



7200 Trinity Falls Blvd. • McKinney, TX • 75071

26.732 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
kay@resmckinney.com



McKissick & Associates
A limited liability company

www.resmckinney.com

972-562-9090



McKissick & Associates
(972) 562-9090
www.resmckinney.com

7200 Trinity Falls Blvd. • McKinney, TX • 75071

Property Photographs

Property Information

Brokerage – Consulting – Development

Price:

\$1,000,000.00/ @ \$37,408.00 per acre

Property Description:

26+ acres adjacent to Trinity Falls Housing Development. Property extends from Trinity Falls Parkway east to the East Fork of the Trinity River. Some flood. Beautiful land with many possibilities. House on property to be sold as is. Septic, co-op water, electric are currently in use. Well on property, but not in use. Property has access to city sewer, which crosses eastern section of property.

Driving Directions:

Take U.S. 75 North of McKinney. Exit Laud Howell Parkway. At dead end, turn right on Trinity Falls Parkway. At intersection of FM 543, turn right. Entrance to property is driveway immediate at turn at pink brick house.

Size:

26.732 Acres

School District:

McKinney ISD

Utilities and Zoning:

Septic, Co-Op Water, Electric Currently in use. Access to City Sewer, which crosses Eastern section of Property.

City: McKinney

Unique by nature The elements that made McKinney unique from its beginnings are the same that continue to attract residents, visitors and businesses to our community today. Beautiful tree-lined streets, diverse residential neighborhoods, outstanding educational opportunities, a robust business environment, a vibrant historic downtown and a strong sense of community make McKinney truly stand out. As one of the fastest-growing cities in the nation, residents, businesses and visitors show that they strongly embrace the community's vision (Unique by nature) and strong overall quality of life.



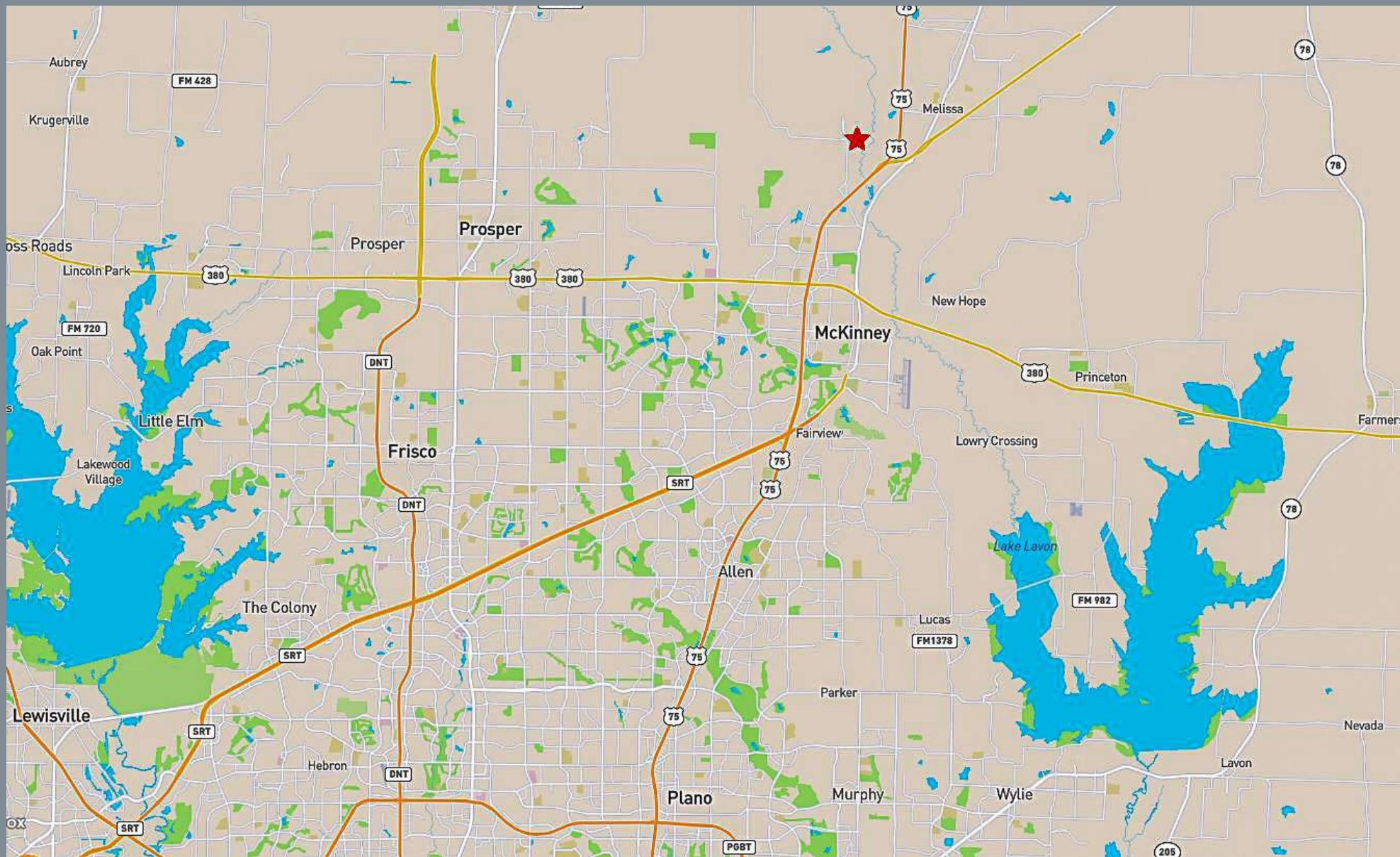
McKissick & Associates

(972) 562-9090

www.resmckinney.com

7200 Trinity Falls Blvd. • McKinney, TX • 75071

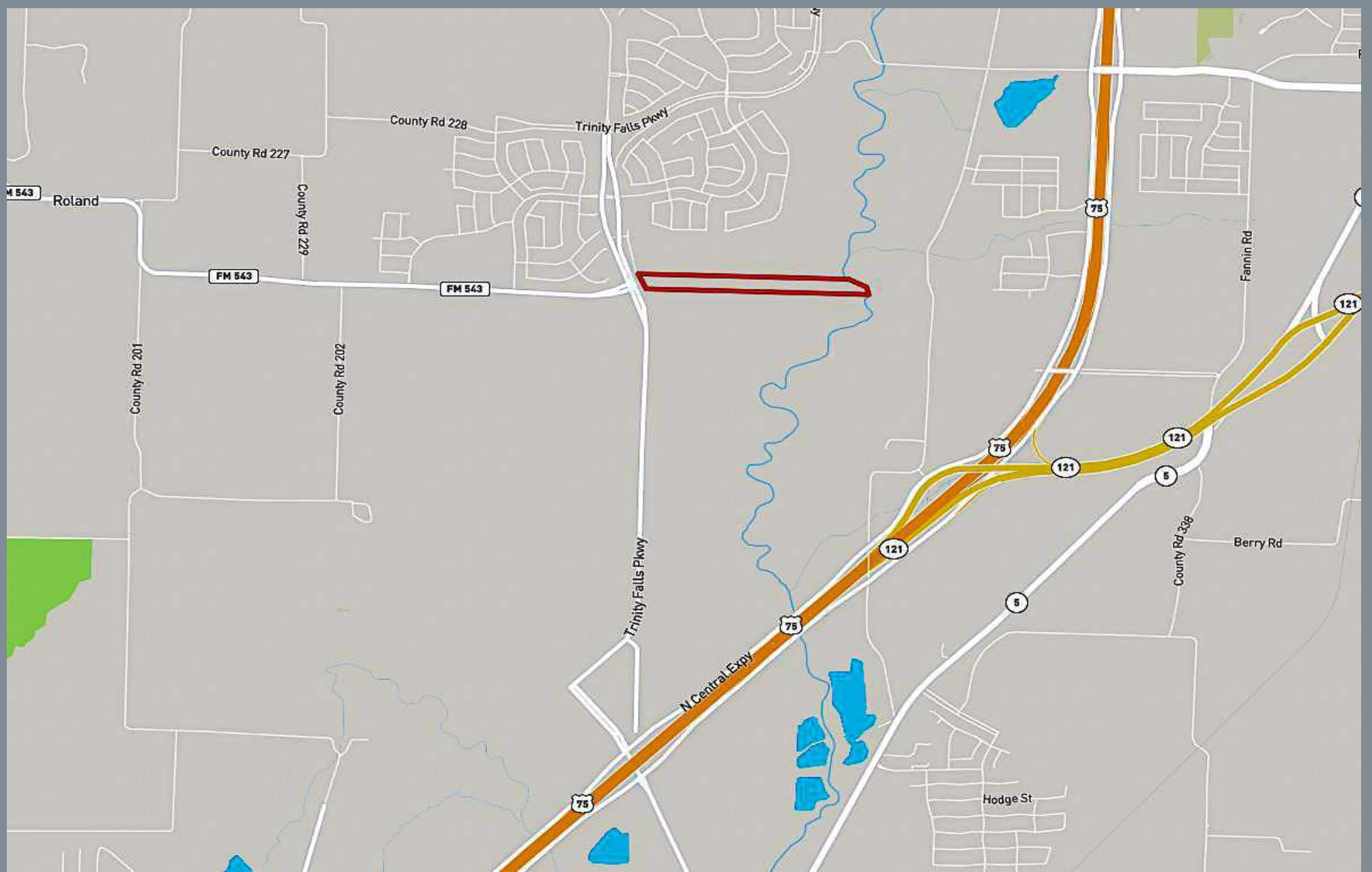
Property Information



McKissick & Associates
(972) 562-9090
www.resmckinney.com

7200 Trinity Falls Blvd. • McKinney, TX • 75071

Location Map



McKissick & Associates
(972) 562-9090
www.resmckinney.com

7200 Trinity Falls Blvd. • McKinney, TX • 75071

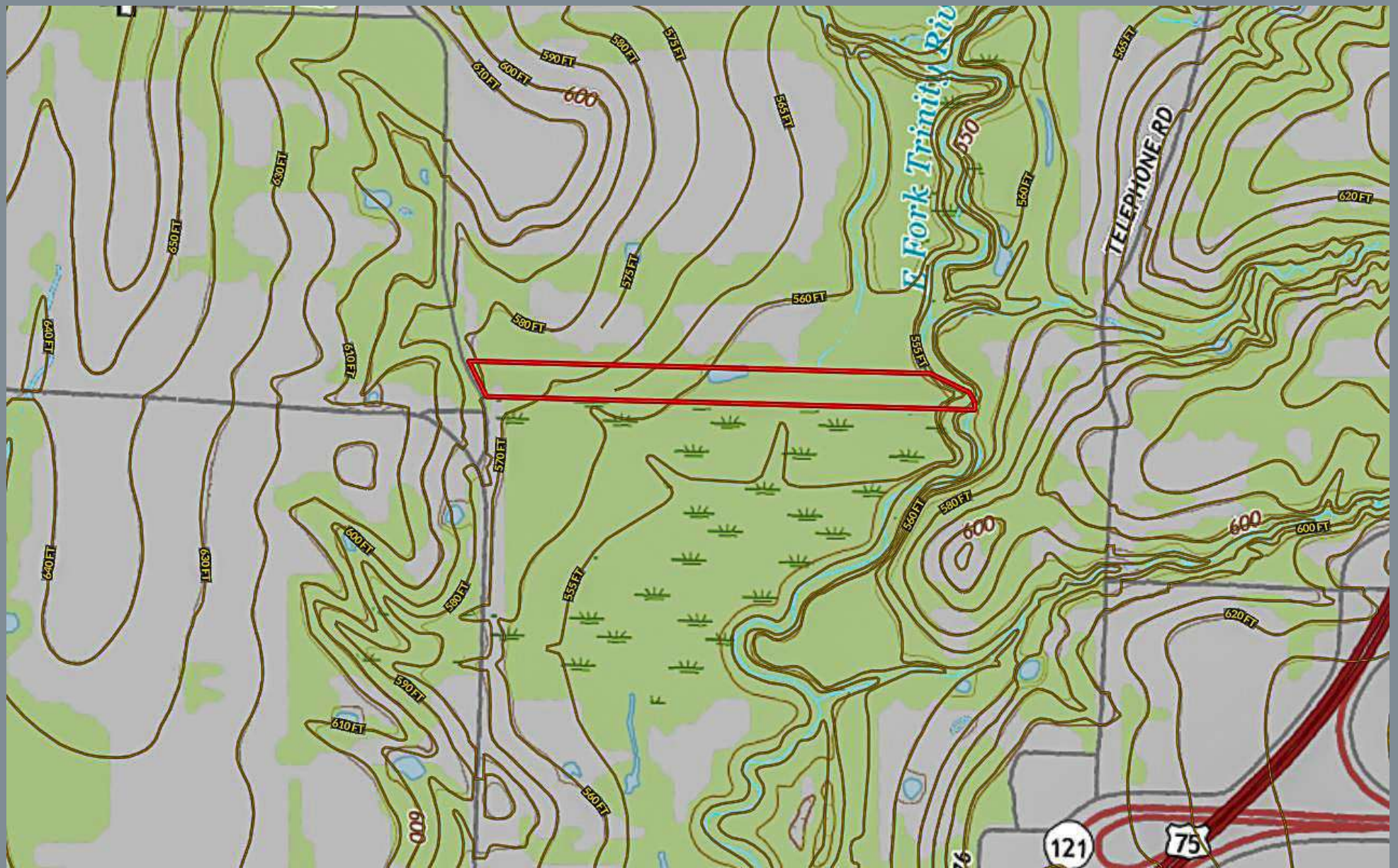
Location Detail



McKissick & Associates
(972) 562-9090
www.resmckinney.com

7200 Trinity Falls Blvd. • McKinney, TX • 75071

Flood Plain Map



McKissick & Associates
(972) 562-9090
www.resmckinney.com

7200 Trinity Falls Blvd. • McKinney, TX • 75071

Topography Map

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

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

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

