

FOR SALE

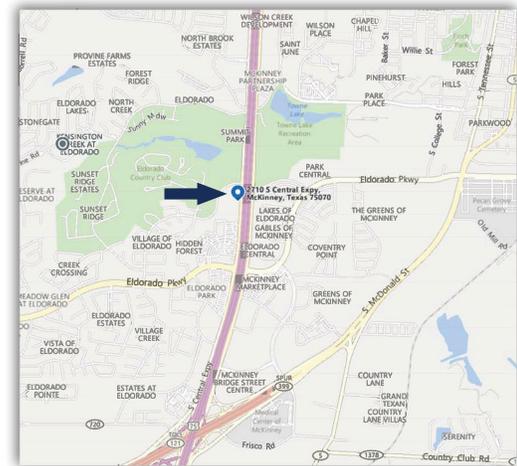
9.46 ACRES

AT THE SOUTHWEST CORNER OF U.S. 75 & COUNTRY CLUB DR. IN MCKINNEY, TEXAS

THE PROPERTY WILL SHARE ACCESS WITH ELDORADO PLAZA WHICH INCLUDES BELK, SALT GRASS STEAKHOUSE, TRADER JOES, BED BATH & BEYOND, ROCKFISH ALONG WITH MANY OTHERS. SPRINGHILL SUITES AND HOME2 SUITES BY HILTON ARE UNDER CONSTRUCTION ADJACENT TO THE SUBJECT PROPERTY ON THE SOUTH SIDE.



- WATER & SEWER ON PROPERTY
- ZONED RETAL/COMMERCIAL
- NO DETENTION REQUIRED
- TRAFFIC COUNT: 124,000 CARS PER DAY ON U.S. 75
- 3 MILE POPULATION: 73,855
- 3 MILE MEDIAN INCOME: \$92,588
- SELLER WILL CONSIDER PARTIAL SALES
- EXCELLENT INGRESS & EGRESS FROM U.S. 75 SERVICE ROAD
- EXCELLENT POSITION TO U.S. 75 ON AND OFF RAMPS
- PRICE: \$15.00 PSF



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VIDEO:
[HTTPS://VIMEO.COM/210495619](https://vimeo.com/210495619)



BRYSON

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VALLEY CREEK TR.

COUNTRY CLUB DR.

Springhill & Home2 Suites



U.S. 75



ELDORADO PKWY.



BRYSON
REALTY ADVISORS

Village of Eldorado
Phase I
Cabinet C, Page 133
(PRCCT)

Lot 18, Block A
Hidden Forest
Cabinet K, Page 850
(PRCCT)

BELK DEPARTMENT STORE

Lot 1E1, Block A
Eldorado Park Addition
Cabinet P, Page 500
(PRCCT)

7.5' Utility Easement
Cabinet O, Page 272

15' x 20' Pedestrian Easement
Cabinet O, Page 272

apparent location of
Texas Power & Light Company Easement
Volume 693, Page 89
(no defined width)

$\Delta = 58^{\circ}14'57''$
 $R = 432.49'$
 $T = 240.95'$
 $L = 439.09'$
 $CB = N.37^{\circ}16'10''E$
 $CL = 421.00'$

Remainder = 6,000 Acres

SPRINGHILL SUITES
HOME2 SUITES

15.461 ACRES
VOLUME 5668, PAGE 4807
(DRCCCT)

A PORTION OF THE
ELDORADO ADDITION
CABINET F, PAGE 489
(PRCCT)

9.461 ACRES
(412,134 SQ. FT.)

20' Pipeline Easement
Volume 1348, Page 631

100' T.P. & L. Easements
Volume 211, Page 58
Volume 623, Page 380

70' T.P. & L. Easement
Volume 630, Page 462

14' x 14'
Southwestern Bell
Telephone Easement
Filed under Clerk's No.
92-0045417

$\Delta = 88^{\circ}42'21''$
 $R = 389.15'$
 $T = 576.00'$
 $L = 912.14'$
 $CB = N.47^{\circ}55'45''E$
 $CL = 823.73'$

