



FM 2478 (Custer Road) • McKinney ETJ • 75009

30 Acres

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Property Photographs

Property Information

Brokerage – Consulting – Development

Price:

Contact Agent

Property Description:

A great investment tract located on the corner of two future thoroughfares with frontage on both Fm 2478 (Custer Road) and CR 125 (Twin Bridges). This land is in a high growth area in McKinney's ETJ. This property is un-zoned but shows to be Outer Loop Commercial District on McKinney's One McKinney 2040 website (to view click [here](#)). The proposed Collin County Outer Loop is less than a mile away making this land perfect for commercial development.

Location:

Collin County
Corner of FM 2478 and County Road 125
McKinney ETJ

Size:

30 +/- Acres

School District:

Celina ISD

Utilities:

Rural Water Line

City Information – McKinney

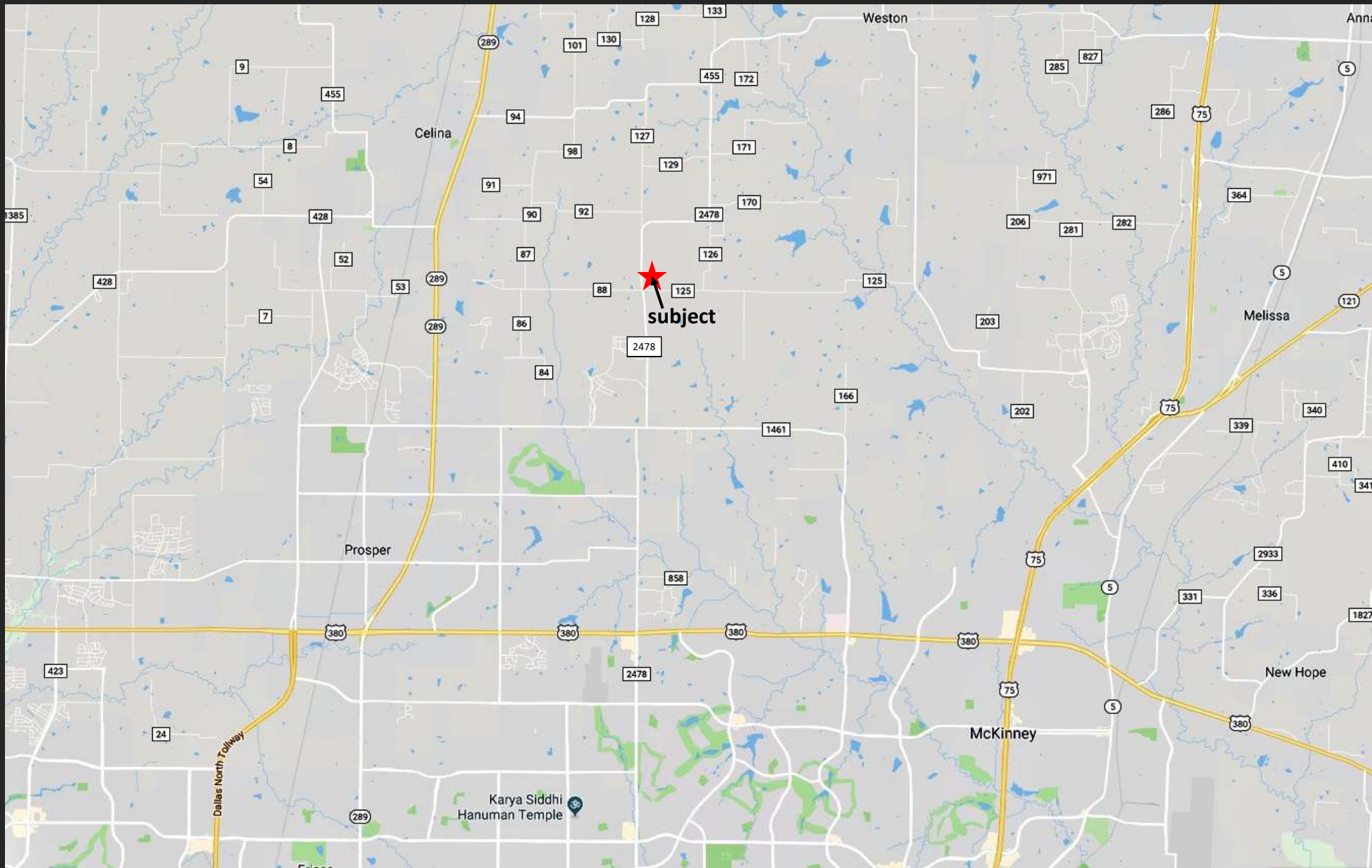
Located just 35 miles north of Dallas, McKinney offers visitors the perfect getaway destination, with its tree-lined streets, historic downtown and tight-knit community giving this fast-growing city a friendly, small-town feel despite the city's population of 180,000 in January 2017. Home to one of the state's largest historic districts, McKinney's charm and comfortable pace is quite different from the metroplex's urban sprawl. These attributes prompted Money Magazine to select McKinney as is #1 Best Place to Live in America in 2014 (up from the #2 spot in 2012, #5 in 2010 and #14 in 2008).

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Property Information



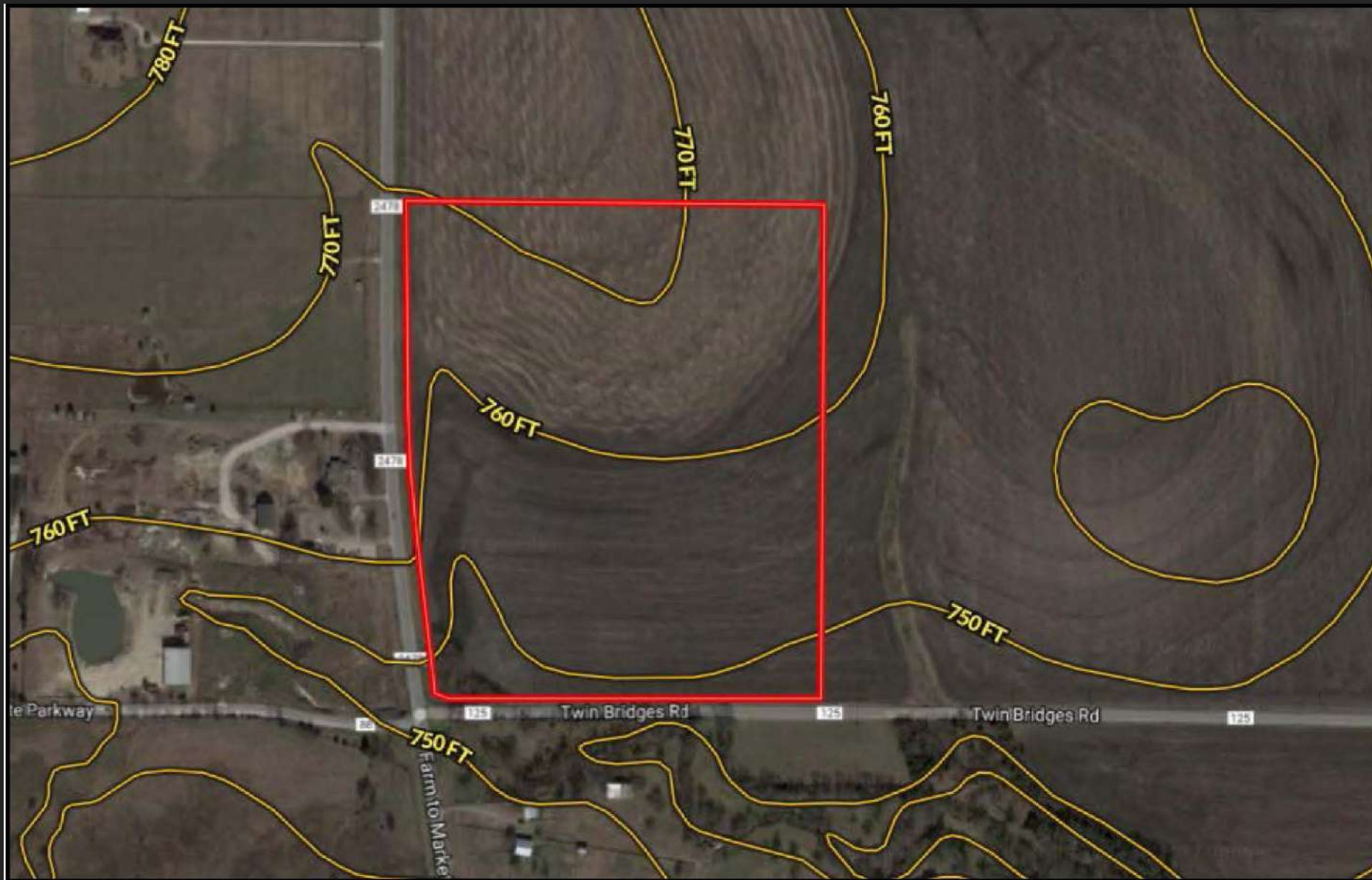
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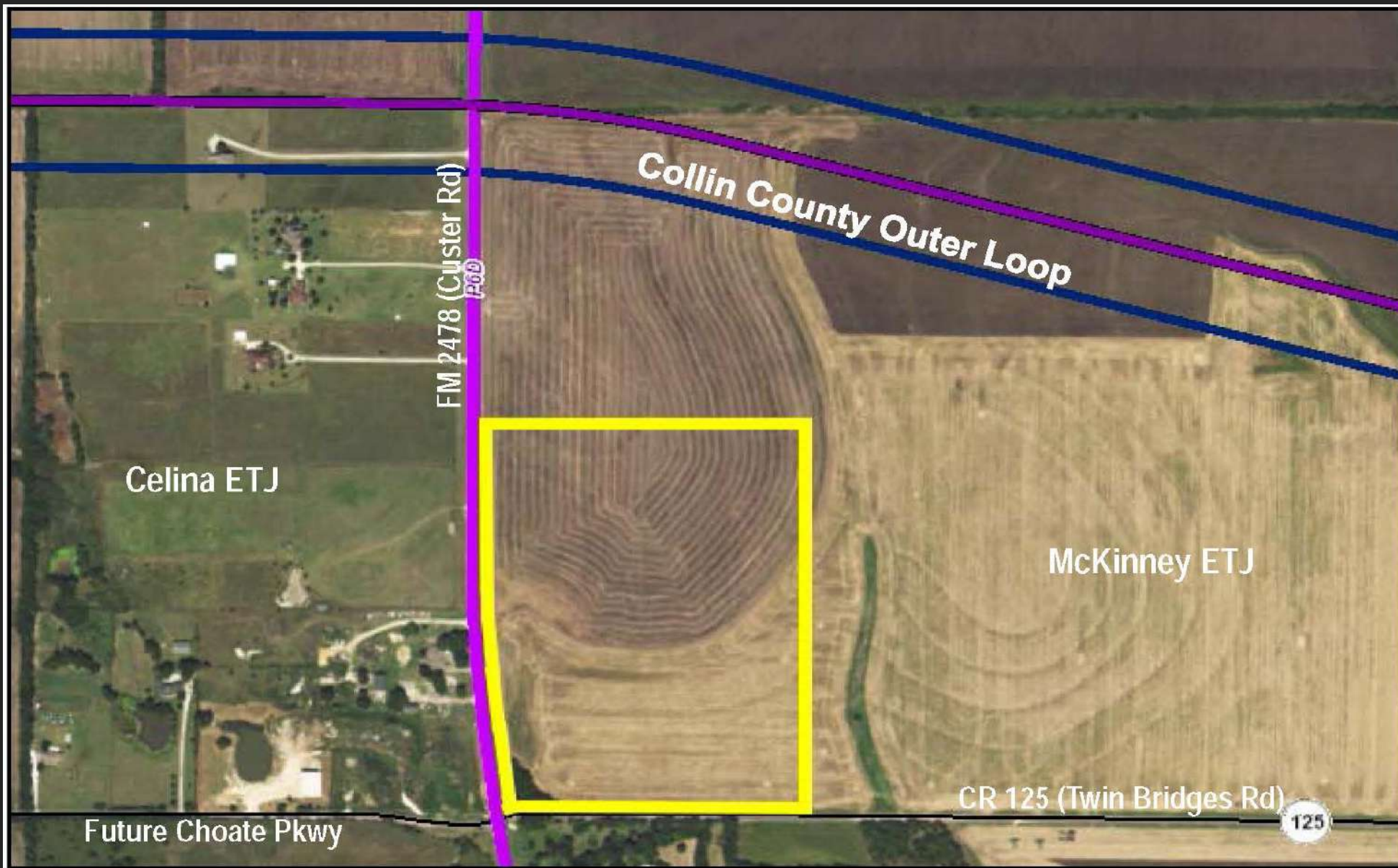
Location Map



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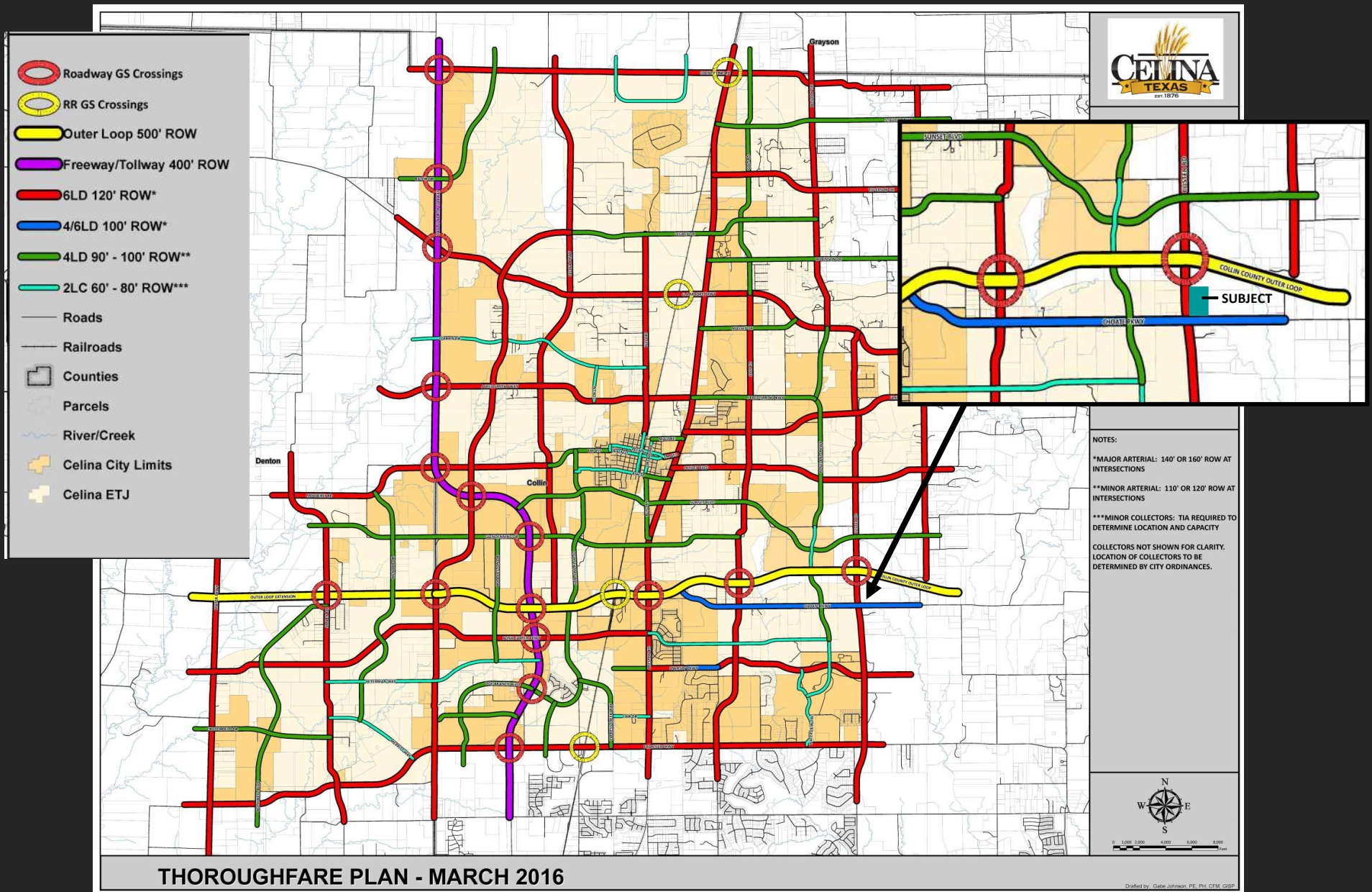
Topography Map



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Collin County Thoroughfare Plan



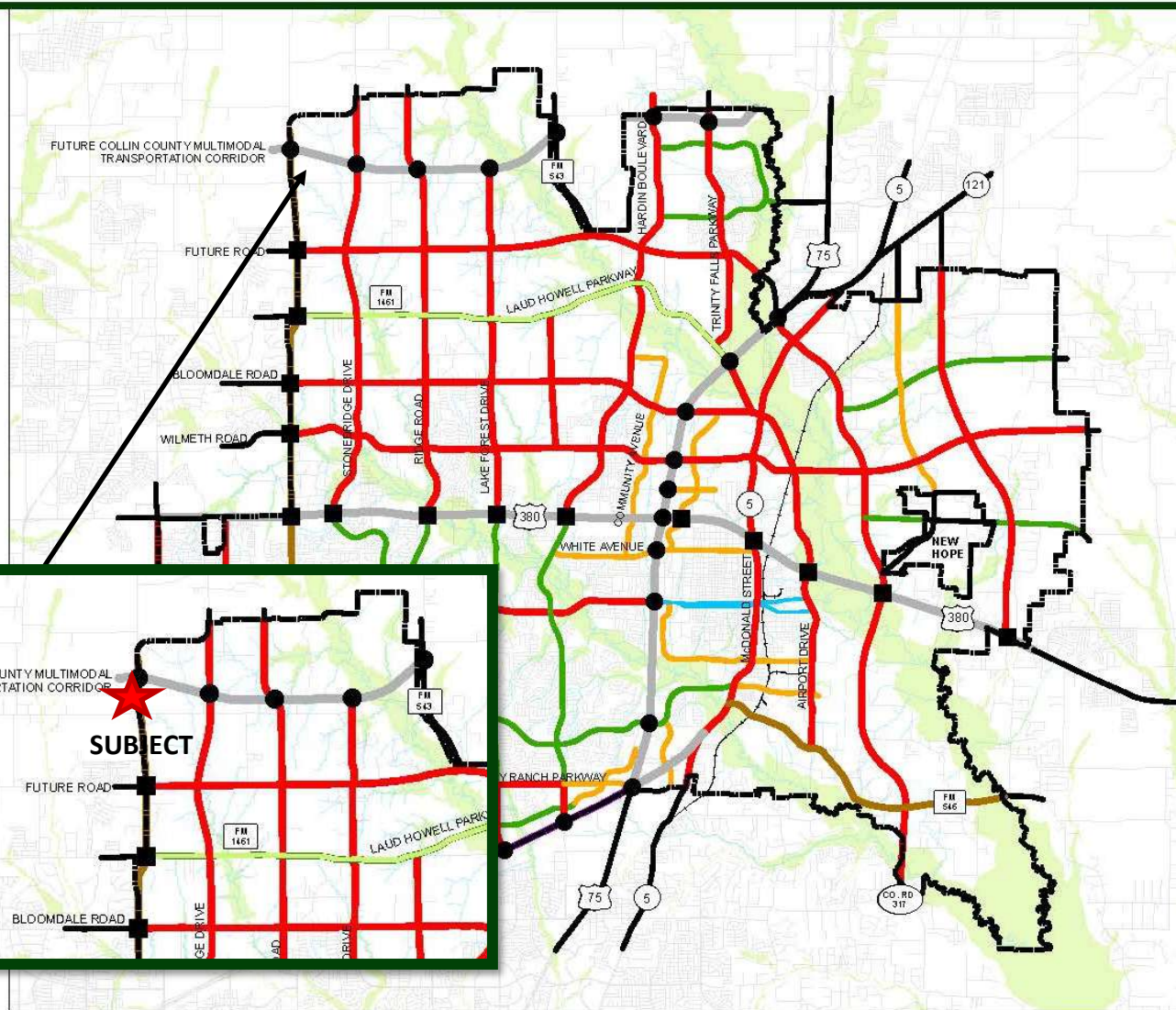
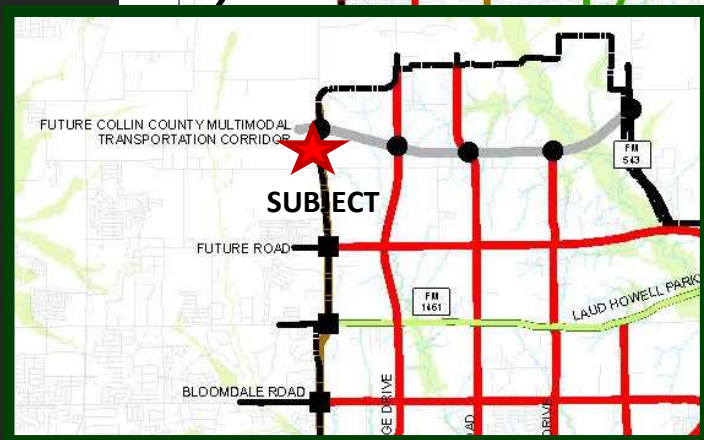
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Celina Thoroughfare Plan

**CITY OF MCKINNEY
COMPREHENSIVE PLAN**

**MASTER
THOROUGHFARE PLAN**



- High Capacity at Grade Intersections
- Grade Separated Intersections
- ▭ Extraterritorial Jurisdiction (ETJ)
- +— Rail Line
- Light Green Floodplain
- Roadway Classifications**
 - Grey Major Regional Highway / Multi-Modal
 - Purple Tollway
 - Brown Principal Arterial: (P6D - 130'-150' ROW, 6 lanes)
 - Red Major Arterial: (M6D - 124' ROW, 6 lanes)
 - Orange Minor Arterial: (M4D, M5U, M4U, M3U)
 - Light Green Greenway Arterial: (G6D - 140' ROW, 6 lanes)
 - Dark Green Greenway Arterial: (G4D - 120' ROW, 4 lanes)
 - Blue Town Thoroughfare
 - Black Road By Others
- * Original Adoption (Ordinance No. 2004-03-035)
- * Amendment #1 (Ordinance No. 2005-10-133)
- * Amendment #2 (Ordinance No. 2010-01-001)
- * Amendment #3 (Ordinance No. 2012-11-160)
- * Amendment #4 (Ordinance No. 2013-07-070)
- * Amendment #5 (Ordinance No. 2015-06-048)
- * Amendment #6 (Ordinance No. 2018-04-026) Revised to modify the alignment of Laud Howell Parkway (between US 75 and Lake Forest Drive), and to reflect the reclassification Laud Howell Parkway and FM 1461 as 6-lane Greenway Arterial (G6D).

Source: City of McKinney GIS Department Data

3 April 2018

FIGURE 8.3



0 1 2 Miles



Section 8: Transportation Element

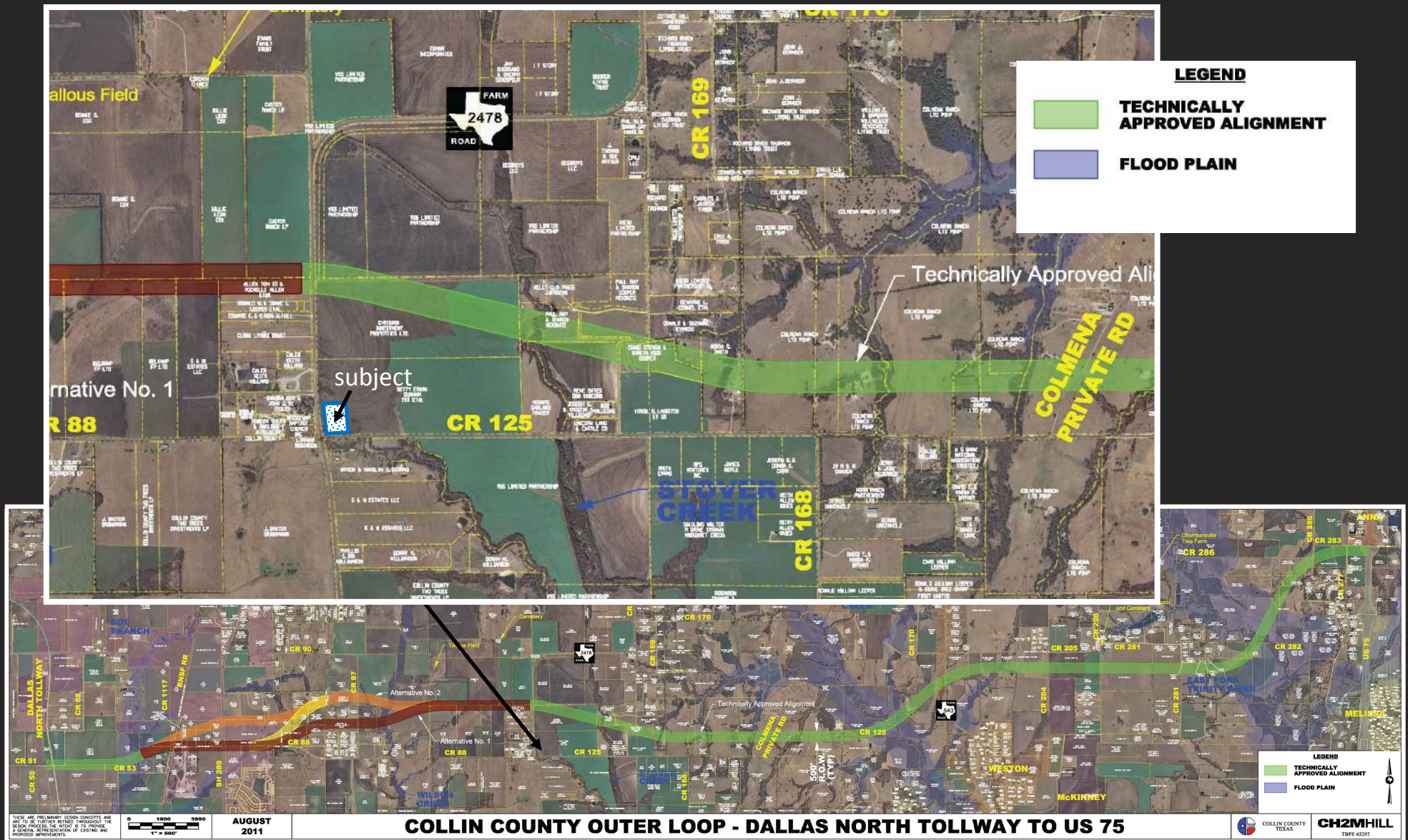
Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignments may shift as roads are engineered and designed to accommodate floodplain areas and to meet sound engineering and urban planning principles. The roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.

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FM 2478 (Custer Road) • McKinney ETJ • 75009
City of McKinney Thoroughfare Plan



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FM 2478 (Custer Road) • McKinney ETJ • 75009 Collin County Outer Loop Plan

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.

RES-Real Estate Services, McKinney

Licensed Broker/Broker Firm Name or Primary Assumed Business Name		
9003405	cmckissick@resmckinney.com	972-562-9090

License No.	Email	Phone
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Charles B. McKissick	0140928	cmckissick@resmckinney.com	972-562-9090
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate

License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer, Seller, Landlord or Tenant	Date
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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 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP



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