



6071 CR 161

● McKinney, TX ● 75071

5.19 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.

**Corey R. Homer**

(469)667-6587

chomer@resmckinney.com



McKissick & Associates

www.resmckinney.com

972-562-9090

## Property Information

- **Price:** \$3,000,000.00 / \$13.27 per sq foot
- **Property Description:** RES-Real Estate Services is proud to present this 5.19+/- acres at the corner of CR 124 (Future Wilmeth Road) and CR 161 (Future Ridge Road) in the McKinney ETJ. Twenty (20) inch sanitary sewer line installed on Southern edge of property along CR 124 (Wilmeth Road). Water lines along CR 161 and CR 124. Outside City Limits of McKinney. Excellent corner with Multifamily or Commercial development possibilities. Property features a 3,740 sf home with pool and heated shop. Six Hundred square foot (29x21 foot) garage. Barn and pond. Prosper ISD. Approximately 1.19 acres of flood on this 5.19 +/- tract. The adjoining 4.62+/- acres could also be purchased. See exhibit in brochure. Call and schedule for a showing today!
- **Location:** Northwest Corner of Wilmeth Road and Ridge Road, McKinney TX.
- **Size:** 5.19 Acres



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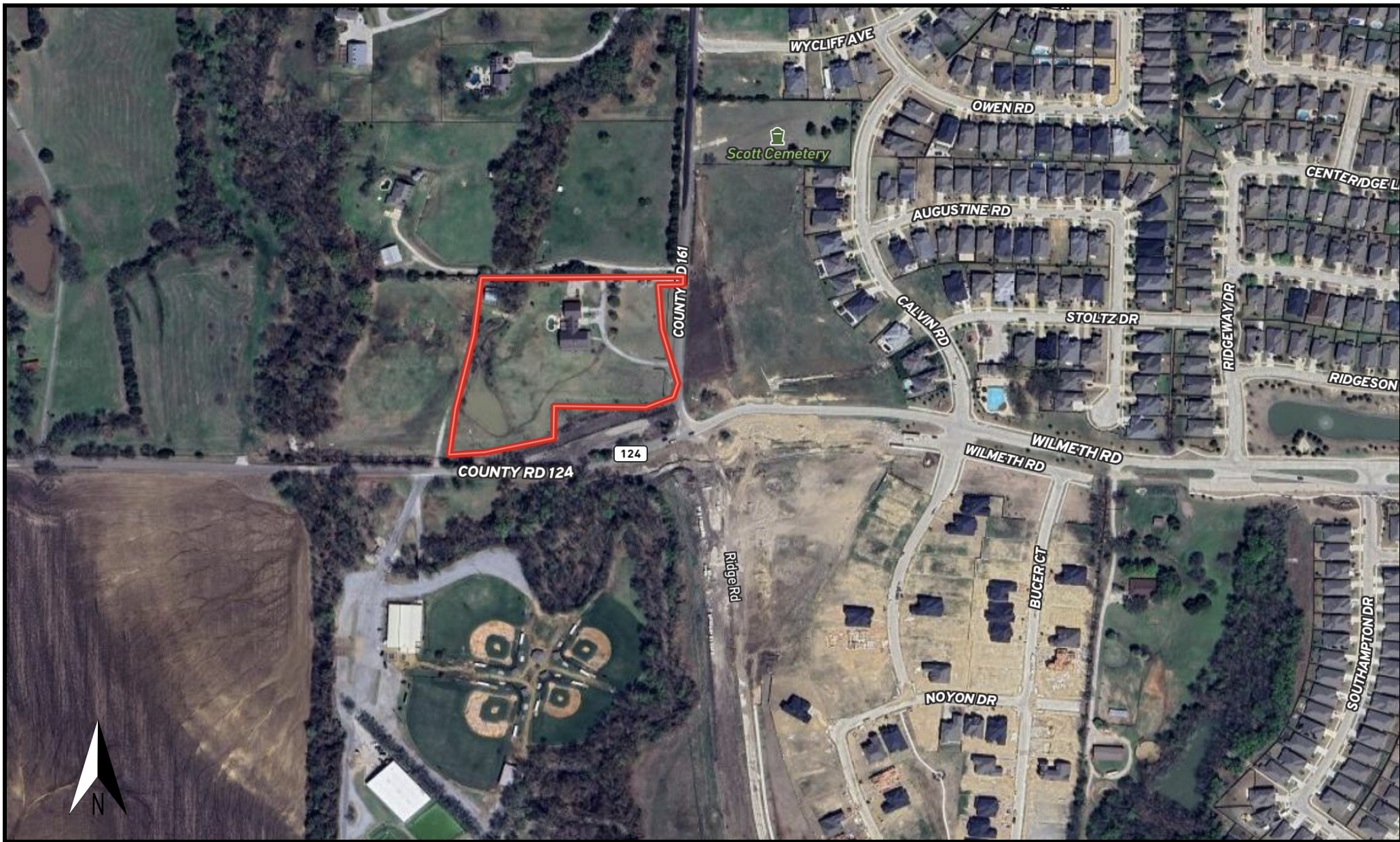
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Property Information



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Aerial Photo



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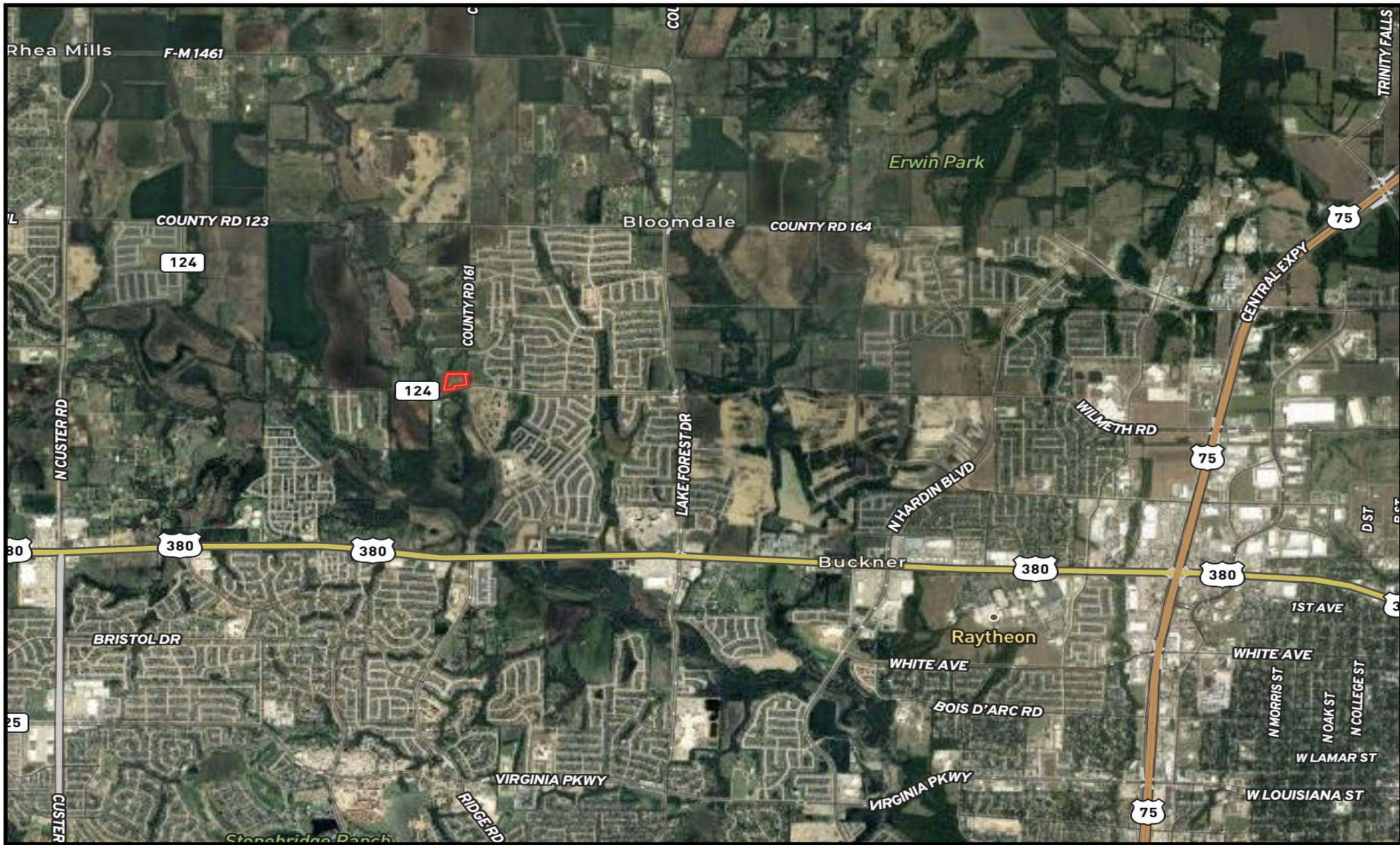
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Aerial Photo



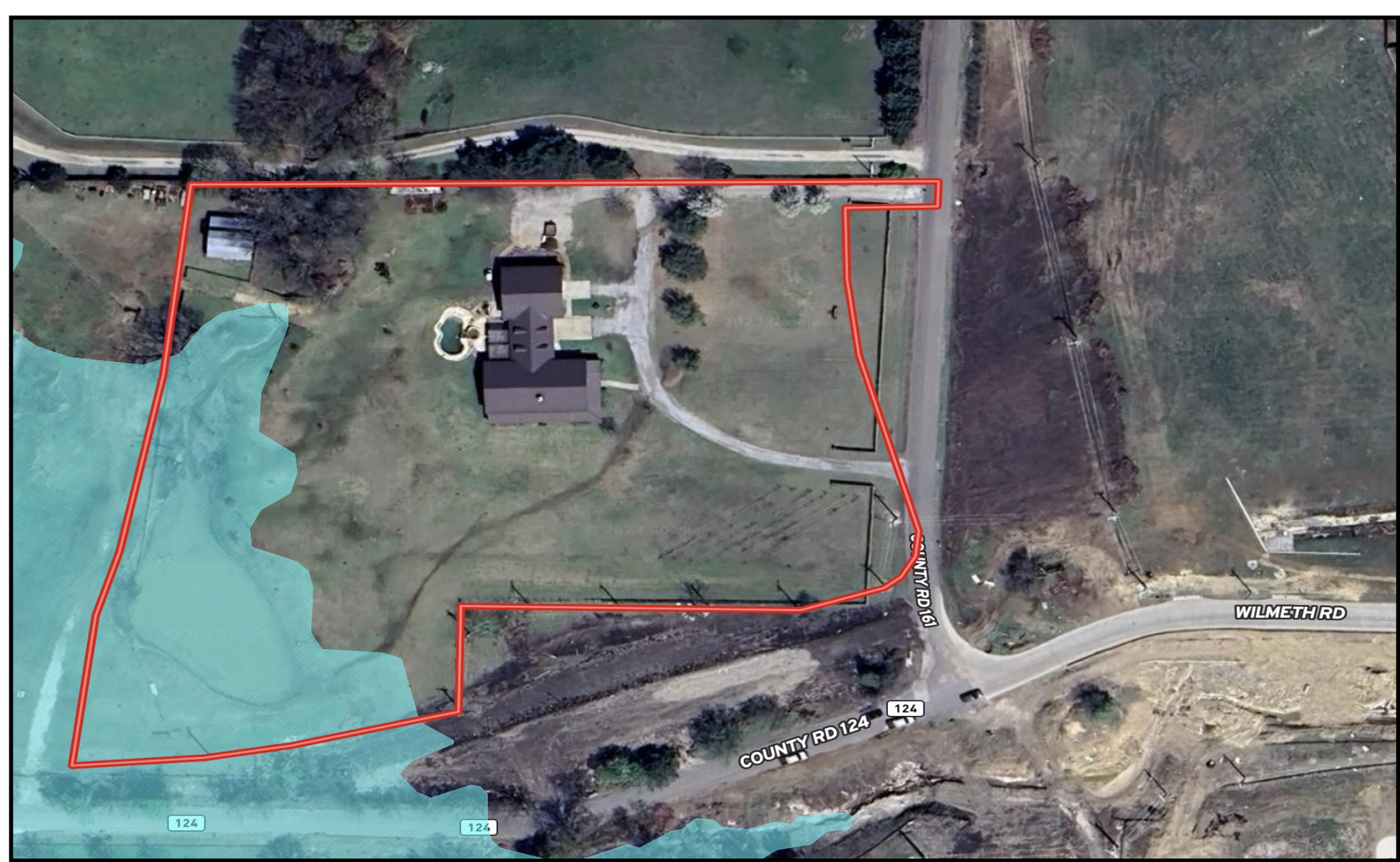
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# Wide Aerial Map



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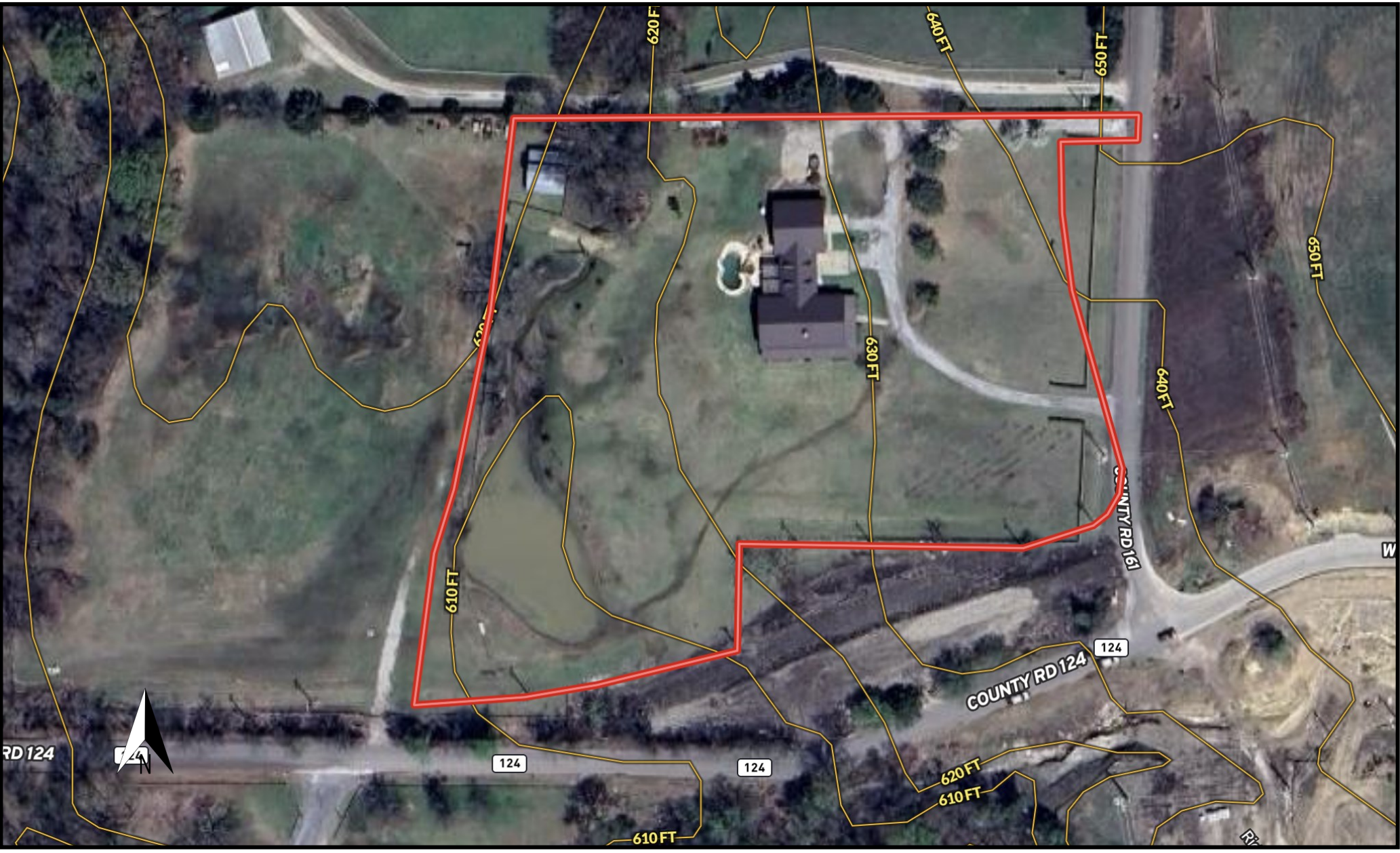
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Flood Plain Map



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# Topography Map



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Home Pictures



# Property Updates

- Brick home with metal soffits and roof
- Canned lighting throughout
- 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 & auto fill
- High efficiency HVAC system with zones
- 800 sq ft of wrap around porch
- Surround sound in living room, porch & 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
- 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 (no spray heads)
- Four board wood fence on 3 of 4 sides
- Built in storm closet



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# Property Updates

**Metes and Bounds Description: (11.016 Acres)**

Being a tract of land, situated in the D. M. Crutchfield Survey, Abstract No. 205, in Collin County, Texas, and being all of Tract 1 (Called 1,000 Acres) and Tract 2 (10,026 Acres), described by deed to Kenneth G. Knuth and spouse, Marsha J. Knuth, as recorded under Document No. 20110311000267110, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

**BEGINNING** at an "x" cut found on a concrete bridge, for the southwestern corner of said Tract 2, same being in County Road No. 124, and also being in a creek;

**TERRACE** along said creek, same being the westerly line of said Tract 2, the following courses and distances:

North 18°53'22" West, a distance of 160.00' to a point for corner;

North 13°33'25" East, a distance of 119.25' to a point for corner;

North 41°21'12" East, a distance of 112.19' to a point for corner;

North 32°25'12" East, a distance of 84.96' to a point for corner;

North 18°28'13" West, a distance of 129.86' to a point for corner, being the northeastern corner of said Tract 2, same being the southwestern corner of a called 10.26 acre tract of land, described by deed to Wilmett Ridge Crossing, LLC, as recorded under Document No. 201909170014170, O.P.R.C.C.T.;

**TERRACE** North 88°40'48" East, along the northerly line of said Tract 2, same being along the southerly line of said 10.26 acre tract, passing a 3/8" iron rod found at a distance of 45.43', and continuing a distance of 522.29' to a 2 1/8" iron rod with a plastic cap stamped "RPLS 5887" found for the on "fall" corner of said Tract 2, same being the northeastern corner of said Tract 1, and continuing along the common line between said 10.26 acre tract and Tract 1, to wit, a total distance of 626.34' to a 3/8" iron rod found in County Road No. 161, same being the northeastern corner of said Tract 2, same being the southwestern corner of said 10.26 acre tract, same being in the westerly line of a 100-year floodplain dedication to the City of McKinney, as recorded under Document No. 202010280188460, O.P.R.C.C.T.;

**TERRACE** South 07°43'03" West, along the westerly line of said Tract 1 and 2, same being the westerly line of said Right-of-Way Dedication, and also along said County Road No. 161, a distance of 277.87' to a 3/8" iron rod with a plastic cap stamped "RPLS 5887" found for the most easterly southwest corner of said Tract 2, same being the northeastern corner of a tract of land, described by deed to the City of McKinney, as recorded under Document No. 20200217000221790, O.P.R.C.C.T.;

**TERRACE** along the common line between said Tract 2 and last said City of McKinney tract, the following courses and distances:

South 89°47'44" West, a distance of 328.99' to a point for corner;

South 00°08'17" West, a distance of 194.51' to a 5/8" iron rod with a plastic cap stamped "RPLS 5887" found for the southwestern corner of said City of McKinney tract, same being the most southerly southwest corner of said Tract 2, said corner also being in County Road No. 124;

**TERRACE** South 88°35'02" West, along the most westerly south line of said Tract 2, same being along said County Road No. 124, a distance of 546.87' to the **POINT OF BEGINNING** and containing 478,813 square feet or 10,919 acres of land, more or less.

**General Notes:**

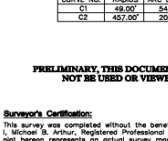
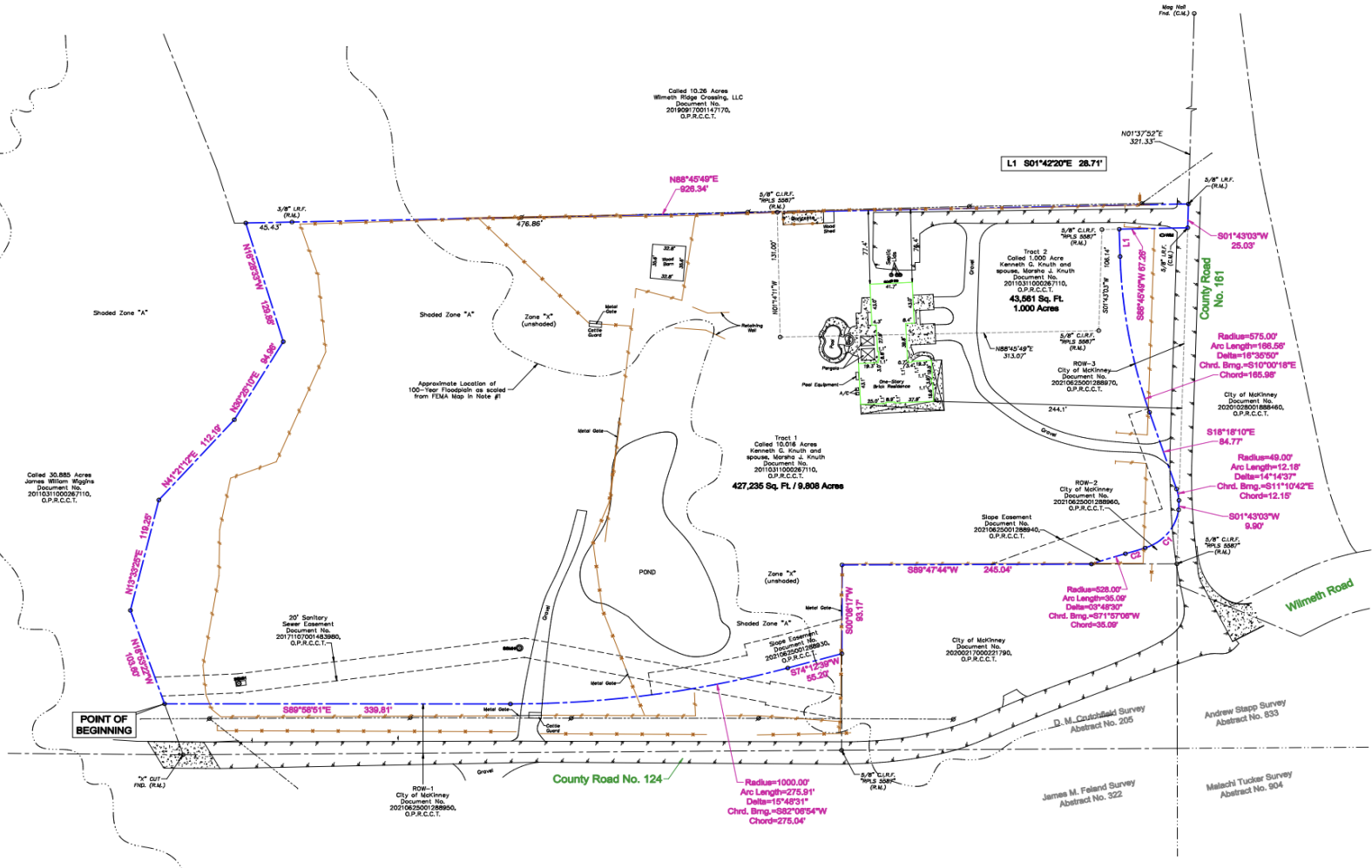
1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 480860380L, Map Revised June 02, 2008, the herein described property is located in Zone "X" (unshaded), described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain" and in Shaded Zone "A", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood, no base flood elevations determined." This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
2. The surveyor has relied on the herein described subject deed with regard to any assessments, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said assessments, restrictions or rights-of-way has been performed by the surveyor.
3. Elevation (Surface values shown) are based on the Texas State Plane Coordinate System, North Central Zone (4203), NAD83, Surface to grid scale factor is 0.999948186, at base point G.D.
4. The proposed right-of-way dedications and slope easements, were provided to the surveyor by the client. Said documents were prepared by Hult-Zollers, dated January 23/24, 2020.

CURVE NO.	RADIUS	ARC LENGTH	DELTA	CHORD BRNG.	CHORD
C1	49.00'	34.57'	83°48'49"	N89°14'00"E	51.80'
C2	457.00'	26.34'	02°33"01"	N22°34'51"E	26.34'

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

**Surveyor's Certification:**  
This survey was completed without the benefit of a current title commitment. I, Michael B. Jettur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plot herein represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown.

DATE: 06/01/2021 SCALE: 1" = 50' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2021-0067



**ABBREVIATIONS**

- (RF) = Iron Rod Found
- (RM) = Record Monument
- (CLRF) = Capless Iron Rod Found
- CLRS = 1/2" iron rod with yellow plastic cap stamped "RPLS 5886" set
- M.R.C.C.T. = Map Records, Collin County, Texas
- D.P.R.C.C.T. = Deed Records, Collin County, Texas
- O.P.R.C.C.T. = Official Public Records, Collin County, Texas

**SYMBOLS LEGEND**

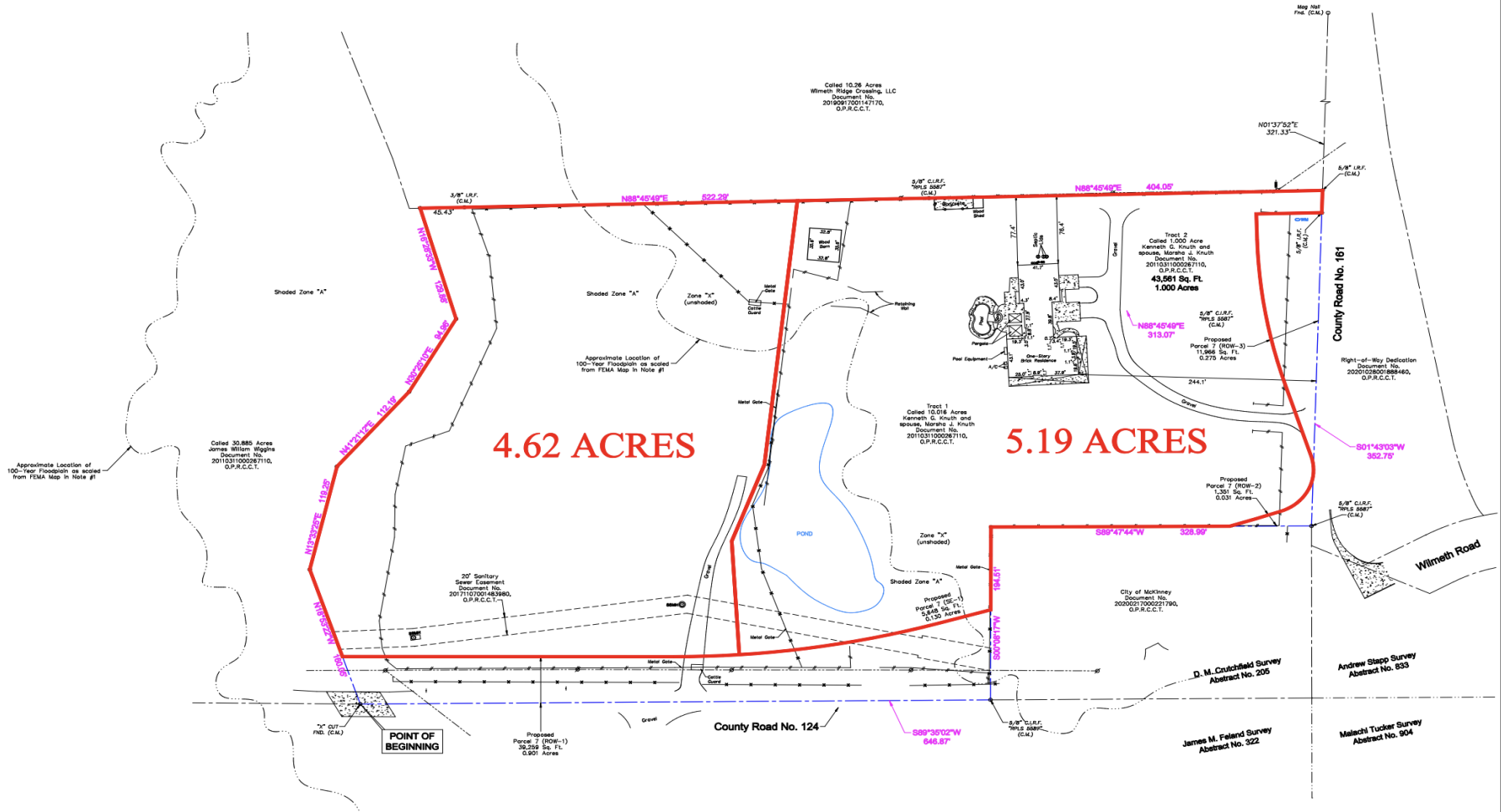
Shir/Barbed Wire Fence	Water Valve
Flood Fence	Water Meter
Chain Link Fence	Fire Hydrant
Asphalt	Irrigation Control Valve
Concrete	Sanitary Sewer Cleanout
Guy Wire/Anchor	Sanitary Sewer Manhole
Utility Pole	Storm Drain Manhole
Overhead Wires	Gas Meter

**BOUNDARY SURVEY  
9.808 ACRES  
D. M. CRUTCHFIELD SURVEY  
ABSTRACT NO. 205  
COLLIN COUNTY, TEXAS**

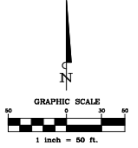
**North Texas Surveying, L.L.C.**  
Registered Professional Land Surveyors  
1810 West University  
McKinney, TX 75069  
Ph: (469) 484-9074 Fax: (469) 484-1997  
www.northtxsurveying.com  
Perm Registration No. 10074006

**RES Real Estate Services**  
**McKissick & Associates**  
(972) 562-9090  
www.resmckinney.com

**6071 CR 161 • McKinney, TX • 75071**  
**Survey**



THIS IS NOT A BOUNDARY SURVEY



**ABBREVIATIONS**

- I.R.F. = Iron Rod Found
- (R.M.) = Reference Monument
- C.I.R.F. = Capped Iron Rod Found
- C.I.R.S. = 1/2" Iron rod with yellow plastic cap stamped "N.T.S. 5688" etc
- M.R.C.C.T. = Map Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- O.P.R.C.C.T. = Official Public Records, Collin County, Texas

**SYMBOLS LEGEND**

—•—•—	Wire/Barbed Wire Fence	—○—	Water Valve
—x—x—	Wood Fence	—□—	Water Meter
—+—+—	Chain Link Fence	—●—	Fire Hydrant
— — —	Flagpost	—○—	Irrigation Control Valve
—•—•—	Concrete	—○—	Sanitary Sewer Cleanout
—x—x—	Guy Wire/Anchor	—○—	Sanitary Sewer Manhole
—□—	Utility Pole	—○—	Storm Drain Manhole
—•—•—	Overhead Wires	—○—	Gas Meter

DATE: 06/01/2021 SCALE: 1" = 60' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2021-0067 - EXHIBIT

**EXHIBIT**  
 D. M. CRUTCHFIELD SURVEY  
 ABSTRACT NO. 205  
 COLLIN COUNTY, TEXAS

**North Texas Surveying, L.L.C.**  
 Registered Professional Land Surveyors  
 1010 West University  
 McKinney, TX 75069  
 Ph. (469) 484-8074 Fax: (469) 484-1997  
 www.northtexasurveying.com  
 Firm Registration No. 10974800



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● McKinney, TX

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Exhibit

# 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.

<b>RES=Real Estate Services</b>	<b>9003405</b>	<b>CMCKISSICK@RESMCKINNEY.COM</b>	<b>(972)562-9090</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Charles McKissick</b>		<b>cmckissick@resmckinney.com</b>	<b>(214)533-5146</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Corey Homer</b>	<b>0777944</b>	<b>CHOMER@RESMCKINNEY.COM</b>	<b>(469)667-6587</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

## Regulated by the Texas Real Estate Commission

TXR-2501  
 RES Real Estate Services, 1833 Hunt St #102 McKinney, TX 75069  
 Corey Homer

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Phone: (972)562-9090 Fax: Untitled

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