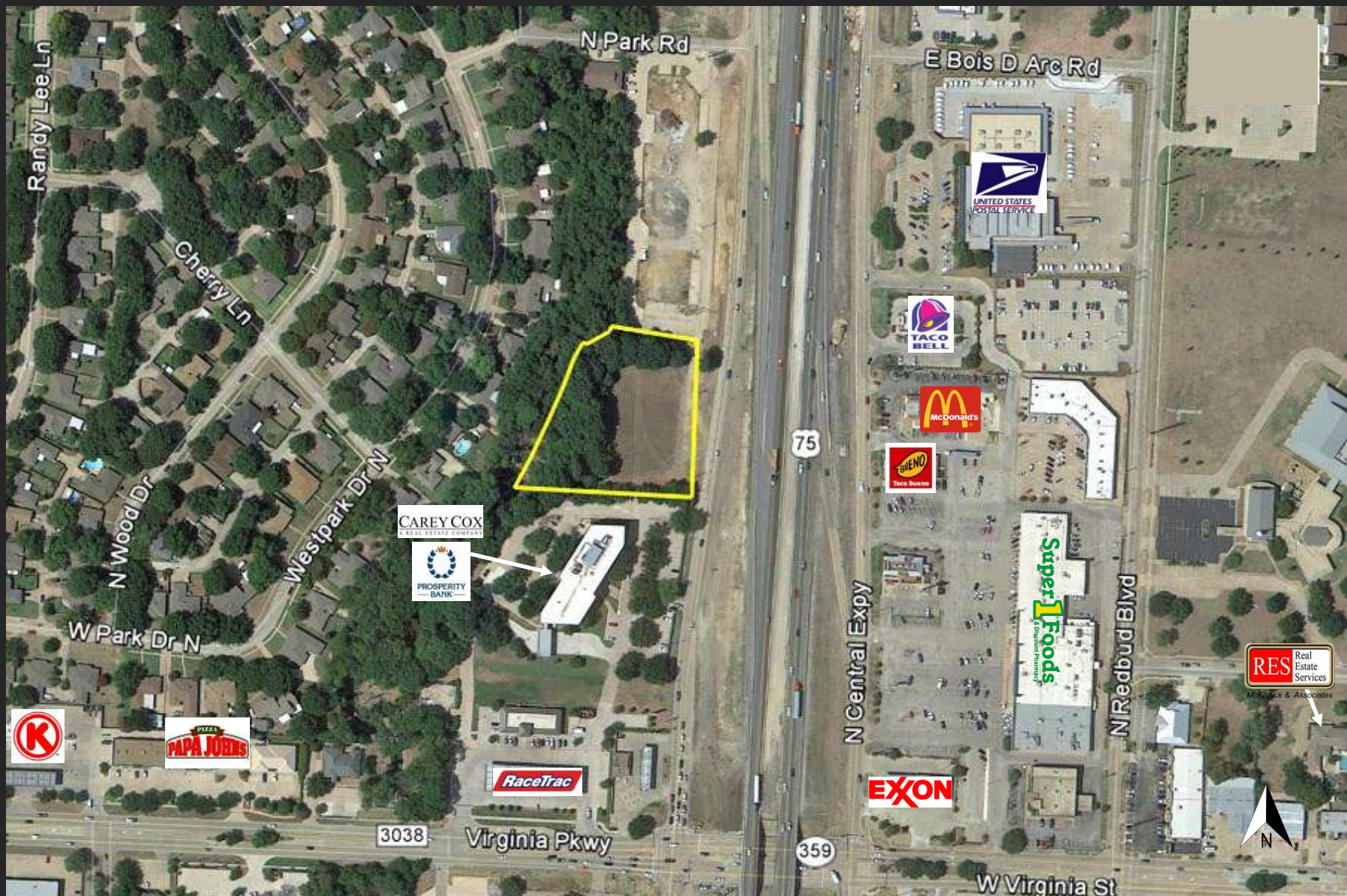




323 N Central Expwy • McKinney, TX • 75069

2.32 Acres

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.

Kay Clifton

972-562-8282, email: kay@resmckinney.com

Charles McKissick

office: 972-562-9090



a limited liability company
McKissick & Associates

www.resmckinney.com

972-562-9090



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Property Photographs

Property Information

Brokerage – Consulting – Development

Price:

\$1,400,000.00/\$13.91 per gross sf

Property Description:

A great investment tract located in a well-established area on the access road of Hwy 75 just North of Virginia Parkway. This 2-acre tract is in a high growth and traffic area in the city of McKinney. This property is zoned Commercial according to the McKinney Comprehensive Plan.

Location:

Collin County
Access Road of Hwy 75, just North of Virginia Parkway
McKinney, TX 75069

Size:

2 +/- Acres, approximately 1.57 acres usable

School District:

McKinney ISD

Utilities:

City of McKinney

City Information – McKinney

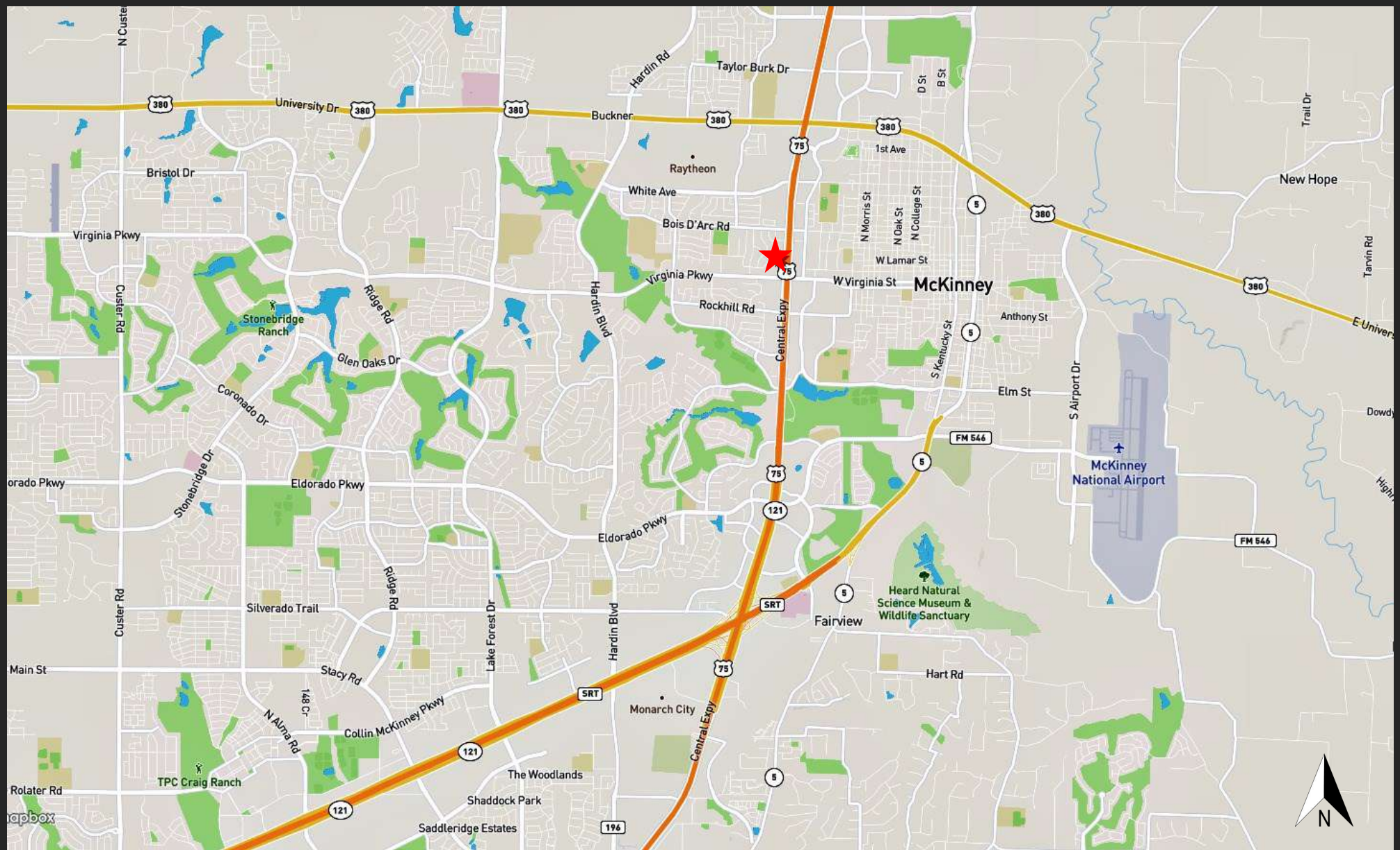
Located just 35 miles north of Dallas, McKinney offers visitors the perfect getaway destination, with its tree-lined streets, historic downtown and tight-knit community giving this fast-growing city a friendly, small-town feel despite the city's population of 180,000 in January 2017. Home to one of the 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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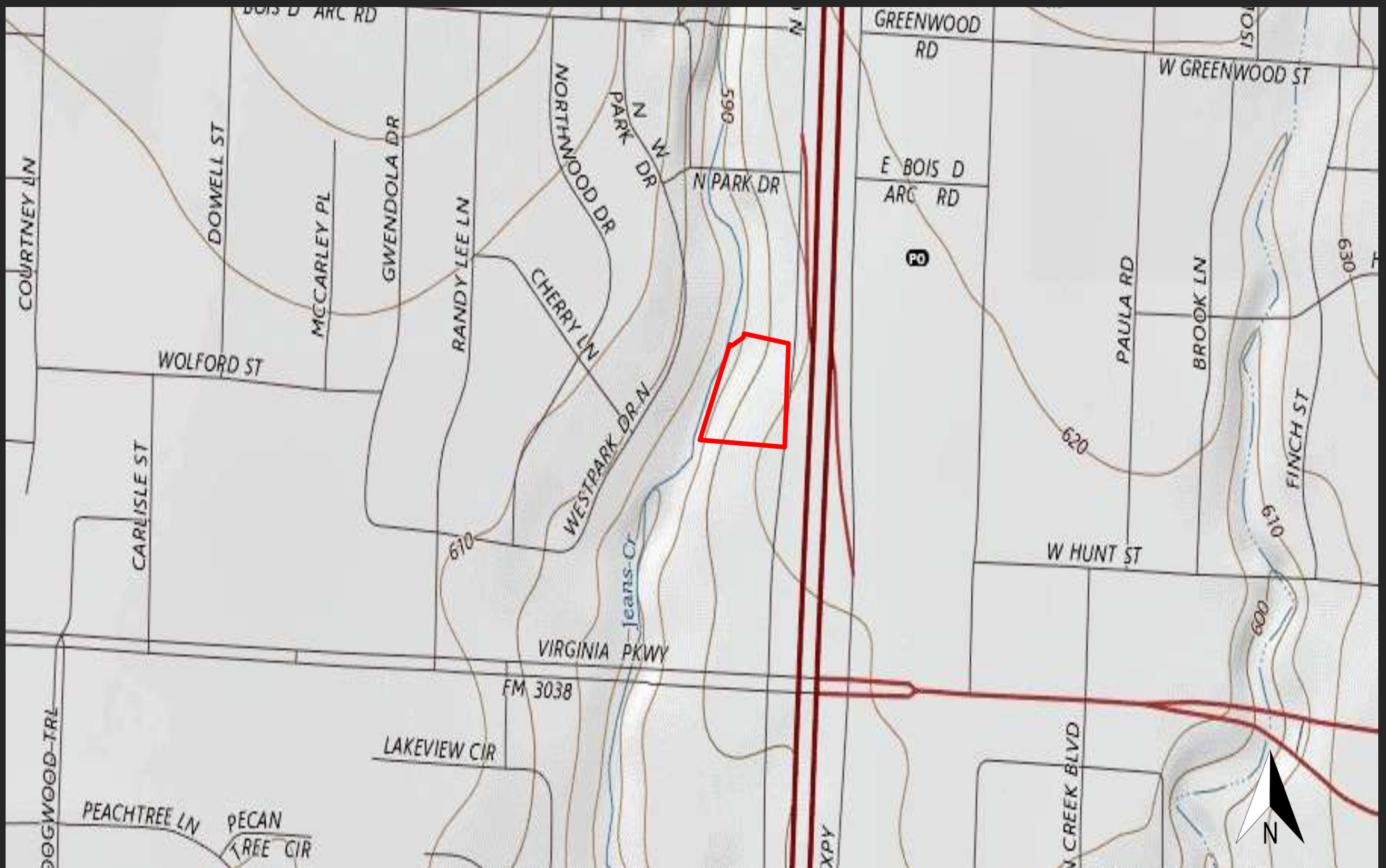
Property Information



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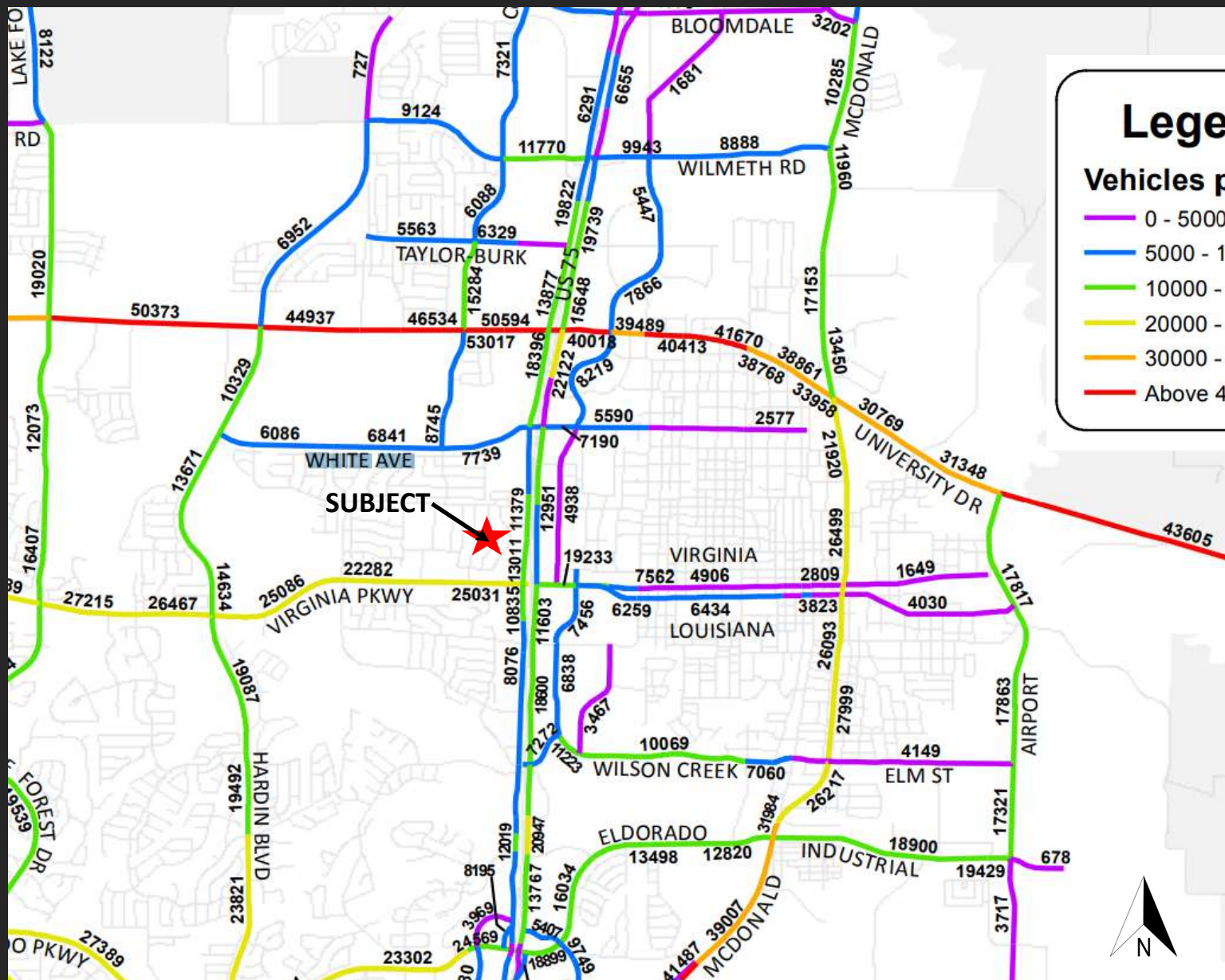
Location Map



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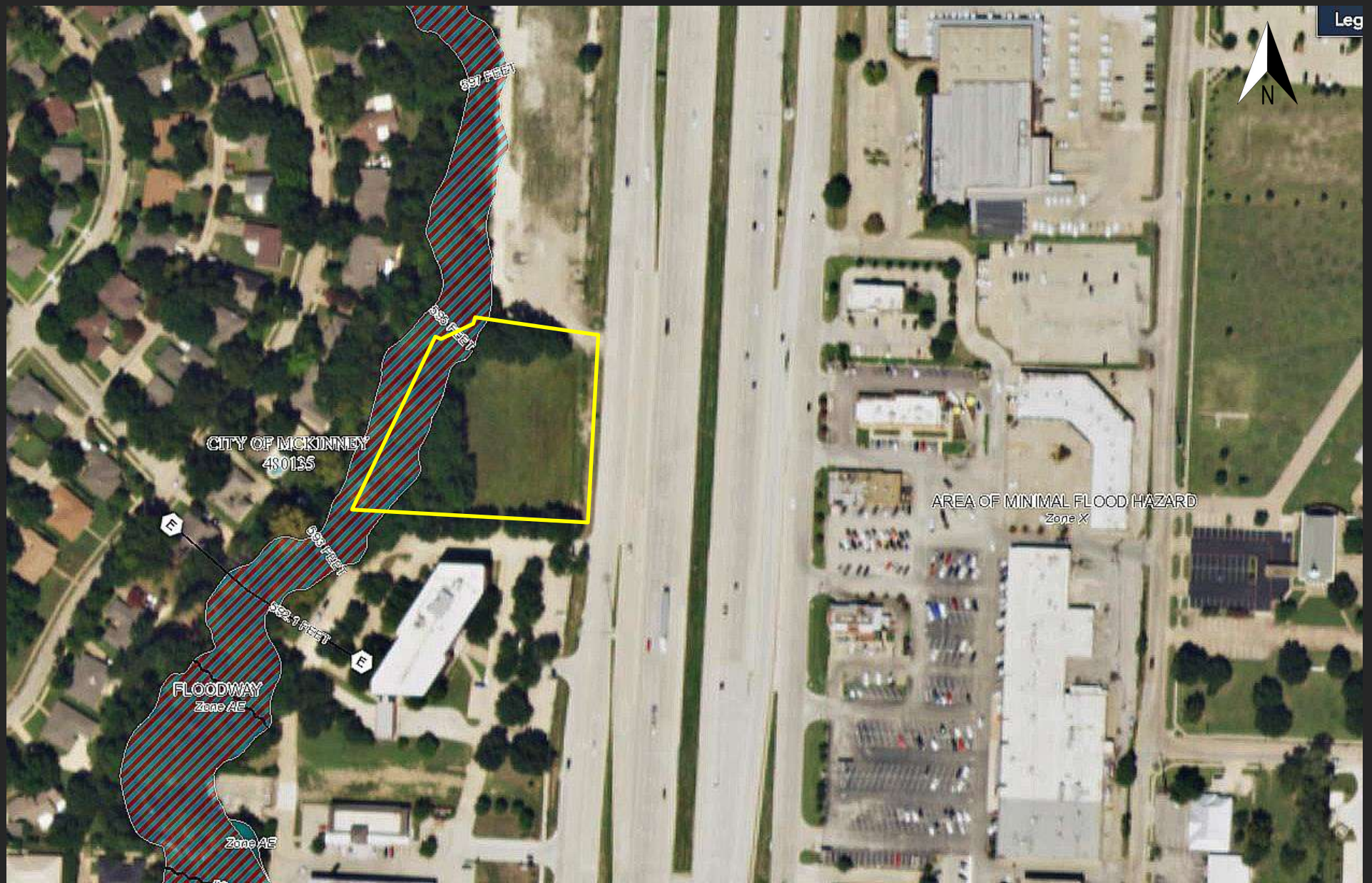
Topography Map



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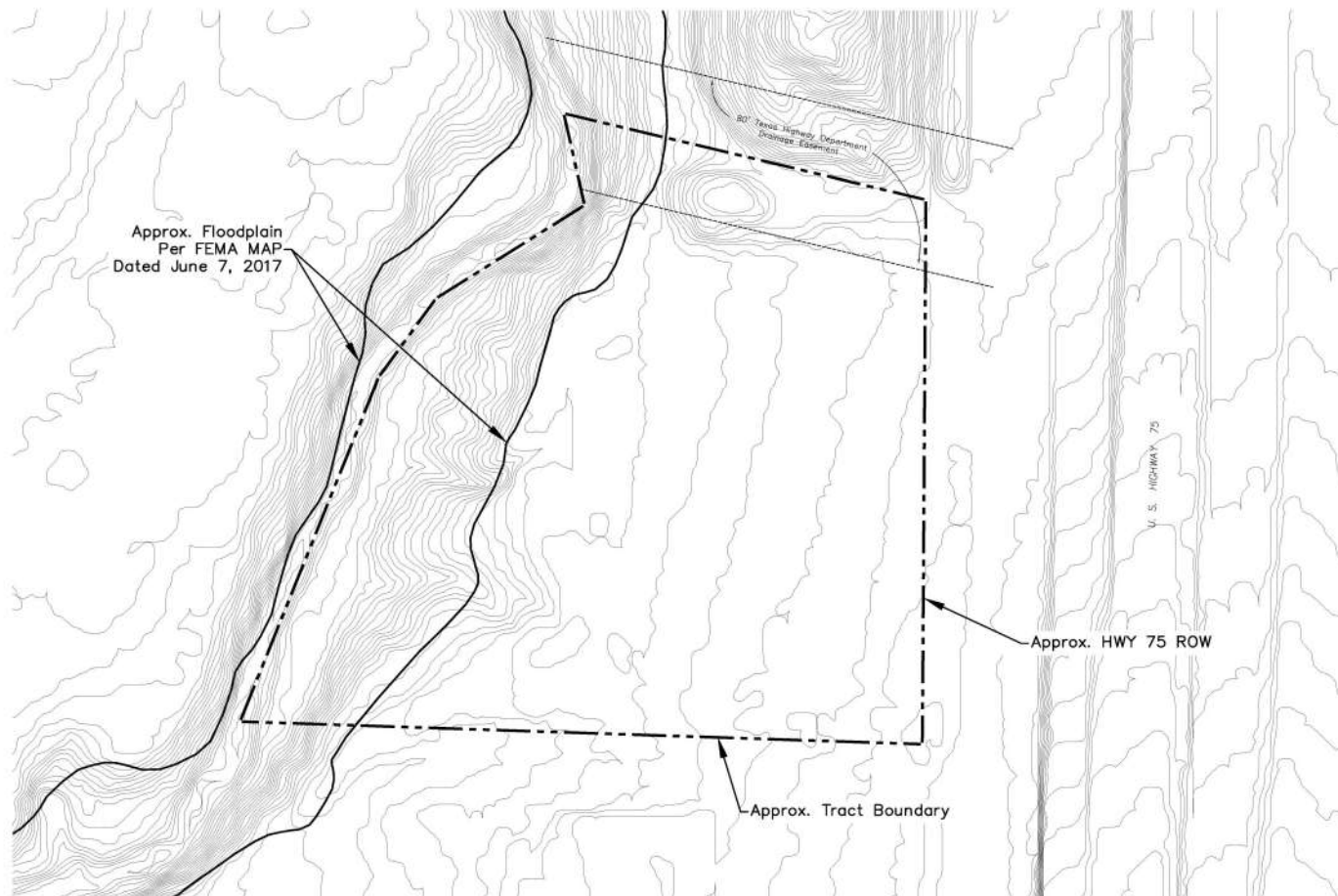
Traffic Map



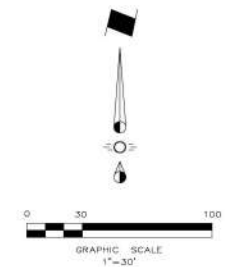
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Flood Plain Map



VICINITY MAP
NTS



<u>GROSS ACREAGE:</u>
~2.31 Acres (100,612 Sq. Ft.)
<u>APPROX. ACREAGE IN FLOODPLAIN:</u>
~0.60 Acres (26,182 Sq. Ft.)
<u>APPROX. ACREAGE IN TXDOT EASEMENT:</u>
~0.18 Acres (8,045 Sq. Ft.)
<u>APPROX. REMAINDER:</u>
~1.57 Acres (68,333 Sq. Ft.)

* THE APPROXIMATE BITE BOUNDARY SHOWN IS LOCATED AND BASED ON A COMPARISON OF A BITELEY AND ASSOCIATES THIS PLAN, RIGHT ROW, AND COLOR COUNTY APPROVAL, SURVEY AND DATA.
** THE CITY OF MC KINNEY LEAD CONTOURS AND THE FEMA FLOODPLAIN ARE SHOWN IN THIS APPROXIMATE LOCATION.
*** THE APPROXIMATE REMAINDER IS THE GROSS ACREAGE MINUS THE AREA IN THE CURRENT FLOODPLAIN AND THE CURRENT TXDOT DRAINAGE EASEMENT.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Date:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS		
131 S. Tennessee St.	McKinney, Texas 75069	
972.562.4439	Texas P.E. Firm No. F-5885	
Drawn By:	Checked By:	Scale:
C.E.G.L.	C.E.G.L.	1"=30'

LAND EXHIBIT	Sheet No.
Hill 2.3 Acre Tract	EX
W D Thompson Survey	Project No.
City of McKinney, Texas	180771



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Flood Survey

GROSS ACREAGE:

~2.31 Acres (100,612 Sq. Ft.)

APPROX. ACREAGE IN FLOODPLAIN:

~0.60 Acres (28,182 Sq. Ft.)

APPROX. ACREAGE IN TXDOT EASEMENT:

~0.18 Acres (8,045 Sq. Ft.)

APPROX. REMAINDER:

~1.57 Acres (68,333 Sq. Ft.)

- THE APPROXIMATE SITE BOUNDARY SHOWN IS LOCATED AND BASED ON A COMBINATION OF A RINGLEY AND ASSOCIATES 1995 PLAT, TXDOT ROW, AND COLLIN COUNTY APPRAISAL DISTRICT GIS DATA.
- ** THE CITY OF MCKINNEY LIDAR CONTOURS AND THE FEMA FLOODPLAIN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS.
- *** THE APPROXIMATE REMAINDER IS THE GROSS ACREAGE MINUS THE AREA IN THE CURRENT FLOODPLAIN AND THE CURRENT TXDOT DRAINAGE EASEMENT.



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Flood Survey Detail

05954 04244

EXHIBIT "A"

323 Central Expressway N., McKinney, Texas

SITUATED in Collin County, Texas, in the W. D. Thompson Survey, Abst. No. 891, and being part of a 19.84 acre tract described in a Deed from Verda Dowell Hill to Ben R. Hill, et. al., and recorded in Volume 527, Page 492, of the Collin County Deed Records and being more fully described as follows:

BEGINNING at an iron stake in the West right of way line of U.S. Highway No. 75 in the Northeast corner of a tract of land owned by Central National Bank of McKinney, McKinney, Texas, a National Banking Association, described in a Deed recorded in Volume _____, Page _____, of the Collin County Land Records;

THENCE NORTH 7 deg. 56 min. 58 sec. East, with the right of way line a distance of 306.85 feet to the centerline of the Highway Easement, Tract #2, described in a Deed recorded in Volume 599, Page 435, of the Collin County Deed Records;

THENCE NORTH 76 deg. 02 min. 02 sec. West, with the centerline of such Highway Easement a distance of 250.09 feet to a stake in the centerline of Jeans Branch, such stake being the Northwest corner of this tract;

THENCE IN A SOUTHERLY direction downstream with the centerline meanders of said branch as follows:

SOUTH 12 deg. 17 min. 09 sec. East, 54.11 feet to a point;

SOUTH 56 deg. 43 min. 51 sec. West, 98.19 feet to a point;

SOUTH 34 deg. 51 min. 35 sec. West, 55.29 feet to a point;

SOUTH 21 deg. 03 min. 13 sec. West, 213.25 feet to the Southwest corner of this tract;

THENCE SOUTH 88 deg. 00 min. 11 sec. East with the North line of said Central National Bank of McKinney, McKinney, Texas, tract a distance of 379.29 feet to the place of beginning; and,

CONTAINING 2.472 acres of land.

Filed for Recording in:
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk

On Jul 06 2005
At 2:58pm

Doc/Num : 2005- 0092195

Recording/Type:RE 20.00
Receipt #: 27160

JUL 06 2005



Brenda Taylor



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Legal Description

06081 02525

EXHIBIT "A"
Less and ExceptPage 1 of 3
March, 2004County: Collin
Highway: U.S. Highway 75
R.O.W. CSI: 0047-14-057

Description for Parcel 27

BEING A 0.1425 ACRE TRACT OF LAND SITUATED IN THE WILLIAM D. THOMPSON SURVEY, ABSTRACT NO. 891 IN COLLIN COUNTY, TEXAS AND BEING A PART OF A CALLED 2.472 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MACK AND ANNE HILL FAMILY, LTD. (HILL TRACT) AS RECORDED IN VOLUME 4571, PAGE 2956, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (DRCCT). SAID 0.1425 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a set 5/8 inch iron rod with a plastic cap stamped "PBS&J" at the common west corner of said Hill tract and Lot 1 of the Banc Texas Addition, an addition to the City of McKinney, per plat recorded in Cabinet E, Slide 78 of the Plat Records of Collin County, Texas;

THENCE South 88°49'16" East, along the common line of said Hill tract and said Lot 1, a distance of 377.34 feet to a set 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap in the new west right-of-way line of U.S. Highway 75 for the POINT OF BEGINNING;

- (1) THENCE North 00°21'15" East, along the new west right-of-way line of U.S. Highway 75, a distance of 309.71 feet to a set 5/8 inch iron rod with an aluminum TxDOT cap in the common line of said Hill tract and Lot 1 of the Wood Creek Plaza Replat, per plat recorded in Cabinet G, Slide 431 of the Plat Records of Collin County, Texas;
- (2) THENCE South 82°10'37" East, along the common line of said Hill tract and said Lot 1, passing a found 1/2 inch iron rod with a plastic cap at a distance of 38.24 feet and continuing on for a total distance of 38.49 feet to the existing west right-of-way line of U.S. Highway 75;
- (3) THENCE South 07°07'53" West, along the existing west right-of-way line of U.S. Highway 75, a distance of 306.88 feet to the common east corner of said Hill tract and said Lot 1 of said Banc Texas Addition;

06081 02526

EXHIBIT "A"

Page 2 of 3
March, 2004County: Collin
Highway: U.S. Highway 75
R.O.W. CSI: 0047-14-057

Description for Parcel 27

- (4) THENCE North 88°49'16" West, along the common line of said Hill tract and said Lot 1, a distance of 1.95 feet to the POINT OF BEGINNING, and containing 6,209 square feet or 0.1425 acres of land, of which 0.0387 acres or 1,445 square feet lies within an existing drainage easement, leaving a net area of 0.1094 acres or 4,764 square feet.

** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone.

Don Randall Hughes 5-28-2004
Don Randall Hughes Date
Texas Registration No. 5345

PBS&J
18383 Preston Road
Suite 500
Dallas, Texas 75252
Phone (972) 818-7275



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McKissick & Associates

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Exhibit "A" Less and Except

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
Charles B. McKissick	0140928	cmckissick@resmckinney.com
972-562-9090		

Designated Broker of Firm	License No.	Email	Phone
---------------------------	-------------	-------	-------

Licensed Supervisor of Sales Agent/Associate

License No.	Email	Phone
-------------	-------	-------

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



McKissick & Associates

1833 W. Hunt Street, Ste. 102, McKinney, TX 75069
www.resmckinney.com
(972) 562-9090

