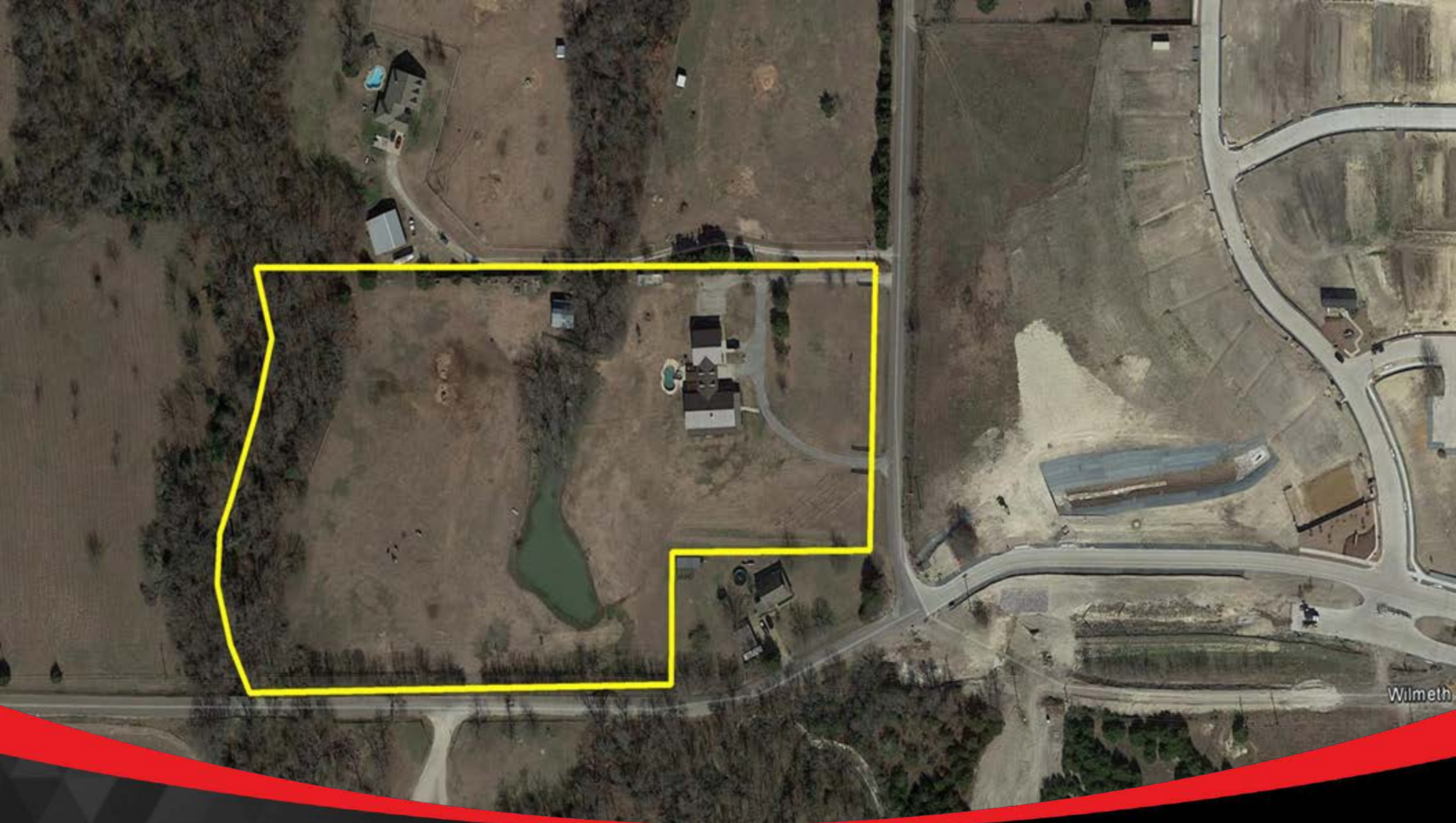




a limited liability company

McKissick & Associates

+/- 9.8 Acres

McKinney, TX

\$3,100,000 – 6071 Ridge Road

Ken Knuth - 972-562-9090 Office - 972-489-1233 Cell - ken@resmckinney.com - www.resmckinney.com

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

Property Information

Brokerage ~ Consulting ~ Development

Asking Price:

\$3,100,000

Property Description:

Gorgeous prime 9.8 acres in McKinney ETJ. Located on the northwest corner of Wilmeth and Ridge Road, Wilmeth Ridge North, McKinney's newest subdivision with 135 (est.) lots, is across from the property. With the widening of Wilmeth Road this is a perfect investment or commercial. The house is 3,574+/- sq. ft. with 4 ½ baths, pool and a heated shop. The property has a pond, creek and pastures.

Location:

Collin

Northwest Corner of Wilmeth and Ridge Rd.

McKinney ETJ

Size:

9.8 Acres

School District:

Prosper ISD

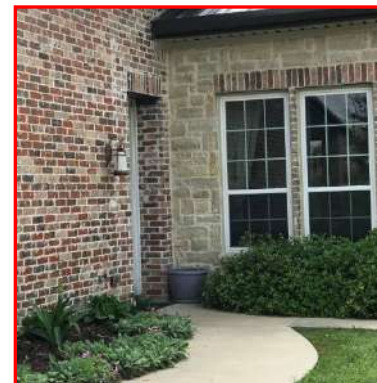
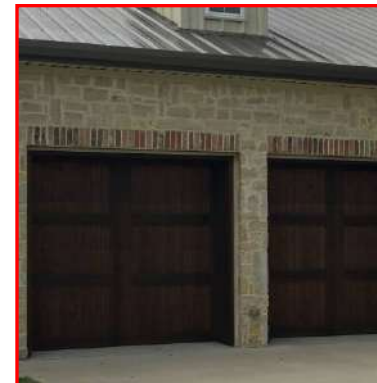
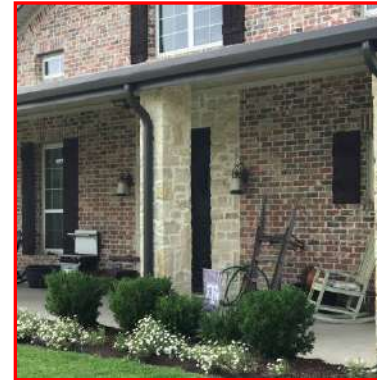
Utilities:

City Water and Septic System required

City Information – McKinney

McKinney is a city in and the county seat of Collin County, Texas, and the second in population to Plano. As of the 2010 census, the city's population was 131,117, making it the 19th-most populous city in Texas.[6] It is part of the Dallas-Fort Worth metroplex, and is located about 37 miles (60 km) north of Dallas.

The Census Bureau listed McKinney as the nation's fastest-growing city from 2000 to 2003 and again in 2006, among cities with more than 50,000 people. In 2007, it was ranked second fastest-growing among cities with more than 100,000 people and in 2008 as third fastest. The most recent population estimate, produced by the city as of January 1, 2016, is 161,905



Property Updates

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- Brick home with metal soffits and roof. Minimal painting required
- Post tension slab with piers
- Double insulated 21" walls
- Real Hardwood floors
- Energy efficient windows, doors and garage doors
- Armored electrical cable throughout house
- 4 ft. wide hallways
- Heated salt pool/spa with water feature and auto fill
- High efficiency HVAC system with zones
- 800 sq. ft. of wrap around porch
- Surround sound in living room, porch and pool area
- Two reverse osmosis system
- Three second floor areas for storage
- Solid core doors
- Canned lighting throughout
- Custom built stone fireplace
- Two 200-amp electrical service panels
- In ground sprinkler
- Service area in shop with stove water and full bath
- Two 14 ft. bay doors in shop with openers
- Shop partially finished in cedar siding
- 1000 gallon buried propane tank
- Lose dose drip septic system (means no spray heads)
- Water spigots located in multiple areas
- Four board wood fence on 3 of the 4 sides
- Built in storm closet

Property Photos

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Property Photos

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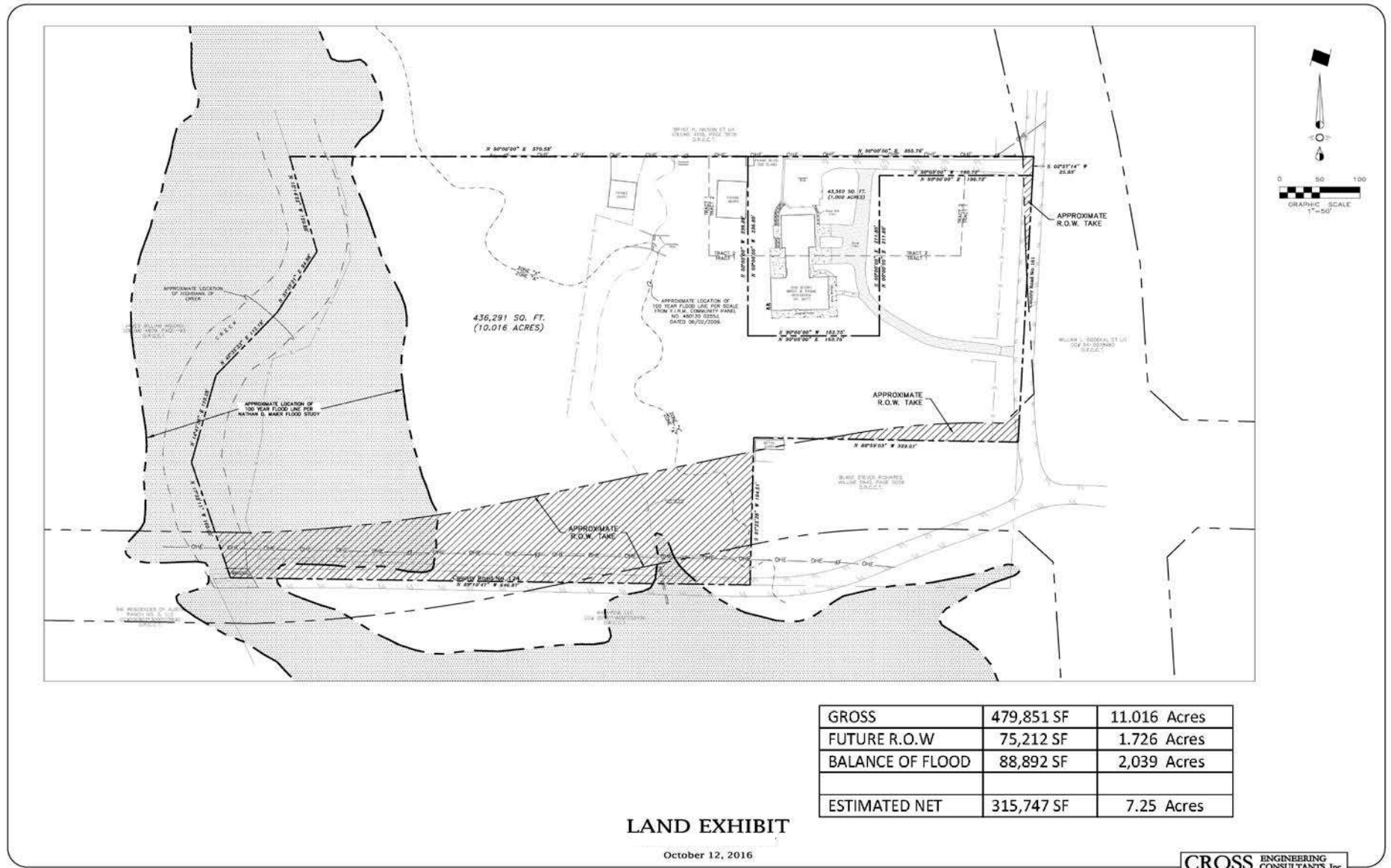
Topography Map

Brokerage ~ Consulting ~ Development



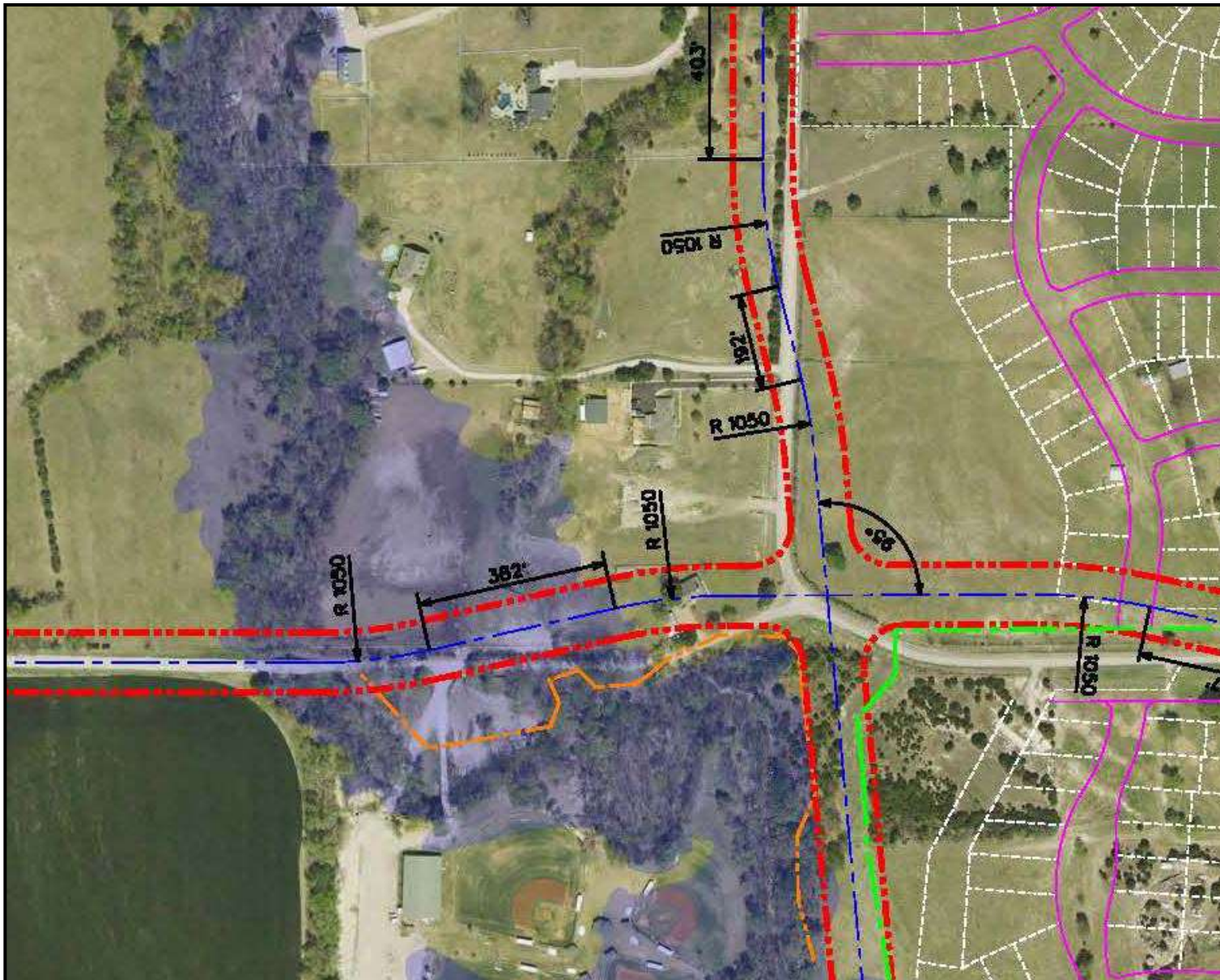
Survey

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Road Alignment

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** This is a draft of the concept and is not the final alignment**

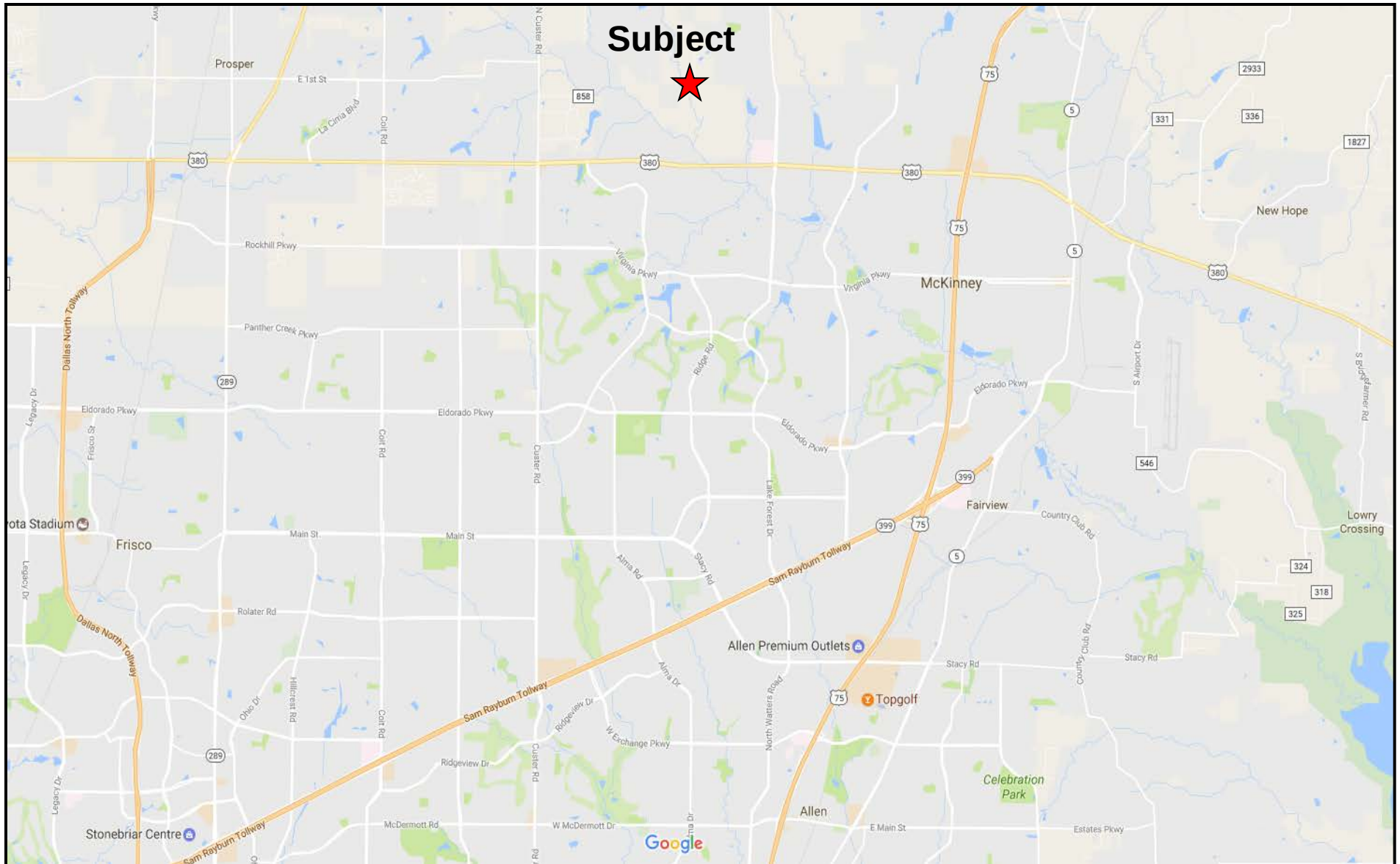
Sewer Concept

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Location Map

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Driving Directions

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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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 represent 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 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	
Ken Knuth	0684025	Ken@resmckinney.com	(972) 489-1233
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

