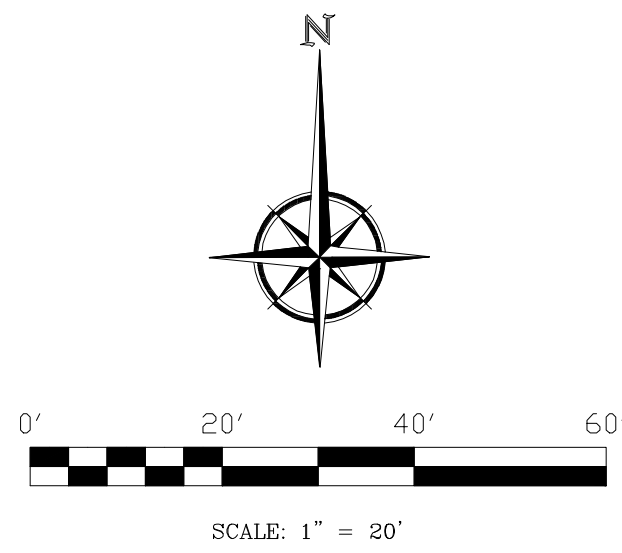


AMENDING PLAT
VIRGINIA PARKWAY PROFESSIONAL
CENTER SOUTH
LOTS 2R & 3R
Being a Replat
of
Lots 2 & 3
of
VIRGINIA PARKWAY PROFESSIONAL
CENTER SOUTH
W.D. THOMPSON SURVEY
ABSTRACT No. 891
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

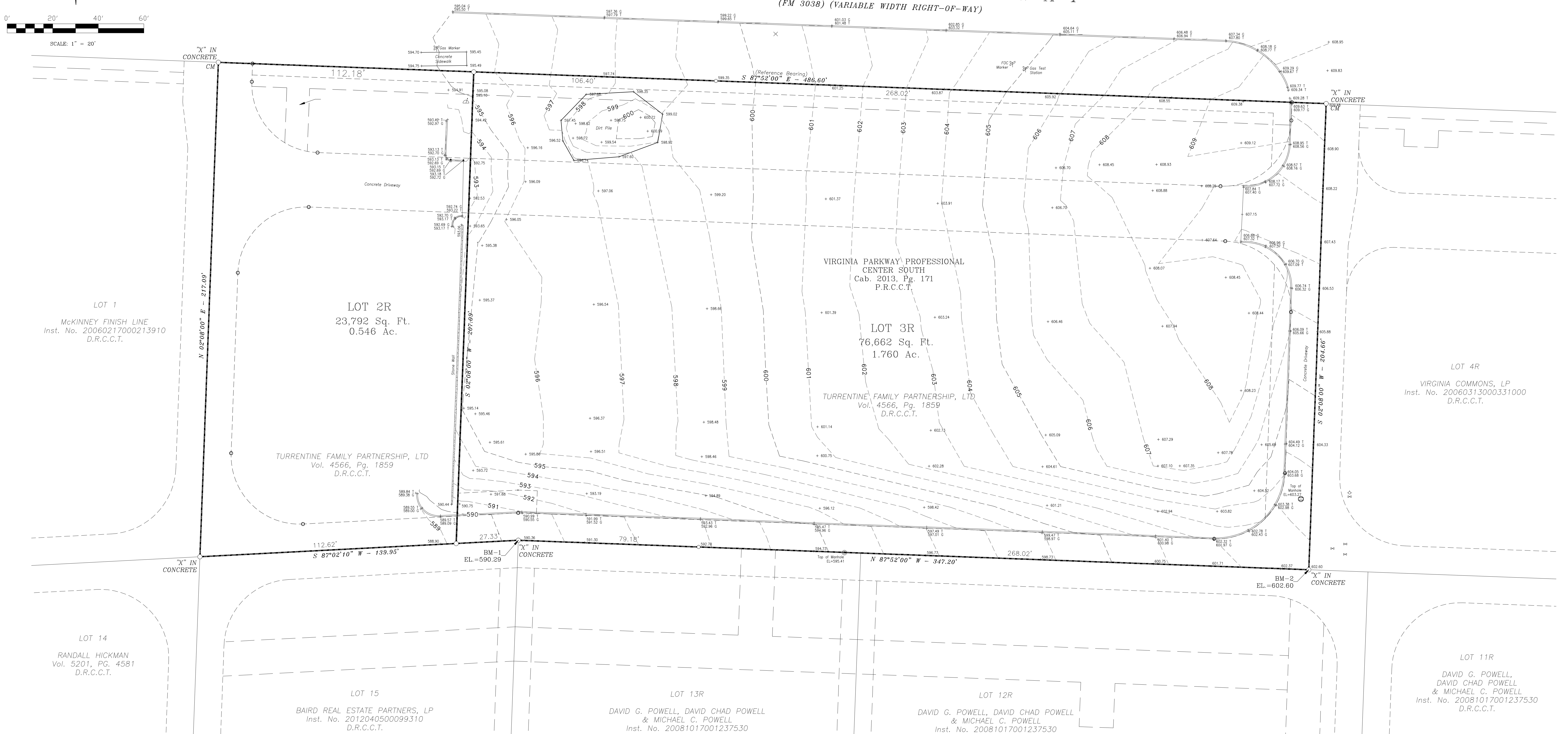


RINGLEY & ASSOCIATES, INC.
SURVEYING-MAPPING-PLANNING
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hunt	04/12/13	1" = 30'	13039	13039-AP.DWG	1 of 1



VIRGINIA PARKWAY
(FM 3038) (VARIABLE WIDTH RIGHT-OF-WAY)



- LEGEND**
- WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - UTILITY MARKERS
 - FIBER OPTIC CABLE
 - GAS MARKER
 - BOUNDARY LINE
 - ADJOINER BOUNDARY LINE

SITE BENCHMARKS

- BM-1 = "X" in concrete at Southwest section of Subject Property.
Elev. = 590.29
- BM-2 = "X" in concrete also being Southeast corner of Subject Property.
Elev. = 602.60

TOPOGRAPHIC SURVEY

LOT 3R, BLOCK A
VIRGINIA PARKWAY PROFESSIONAL
CENTER SOUTH
W.D. THOMPSON SURVEY
ABSTRACT NO. 891
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS



Texas Firm Registration No. 10061300					
Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	11/06/13	1" = 20'	13145	13145-T.DWG	1 of 1



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