

4177 Linehan Lane • McKinney, TX • 75071

6.33 Acres / 275,881 SF

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



www.resmckinney.com

972-562-9090

McKissick & Associates

Property Information

- **Price:** \$2,600,000 / 9.43 sf
- **Property Description:** RES-Real Estate Services, LLC is proud to present this 6.33 Acres outside the City Limits but within the ETJ of McKinney. North of Bloomdale Road and the Future 380 Bypass (See exhibit). Prosper ISD. No Flood Plain. Water available. No Zoning. No Sewer available.
- **Location:** 4177 Linehan Lane, McKinney TX 75071
- **Size:** 6.33 Acres / 275,881 sf



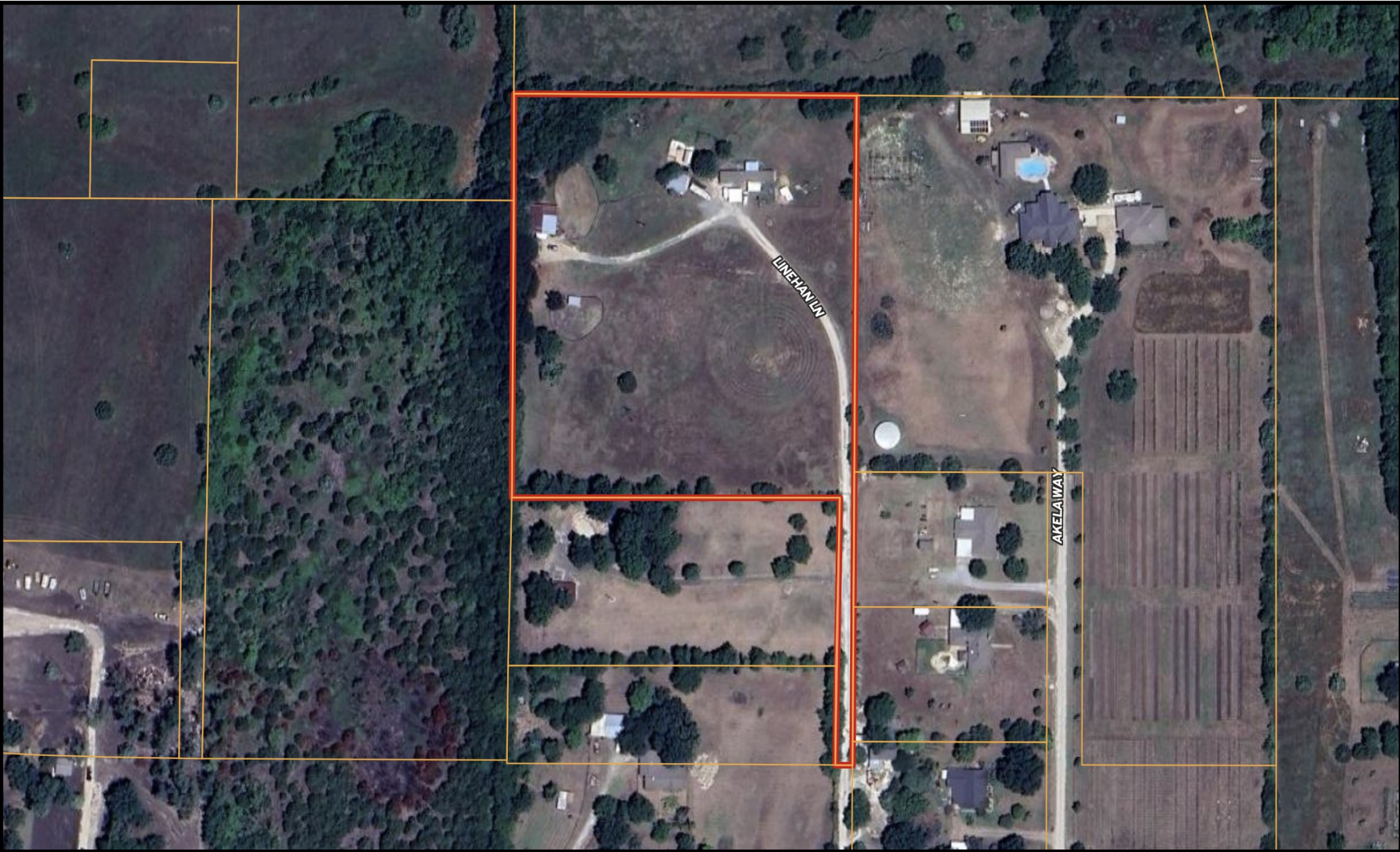
McKissick & Associates

(972) 562-9090

www.resmckinney.com

4177 Linehan Lane ● McKinney, TX ● 75071

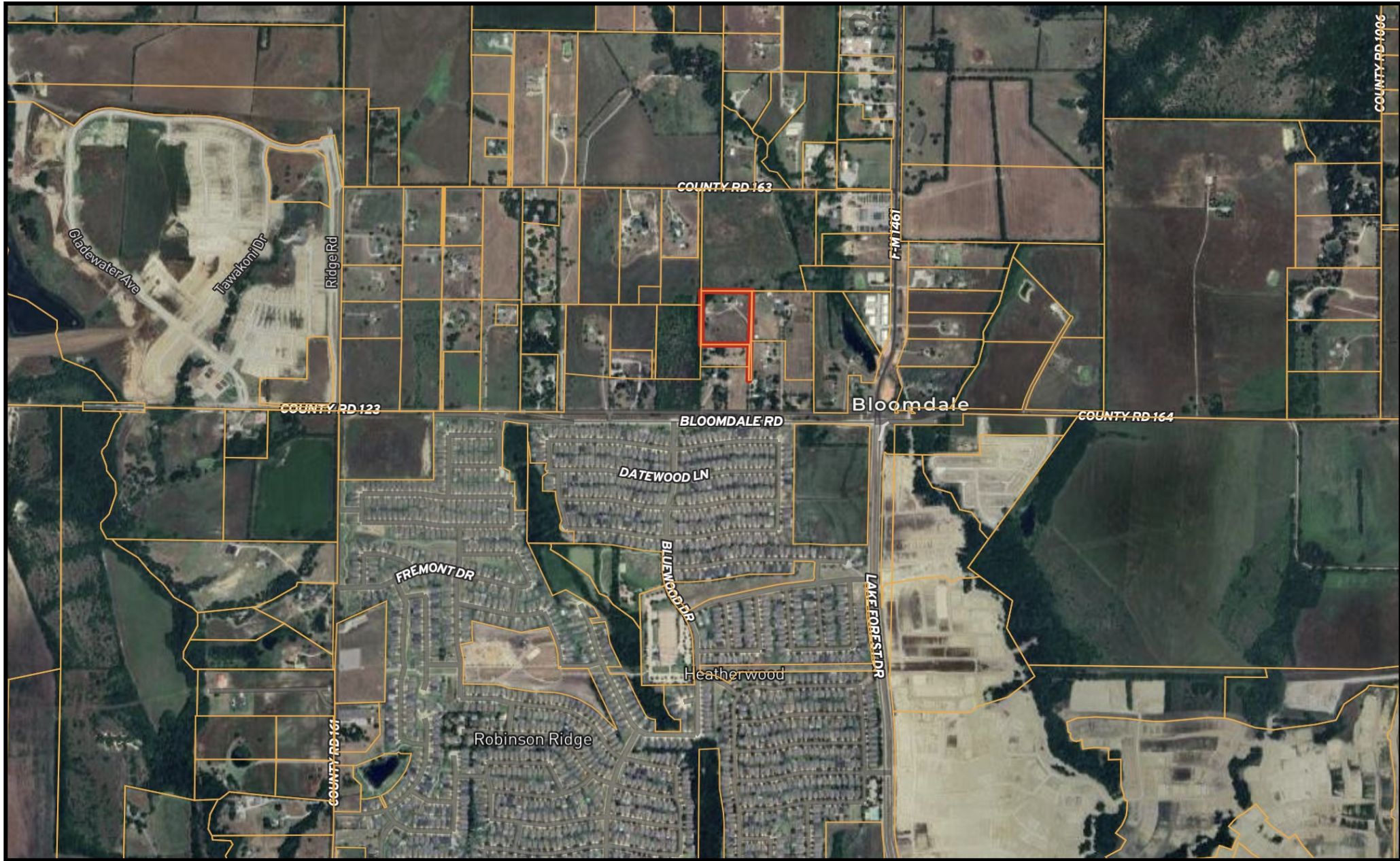
Property Information



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

4177 Linehan Lane ● McKinney, TX ● 75071

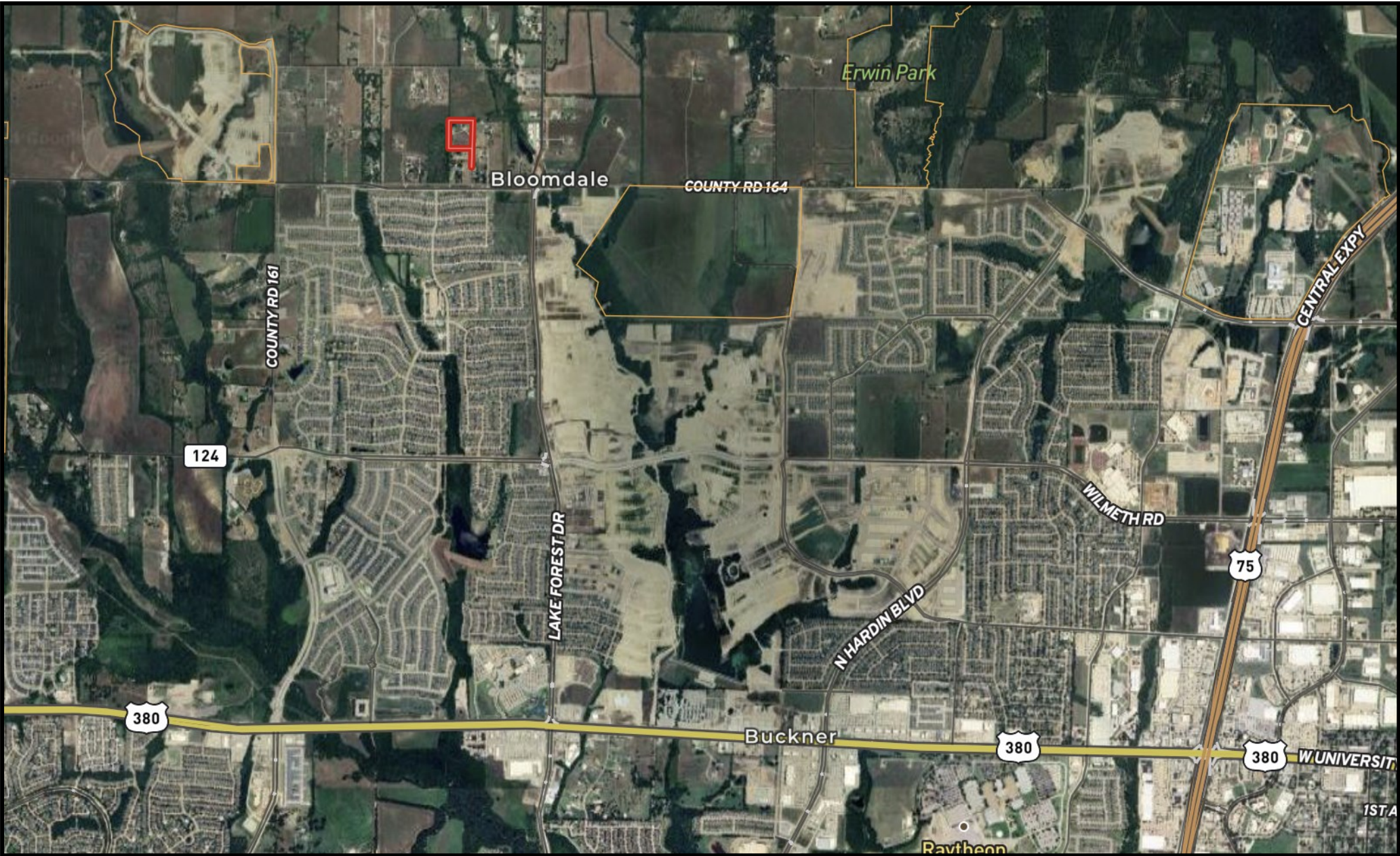
Aerial Photo



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

4177 Linehan Lane • McKinney, TX • 75071

Aerial Photo

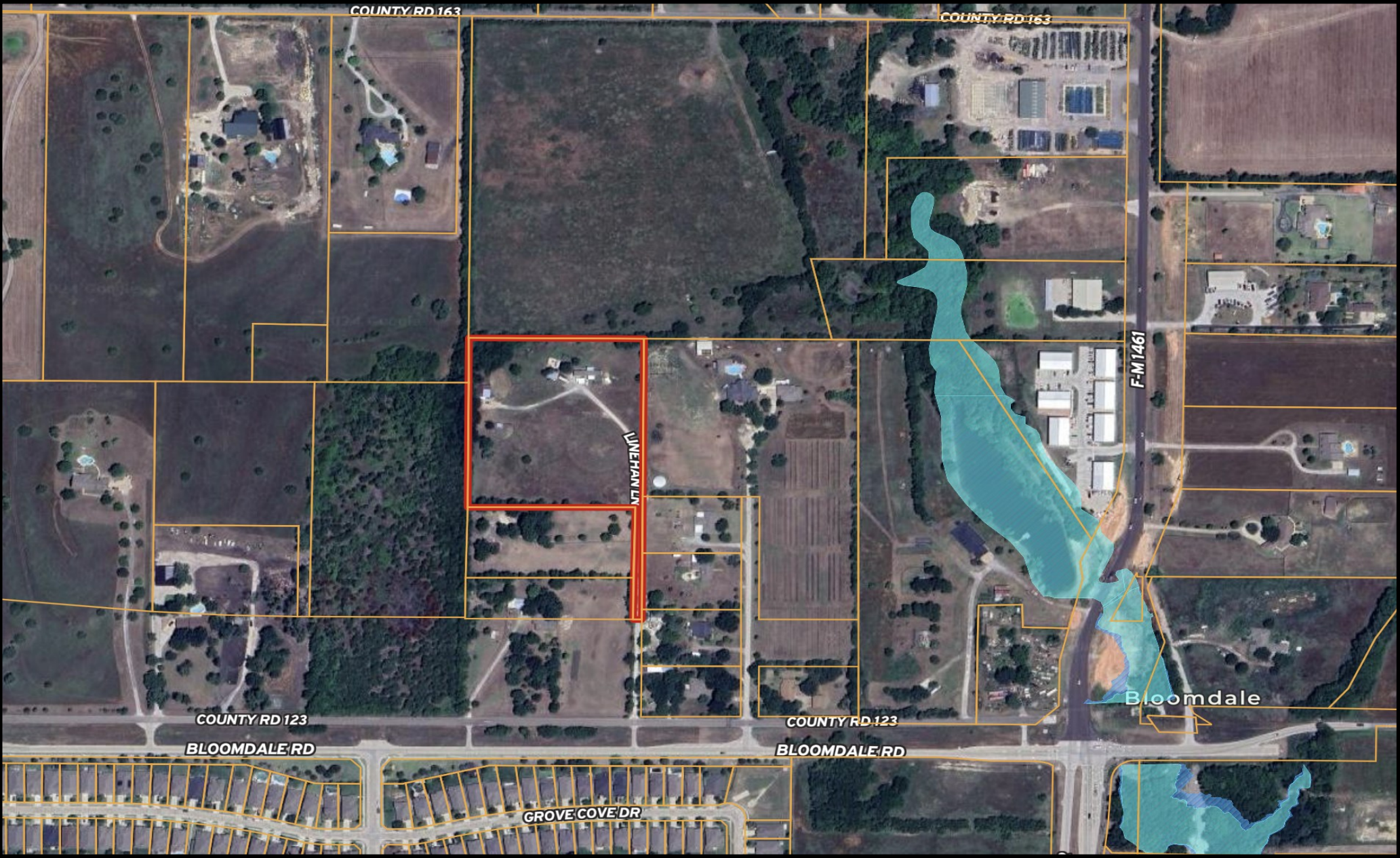


4177 Linehan Lane • McKinney, TX • 75071

Wide Aerial Map



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



McKissick & Associates

(972) 562-9090

www.resmckinney.com

4177 Linehan Lane • McKinney, TX • 75071

Flood Plain Map



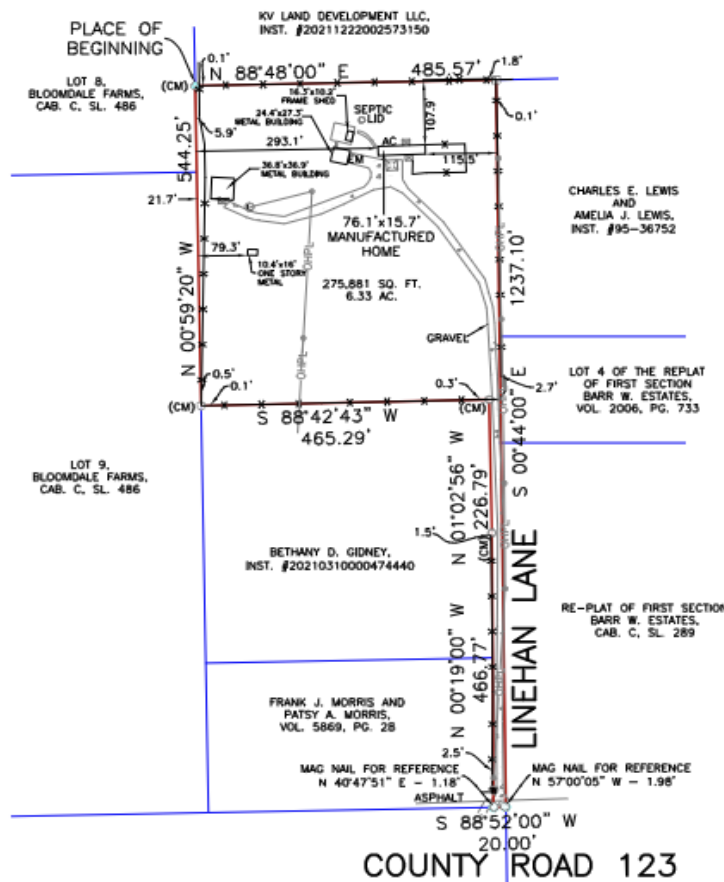
McKissick & Associates

(972) 562-9090

www.resmckinney.com

4177 Linehan Lane • McKinney, TX • 75071

Topography Map



2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75032

SURVEY PLAT



FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. _____ COUNTY ROAD 123, in the city of _____ MCKINNEY, Texas.

Being all that lot, tract, or parcel situated in the Joel F. Stewart Survey, Abstract No. 838, in Collin County, Texas, and being a tract of land described in deed to Charles Lewis and Amelia Lewis, recorded in Volume 5880, Page 1511, Deed Records, Collin County, Texas, (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner being in the East line of Lot 8, of Bloomdale Farms Addition, an addition recorded in Cabinet C, Slide 486 of the Map or Plat Records, Collin County, Texas and being at the Southwest corner of a tract of land described in deed to KV Land Development LLC, recorded in Instrument Number 20211222002573150, (D.R.C.C.T.) and being at the Northwest corner of that tract herein described;

THENCE North 88 deg. 48 min. 00 sec. East, a distance of 485.57 feet to a fence post for corner, being at the Northwest corner of a tract of land described in deed to Charles Lewis and Amelia J. Lewis, recorded in Instrument Number 95-36752, (D.R.C.C.T.);

THENCE South 00 deg. 44 min. 00 sec. East, a distance of 1237.10 feet to a point for corner being in the North line of County Road 123 and being at the Southwest corner of the Replat of First Section Barr W. Estates, an addition recorded in Cabinet C, Slide 289 of the Map or Plat Records, Collin County, Texas, from which a mag nail found bears North 57 deg. 00 min. 05 sec. West, 1.98 feet for reference;

THENCE South 88 deg. 52 min. 00 sec. West, a distance of 20.00 feet to a point for corner being at the Southeast corner of a tract of land described in deed to Frank J. Morris and Patsy A. Morris, recorded in Volume 5869, Page 28, (D.R.C.C.T.) from which a mag nail found bears North 40 deg. 47 min. 51 sec. East, 1.18 feet for reference;

THENCE North 00 deg. 19 min. 00 sec. West, a distance of 466.77 feet to a 1/2 inch iron rod found for corner being in the East line of a tract of land described in deed to Bethany D. Gidney, recorded in Instrument Number 20210310000474440, (D.R.C.C.T.);

THENCE North 01 deg. 02 min. 56 sec. West, a distance of 226.79 feet to a 1/2 inch iron rod found for corner;

THENCE South 88 deg. 42 min. 43 sec. West, a distance of 465.29 feet to a 1/2 inch iron rod found for corner being in the East line of Lot 9, of the aforesaid Bloomdale Farms Addition;

THENCE North 00 deg. 59 min. 20 sec. West, a distance of 544.25 feet to the PLACE OF BEGINNING and containing 275,881 square feet.

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 200'

Date: 05/06/24

G. F. No.: N/A

Job no.: 202401829

Drawn by: JM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERNOSED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CHARLES LEWIS

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

LEGEND	
WOOD FENCE	---
CHAIN LINK	---
BOUNDARY LINE	---
ENCROACHMENT	---
CM - CONTROLLING MONUMENT	CM
MAG - MAGNANIMOUS RECORD IDENTITY	MAG
1/2" IRON ROD FOUND	○
1/2" YELLOW-CAPPED IRON ROD SET	○
SET - FENCE POST FOR CORNER	○
3/8" IRON ROD FOUND	○
MAG NAIL FOUND	○
PIPE FOR CORNER	EM
EM - ELECTRIC METER	EM
C - CABLE	⊗
E - ELECTRIC	⊗
CE - CLEAN OUT	PE
PE - POOL EQUIP	PE
G - GAS METER	⊗
⊗ - POWER POLE	⊗
P - FIRE HYDRANT	⊗
⊗ - TELEPHONE	⊗
L - LIGHT POLE	⊗
⊗ - WATER METER	⊗
⊗ - WATER VALVE	⊗
(UNLESS OTHERWISE NOTED)	



McKissick & Associates

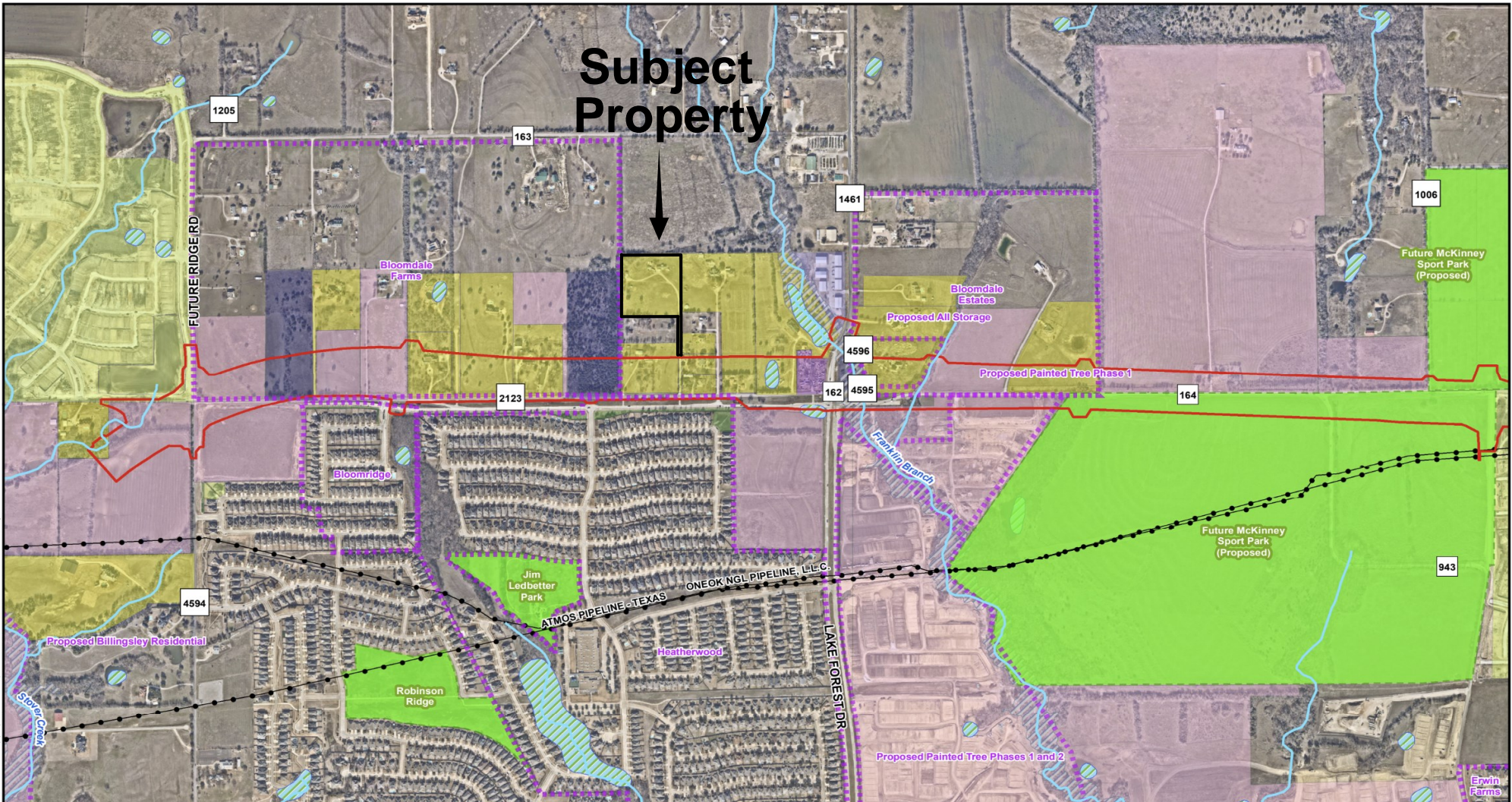
(972) 562-9090

www.resmckinney.com

4177 Linehan Lane • McKinney, TX • 75071

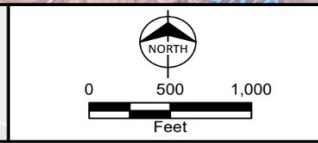
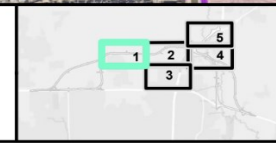
Survey

Path: C:\Users\spurgoin\OneDrive - Burns & McDonnell\Desktop\Projects\US 380\01DataFiles\Ar\Docs\US 380\US 380 DEIS\Resource_Specific_SegE.mxd spurgoin 5/16/2023
 Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Subject Property

- | | | |
|---|-----------------------------------|-------------------------------|
| Segment E Proposed ROW (All Alternatives) | Residential - Rural Single-Family | Wetlands (NWI) |
| Developments | Residential - Single-Family | FEMA Floodway and Floodplains |
| Agriculture | Residential - Vacant | Parkland |
| Commercial | Undeveloped/Vacant | Pipelines |
| Private Open Space | | |



Resource Map
 Segment E (All Alternatives)
 US 380 McKinney
 Coit Road to FM 1827
 Collin County, TX
 Map 1 of 5

Source: ESRI, TxDOT, Burns & McDonnell Engineering Company, Inc.

Issued: 5/16/2023

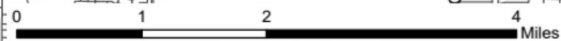
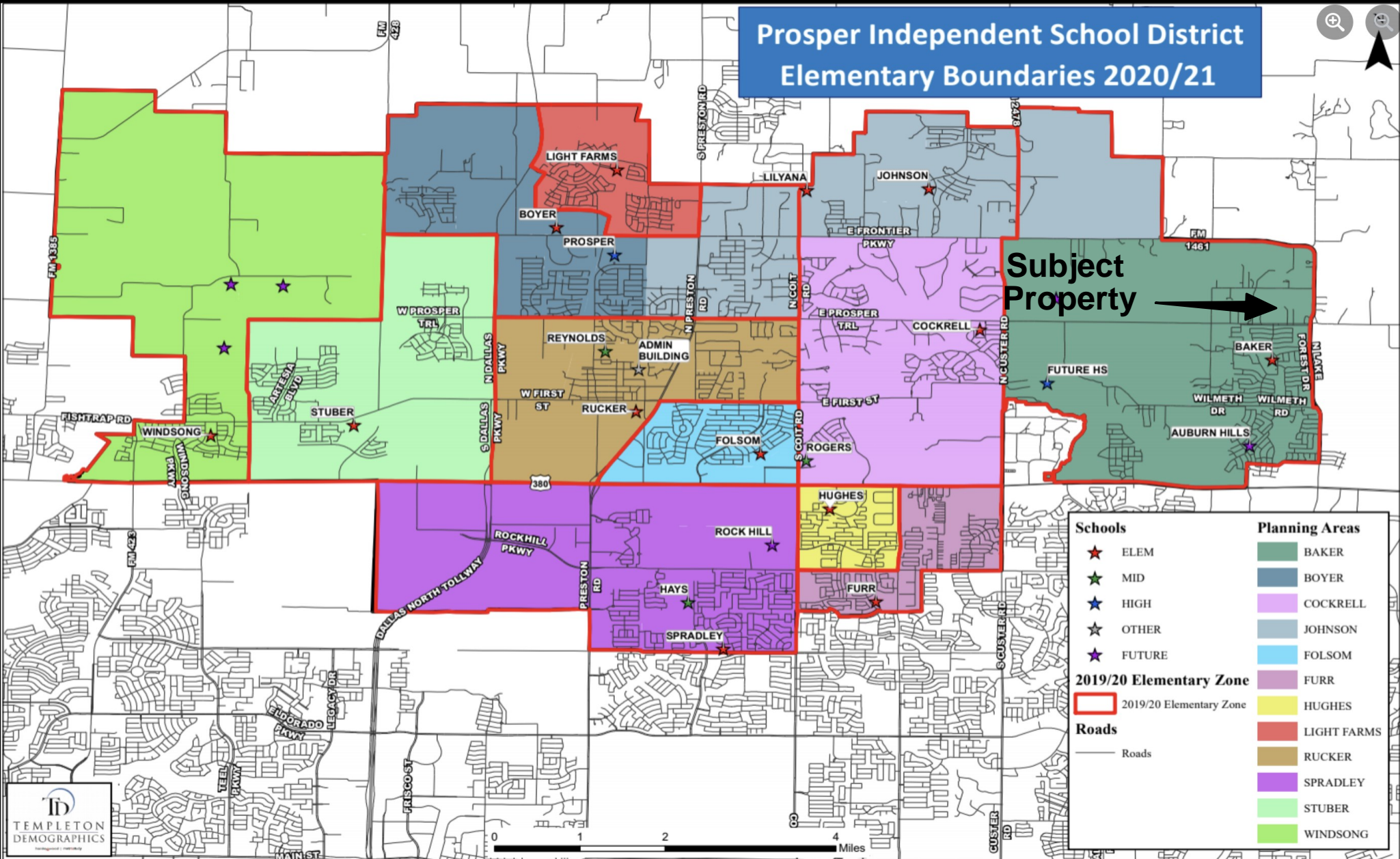


McKissick & Associates
 (972) 562-9090
 www.resmckinney.com

4177 Linehan Lane • McKinney, TX • 75071

Proposed 380 By Pass Map

Prosper Independent School District Elementary Boundaries 2020/21



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

4177 Linehan Lane • McKinney, TX • 75071
Prosper ISD Attendance Zone 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.

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

IABS 1-0 Date

Untitled

Phone: (972)562-9090

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



McKissick & Associates

1833 W. Hunt Street, Ste. 102, McKinney, TX 75069
www.resmckinney.com
(972) 562-9090