



4701 County Rd 168 • McKinney, TX • 75071
20.4 Acres

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Property Photographs

Property Information

Brokerage – Consulting – Development

Price:

\$1,600,000.00/\$78,431.00 PA

Property Description/Information:

20.4 Acres in the Northridge District of McKinney, a great location for future growth. Located near the corner of CR 168 and future Ridge Road expansion, both scheduled to be 6 lane major arterials. Currently zoned agriculture with an Agricultural exemption. Water and electric available.

Myers Park and Event Center is adjacent to the property on the East. Myers Park is a 158 Acre Preserved-nature park which features award winning gardens due to their partnership with Texas Agrilife Extension Service and Collin County Master Gardeners. Myers Park also provides services as and Event and Wedding Venue.

Location:

Near the Intersection of CR 168 and CR 165 (Future Ridge Road expansion)

Size:

20.4 Acres

School District:

McKinney ISD

Utilities:

Available

City Information – McKinney's North Ridge District:

The Northridge District is expected to play an important role in the future of McKinney as home of family-oriented neighborhoods with single family residences on individual lots, as well as small retail and office centers to serve the adjacent neighborhoods. The Northridge District will also include some areas intended for Estate Residential Development with larger lot sizes with space for gardens, horses and other uses, which supports preservation of natural features and woodlands within the neighborhoods.



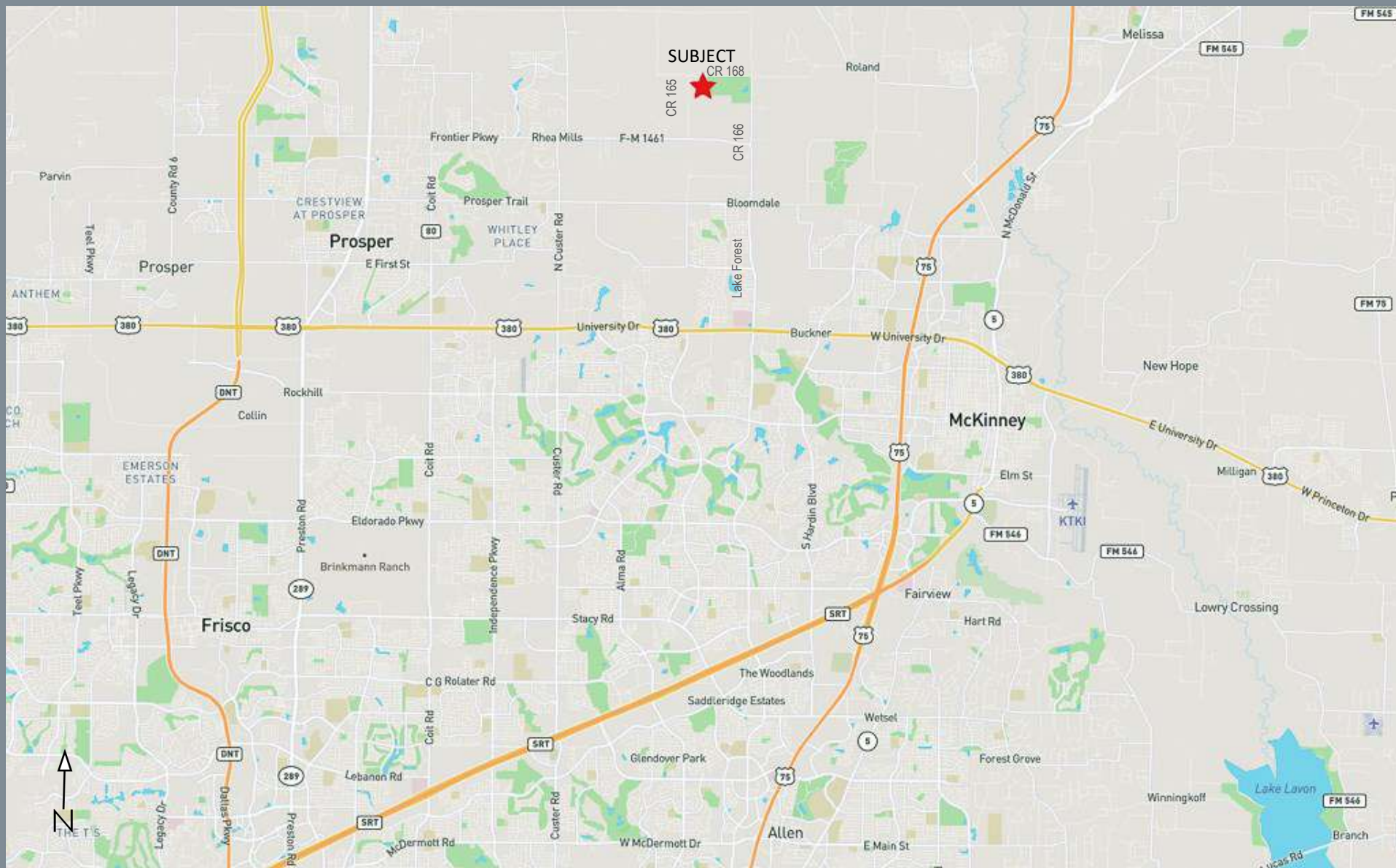
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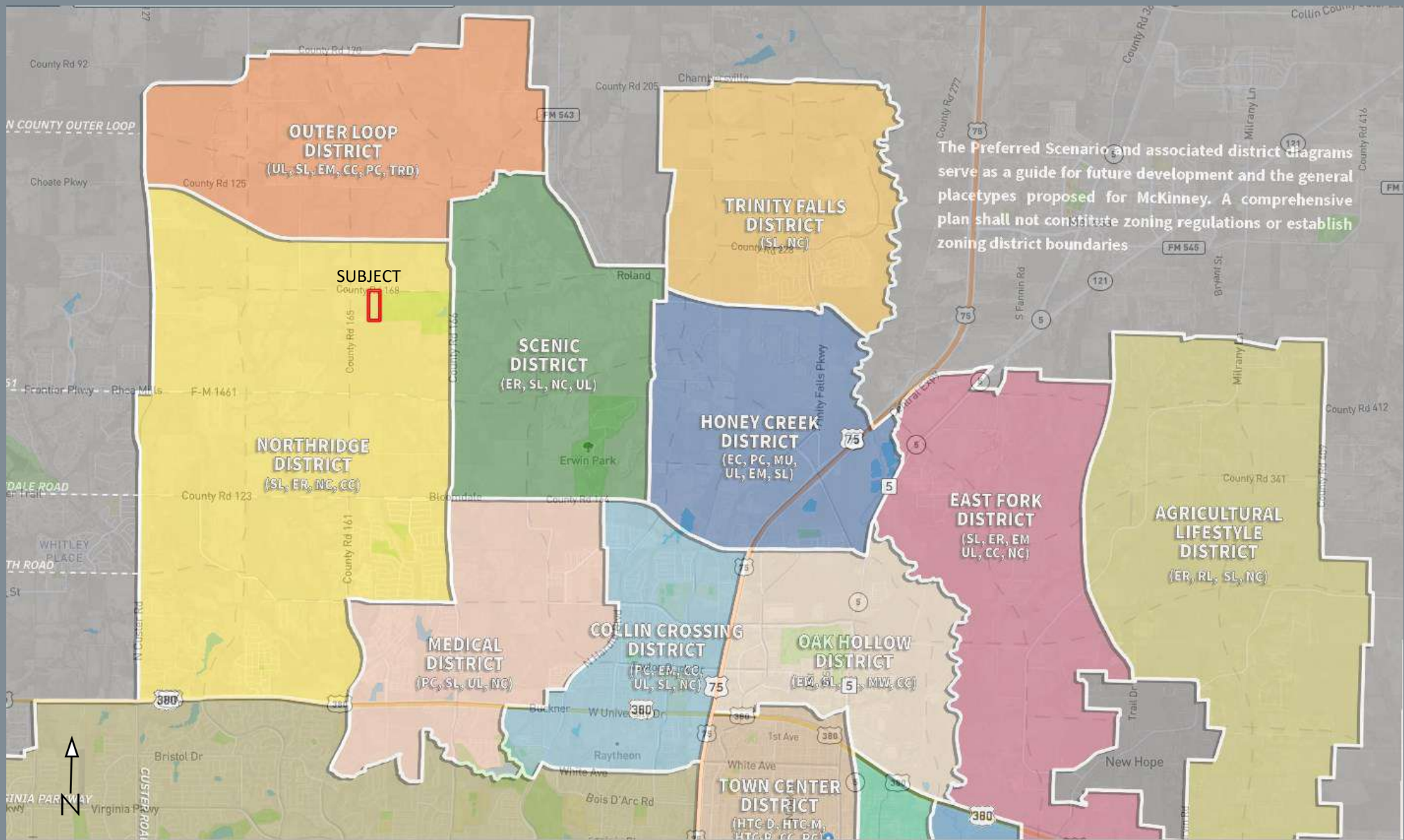
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Location Map

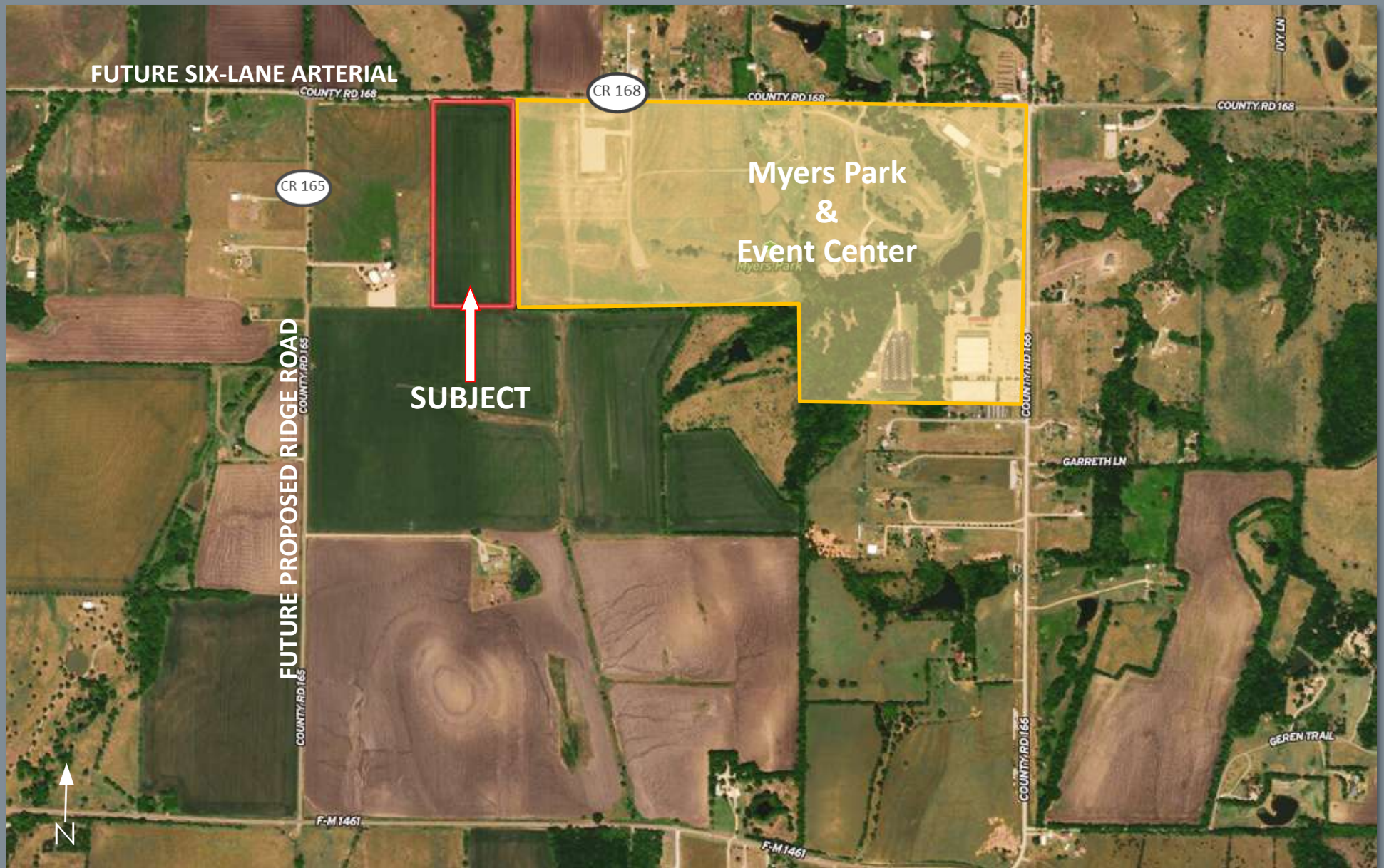


The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries



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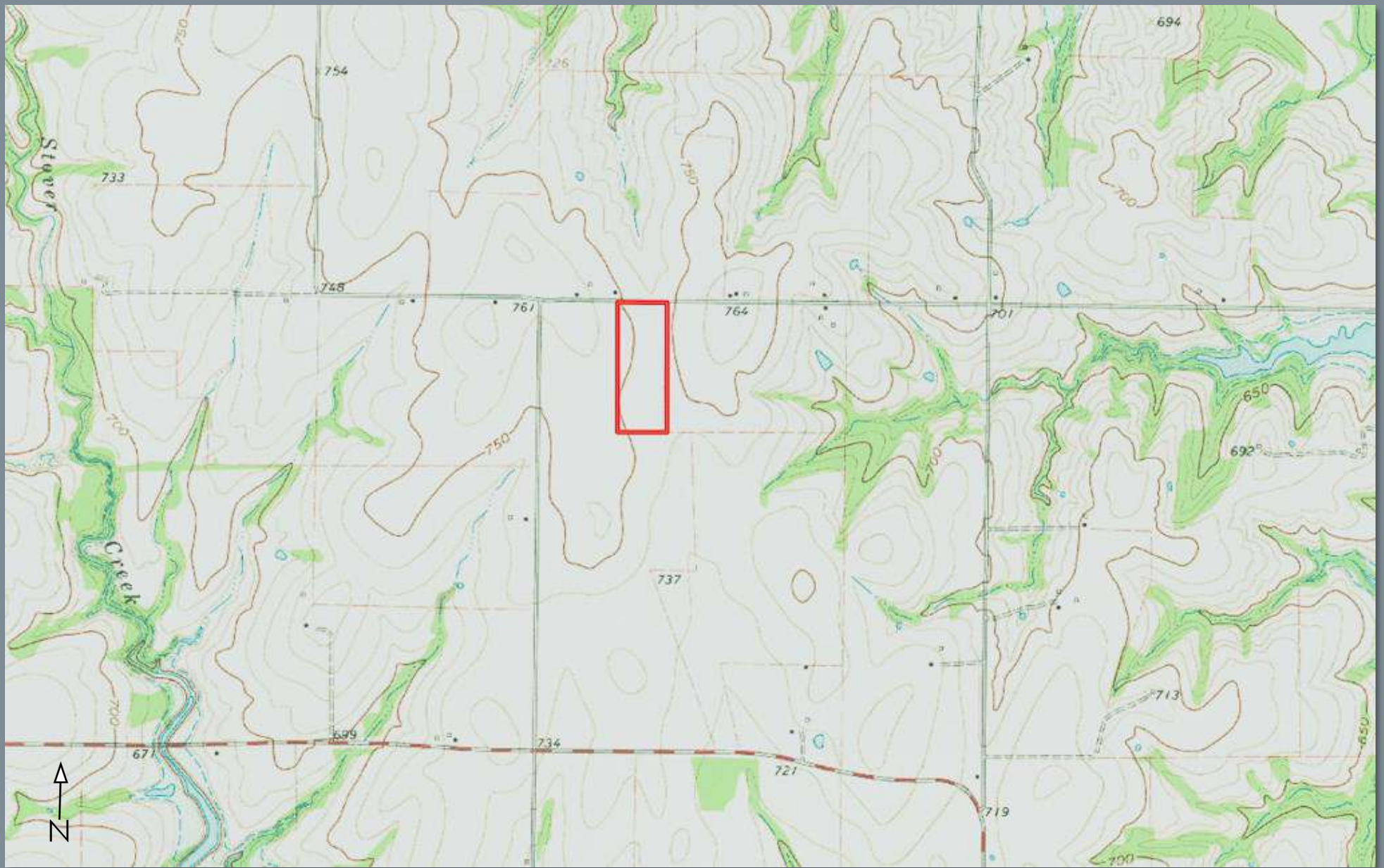
4701 County Rd 168 • McKinney, TX • 75071
McKinney Planned Districts



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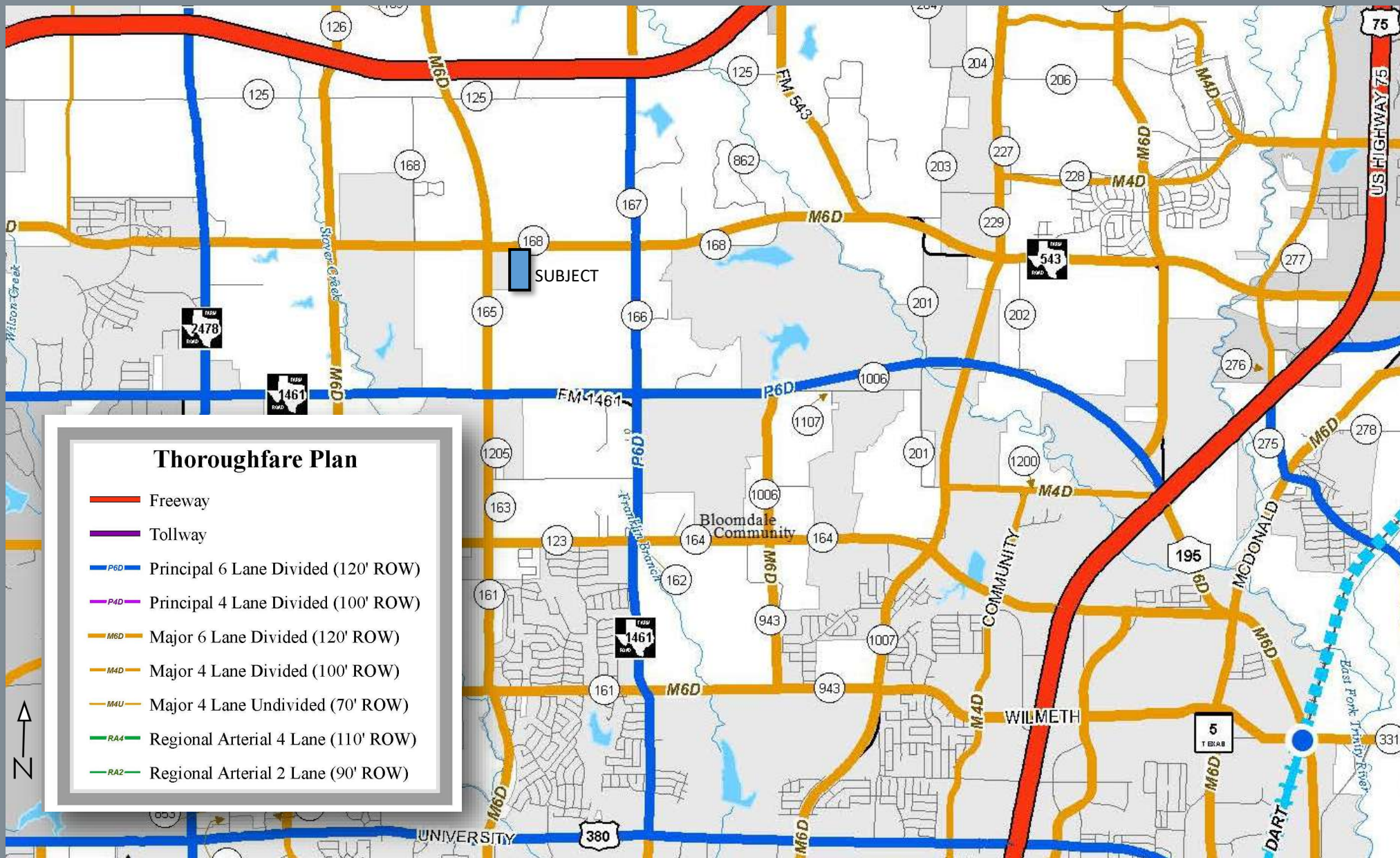
Aerial Map



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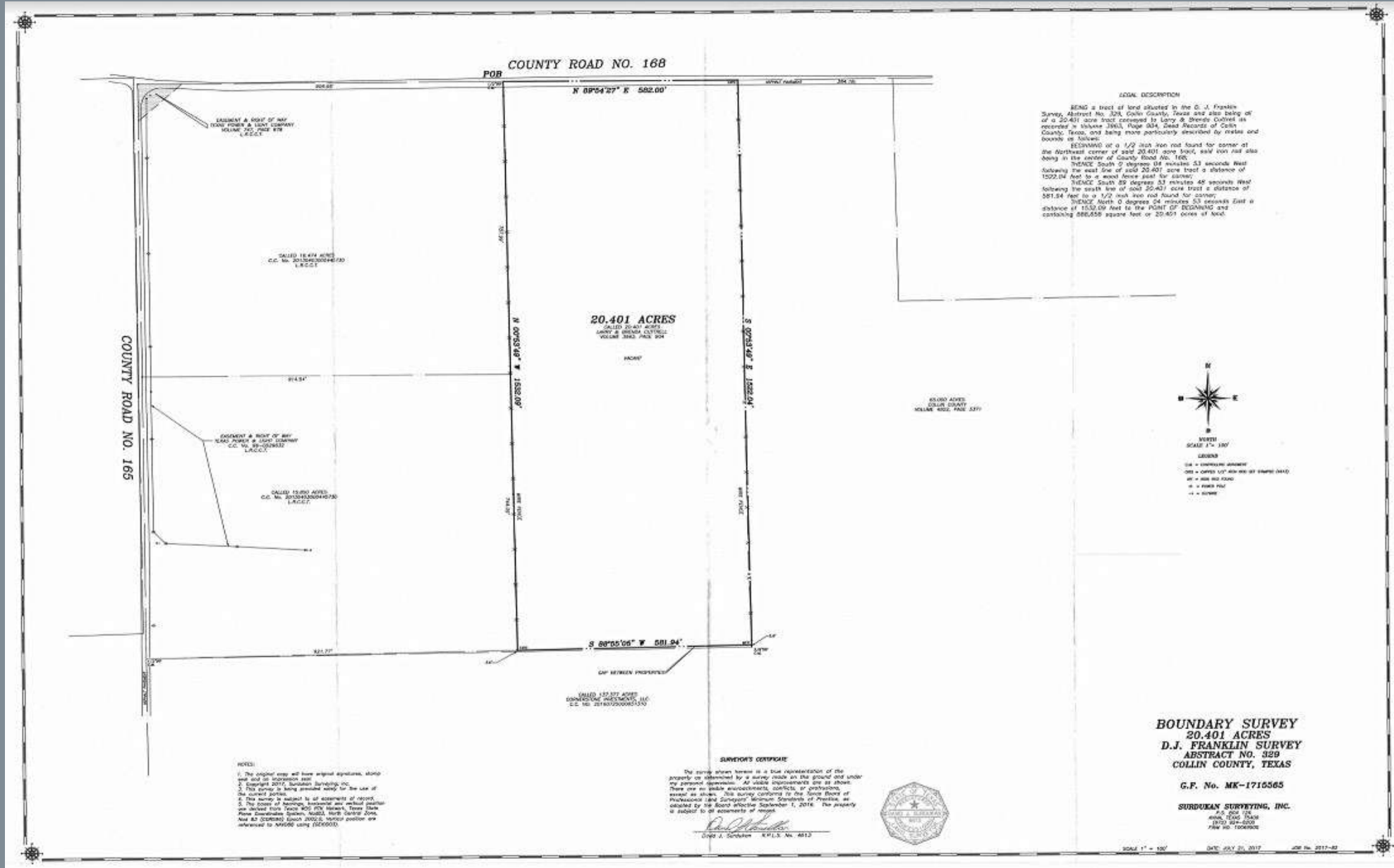
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Topography Map



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Collin County Thoroughfare Plan



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20.4 Acre Survey

LEGAL DESCRIPTION

BEING a tract of land situated in the D. J. Franklin Survey, Abstract No. 329, Collin County, Texas and also being all of a 20.401 acre tract conveyed to Larry & Brenda Cuttrell as recorded in Volume 3963, Page 904, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the Northwest corner of said 20.401 acre tract, said iron rod also being in the center of County Road No. 168;

THENCE South 0 degrees 04 minutes 53 seconds West following the east line of said 20.401 acre tract a distance of 1522.04 feet to a wood fence post for corner;

THENCE South 89 degrees 53 minutes 48 seconds West following the south line of said 20.401 acre tract a distance of 581.94 feet to a 1/2 inch iron rod found for corner;

THENCE North 0 degrees 04 minutes 53 seconds East a distance of 1532.09 feet to the POINT OF BEGINNING and containing 888,658 square feet or 20.401 acres of land.



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20.4 Acre Legal Description

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.

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Designated Broker of Firm

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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

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