

McKissick & Associates

Charles McKissick

cmckissick@resmckinney.com

Office: 972-562-9090

Cell: 214-533-5146

239 Acres

\$50,000 per acre

FM 546

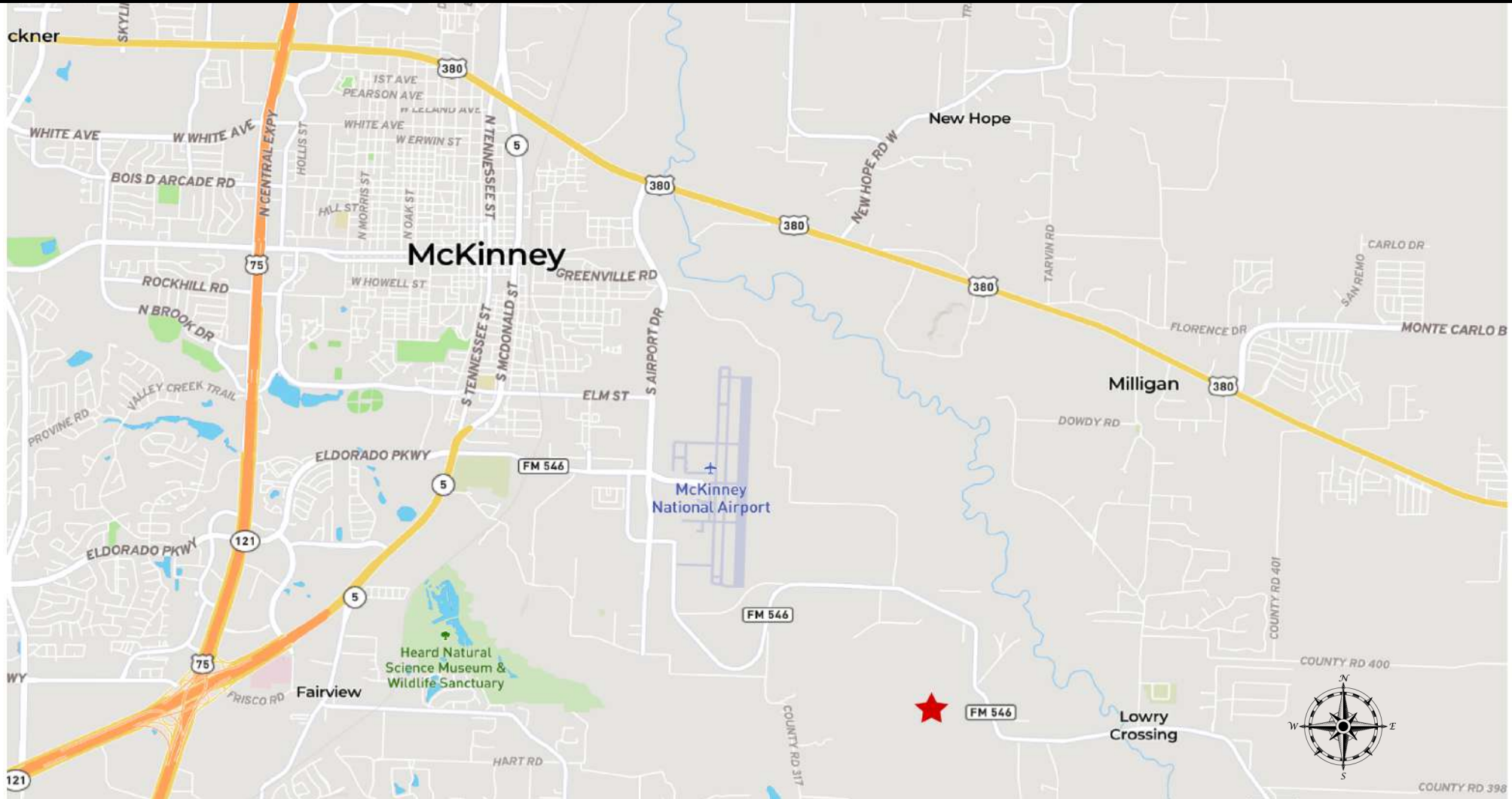
McKinney, TX

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.

239 Acres
\$50,000 per acre

LOCATION MAP

FM 546, McKinney, TX



McKissick & Associates

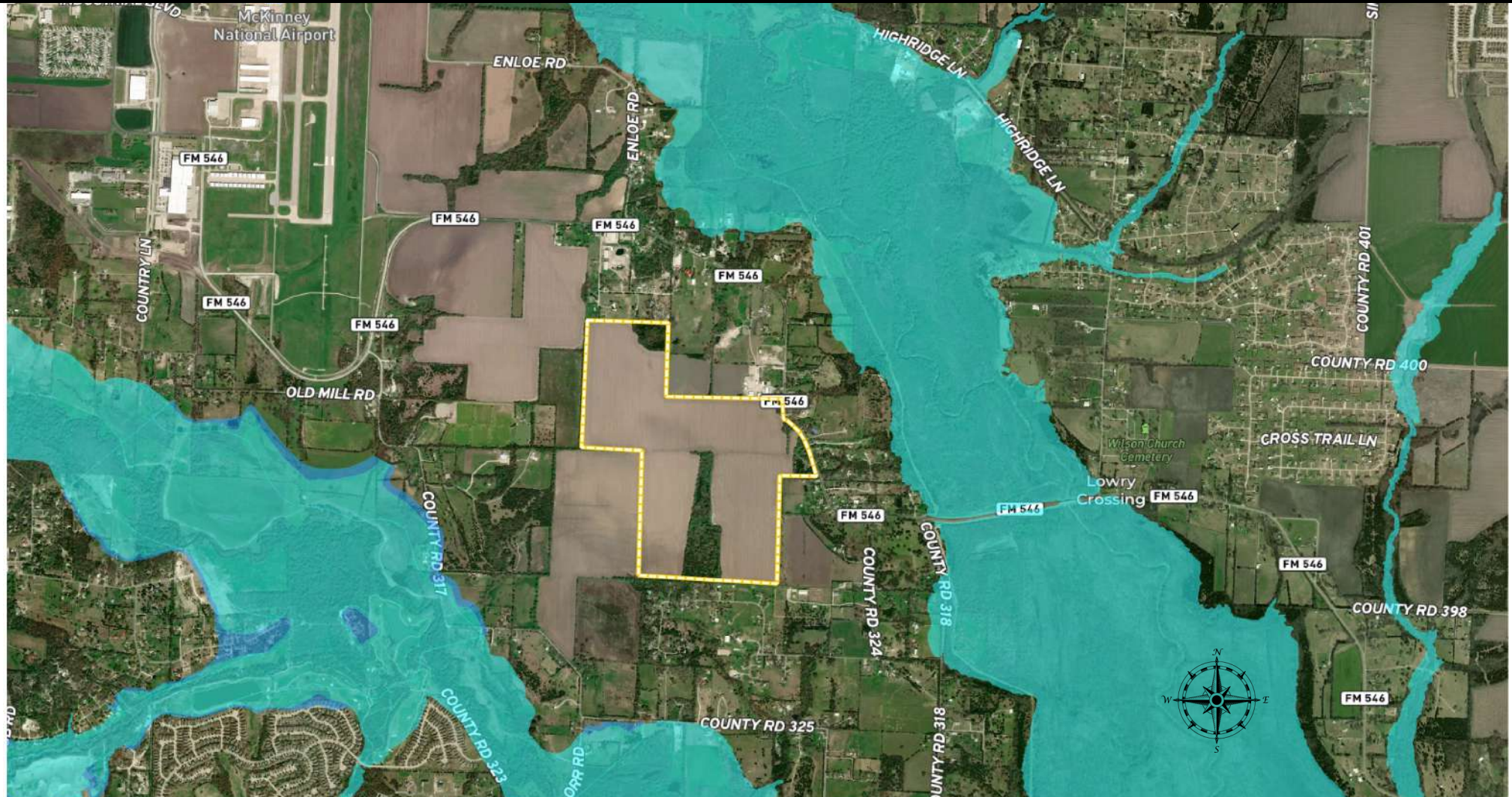
Property is near McKinney Airport, Lowry's Crossing and Lake Lavon. There are trees on the North East corner and 20 acres of wood land touching the South Boundry. The property is currently under cultivation. McKinney ISD.

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

239 Acres
\$50,000 per acre

FLOOD MAP

FM 546, McKinney, TX



McKissick & Associates

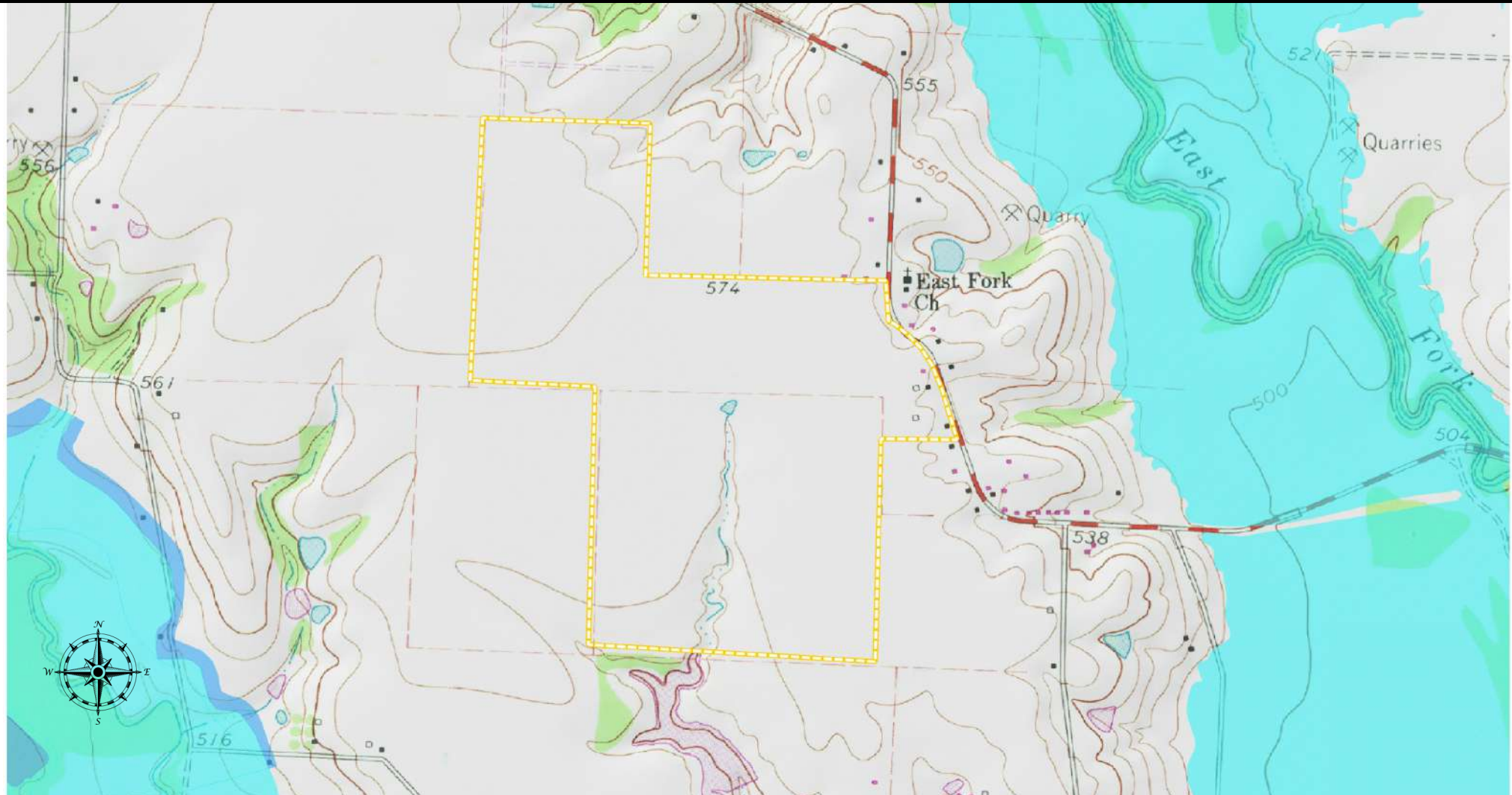
Property is near McKinney Airport, Lowry's Crossing and Lake Lavon. There are trees on the North East corner and 20 acres of wood land touching the South Boundary. The property is currently under cultivation. McKinney ISD.

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

239 Acres
\$50,000 per acre

TOPOGRAPHY MAP

FM 546, McKinney, TX



McKissick & Associates

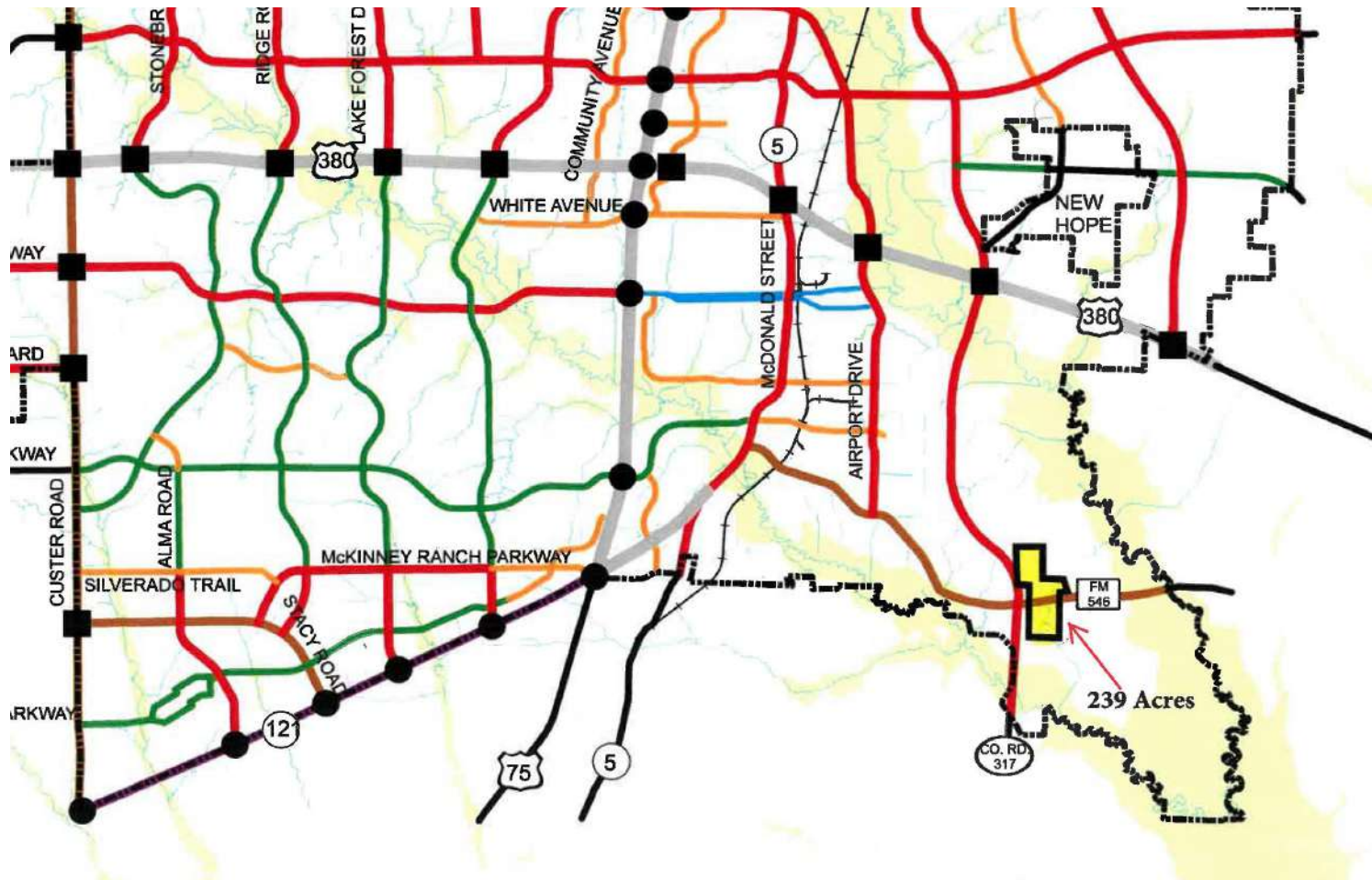
Property is near McKinney Airport, Lowry's Crossing and Lake Lavon. There are trees on the North East corner and 20 acres of wood land touching the South Boundry. The property is currently under cultivation. McKinney ISD.

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

239 Acres
\$50,000 per acre

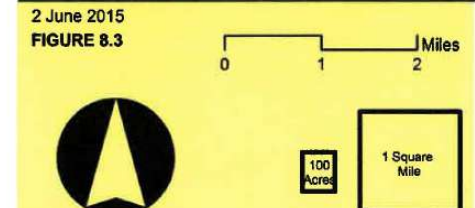
Master Thoroughfare Plan

FM 546, McKinney, TX



CITY OF MCKINNEY COMPREHENSIVE PLAN MASTER THOROUGHFARE PLAN

- High Capacity at Grade Intersections
 - Grade Separated Intersections
 - Extraterritorial Jurisdiction (ETJ)
 - Rail Line
 - Floodplain
- Roadway Classifications**
- Major Regional Highway / Multi-Modal
 - Tollway
 - Principal Arterial: (P6D - 130'-150' ROW, 6 lanes)
 - Major Arterial: (M6D - 120' ROW, 6 lanes)
 - Minor Arterial: (M4D, M5U, M4U, M3U)
 - Greenway Arterial: (G4D - 120' ROW, 4 lanes)
 - Town Thoroughfare
 - Road By Others



McKissick & Associates

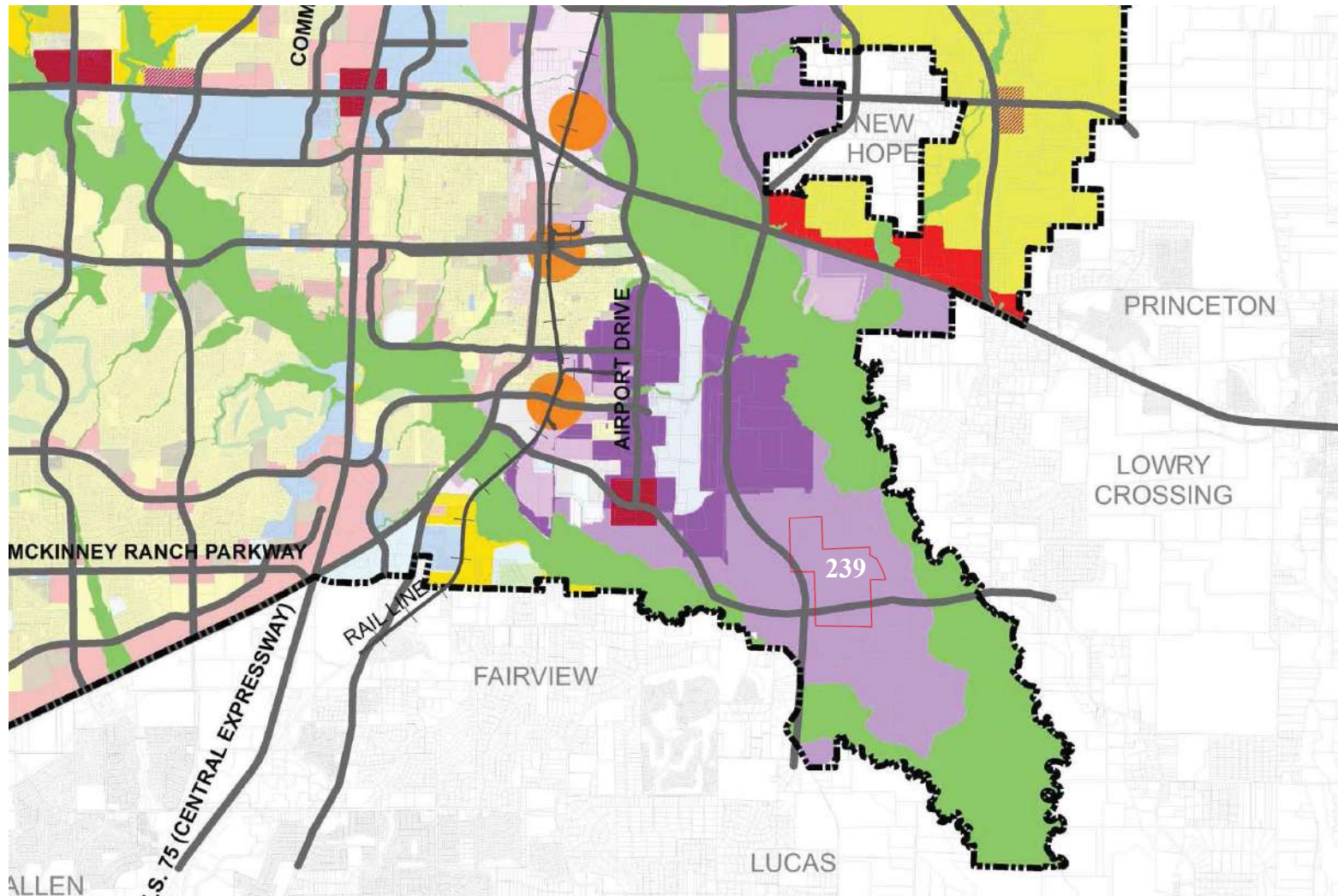
Property is near McKinney Airport, Lowry's Crossing and Lake Lavon. There are trees on the North East corner and 20 acres of wood land touching the South Boundry. The property is currently under cultivation. McKinney ISD.

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

239 Acres
\$50,000 per acre

Future Land Use Plan

FM 546, McKinney, TX



CITY OF MCKINNEY COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

Legend

- Existing and Future Thoroughfares
- Extraterritorial Jurisdiction (ETJ)
- Rail Line
- Floodplain

FUTURE LAND USE MODULES

- Estate Mix
- Suburban Mix
- Urban Mix
- Town Center
- Transit Village (1/4 mile radius)
- Community Village
- Regional Commercial
- Tollway Commercial
- Regional Employment
- Office Park
- Industrial
- Airport Industrial
- Potential Commercial within the Residential Module (Based on Locational Criteria)

ANTICIPATED LAND USES / ZONING

- Floodplain
- Golf Course
- Parks/Open Space
- Government/Schools
- Airport
- Heavy Manufacturing
- Light Manufacturing
- Commercial Historic
- Commercial
- Neighborhood Business
- Mixed Use
- Office
- Residential/Low Density
- Residential/Medium Density
- Residential/High Density
- Residential/Urban High Density

Source: City of McKinney Planning Department Data

02 June 2015
FIGURE 7.4

0 1 2 Miles



100 Acres



McKissick & Associates

Property is near McKinney Airport, Lowry's Crossing and Lake Lavon. There are trees on the North East corner and 20 acres of wood land touching the South Boundry. The property is currently under cultivation. McKinney ISD.

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

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.

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

