

FOR SALE

2.27 ACRES

LOCATED AT THE
SOUTHEAST CORNER OF
U.S. 75 & PARK CENTRAL
DR. IN MCKINNEY, TEXAS

THE PROPERTY IS LOCATED
BETWEEN ELDORADO PKWY. &
VIRGINIA PKWY. ON THE EAST
SIDE OF U.S. 75. RETAIL IN THE
AREA ARE BELK, SALT GRASS
STEAKHOUSE, TRADER JOES,
BED BATH & BEYOND,
ROCKFISH, LA FITNESS,
DISCOUNT TIRE ALONG WITH
MANY OTHERS. SPRINGHILL
SUITES AND HOME2 SUITES BY
HILTON ARE UNDER CON-
STRUCTION ACROSS U.S. 75
(NOT SHOWN ON AERIAL)



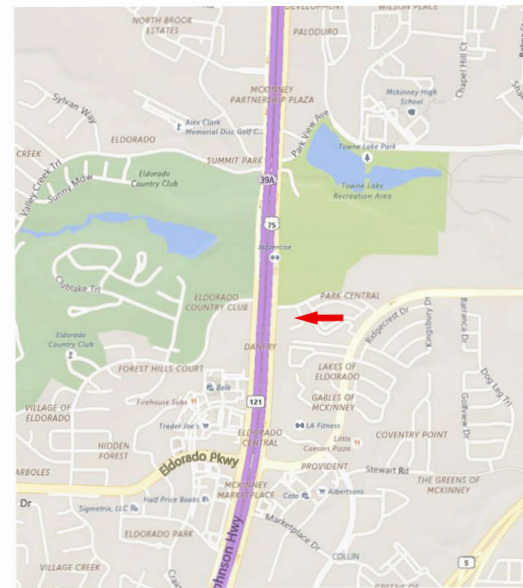
FOR INFORMATION
CONTACT:

BRY TAYLOR

C 972-529-8655

O 972-562-7776

BRY@BRYSONREALTY.COM



LAND • INVESTMENT PROPERTIES • LEASING
2150 S. CENTRAL EXPWY, SUITE 200, MCKINNEY, TEXAS 75070

BRY TAYLOR

O 972-562-7776

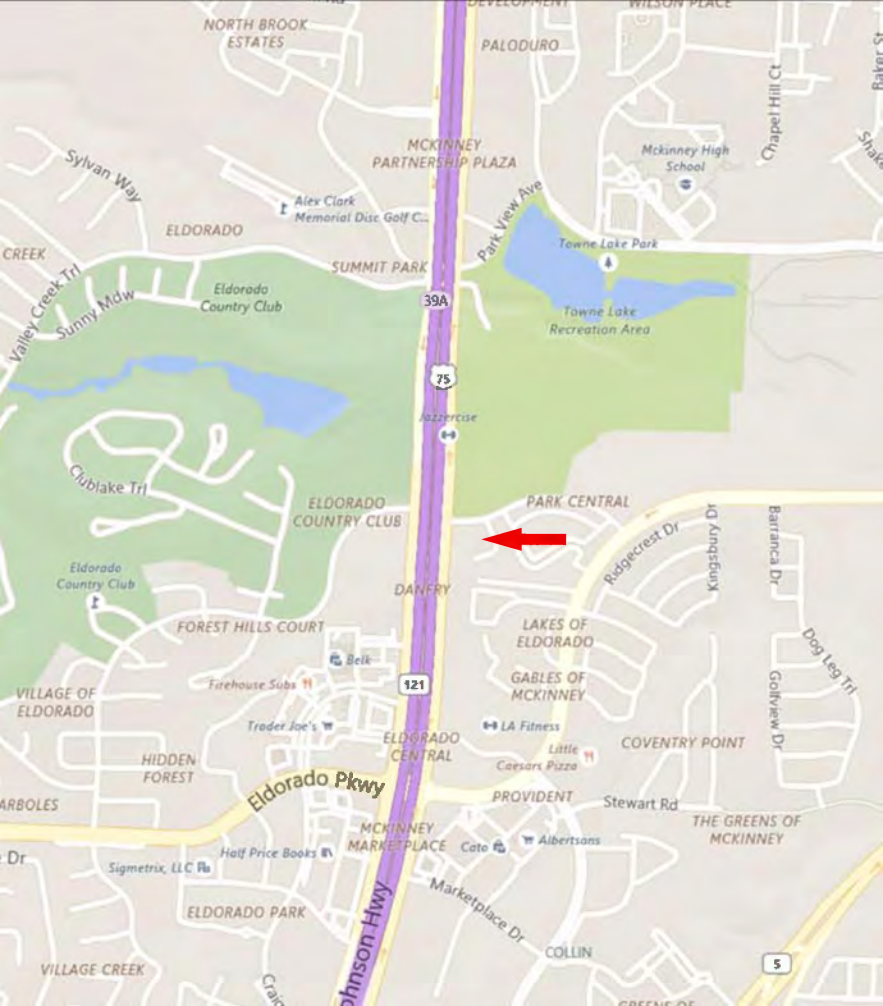
F 972-332-3991

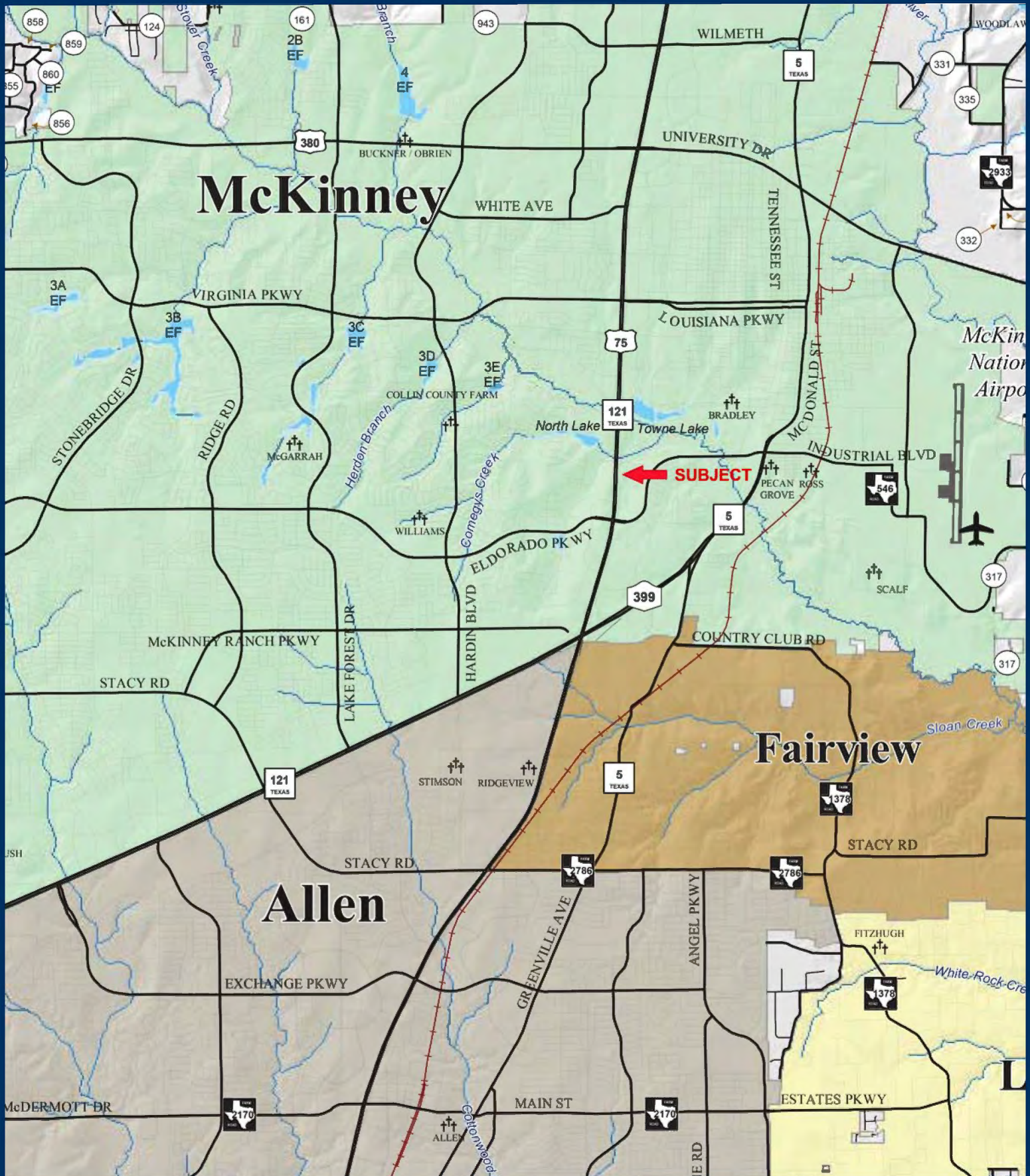
WWW.BRYSONREALTY.COM



- 12" WATER
- 12" SEWER
- ZONED "BG" - GENERAL BUSINESS
- 475' OF FRONTAGE ON U.S. 75
- AVG DEPTH IS APPROX. 215'
- NO DETENTION REQUIRED
- 124,000 CARS PER DAY ON U.S. 75
- 3 MI. POPULATION: 73,855
- 3 MI. MEDIAN INCOME: \$92,588
- EXCELLENT INGRESS & EGRESS FROM U.S. 75 SERVICE ROAD

\$25.00 PSF







Fairview

Allen

Sam Rayburn Tollway

Medical Center
of McKinney

GMC

Volkswagon

Toyota

U.S. 75

KOHL'S

TEXAS
ROADHOUSE

Albertsons

Wendy's

Eldorado Pkwy.

prima care

LA FITNESS

BED BATH &
BEYOND

CVS

Pier 1 Imports

CALGRASS
EVENT LOUNGE

ROCKFISH
SEAFOOD GRILL

Belk

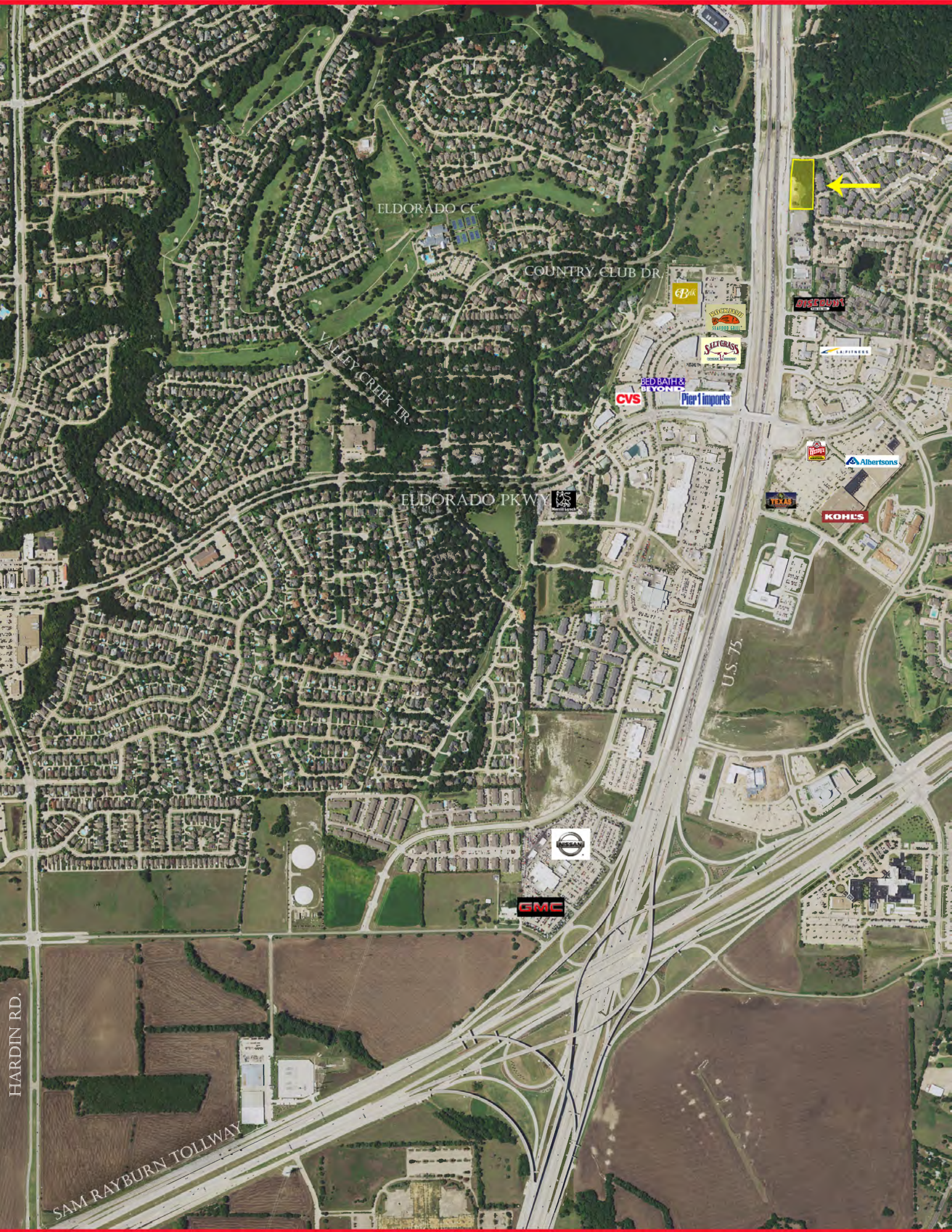
DISCOUNT
TIRE

ELDORADO

2.27
Acres

Country Club Dr.

Park Central Dr.



ELDORADO CC

COUNTRY CLUB DR

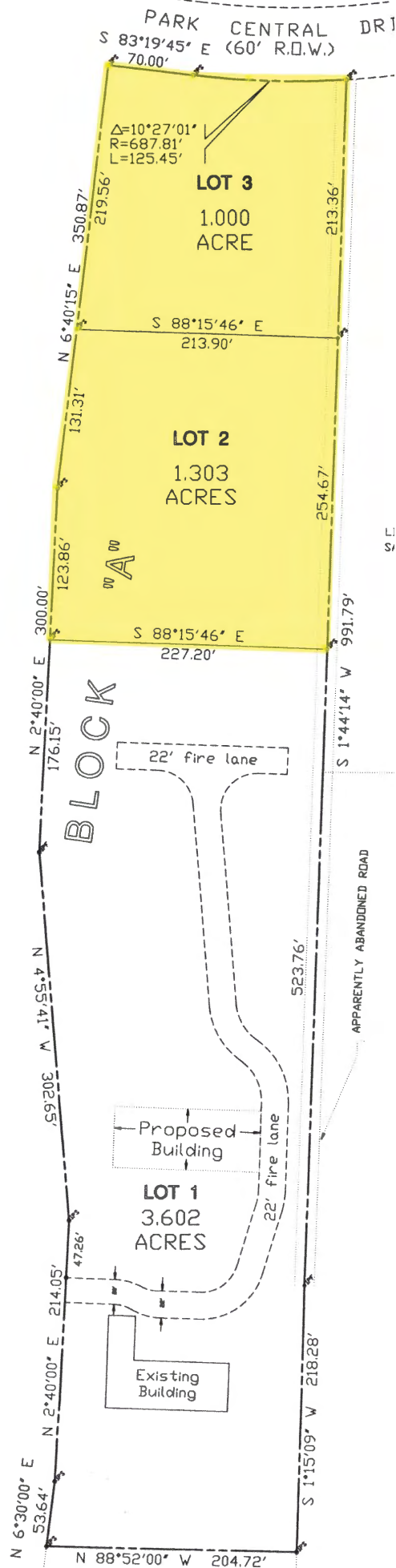
VALLEY CREEK TR

ELDORADO PKWY

US-75

HARDIN RD

SAM RAYBURN TOLLWAY



The size of lot 2 is before the TXDOT ROW was taken. It is now 1.27 acres.

ORDINANCE NO. 93-12-45

AN ORDINANCE OF THE CITY OF MCKINNEY, TEXAS, AMENDING ZONING ORDINANCE NUMBER 1270 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS SO THAT 4.905 ACRES OF LAND LOCATED ON THE EAST SIDE OF CENTRAL EXPRESSWAY (U.S. HWY. 75) AND SOUTH OF PARK CENTRAL DRIVE IS ZONED "BG" - GENERAL BUSINESS DISTRICT REGULATIONS; PROVIDING REGULATIONS; PROVIDING FOR SITE AND LANDSCAPE PLAN APPROVAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the owner of 4.905 acres of land located at the southeast corner of Central Expressway (U.S. Hwy. 75) and Park Central Drive, in the City of McKinney, Collin County, Texas, has petitioned the City of McKinney to zone such parcel of land "BG" - General Business District Regulations, as provided for in Ordinance Number 1270 of the City of McKinney, a complete legal description of such property being attached hereto and marked Exhibit "A", and made a part hereof for all purposes; and,

WHEREAS, after due notice of the requested zoning change as required by law and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, the City Council is of the opinion that said zoning change should be made.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

- Section 1. Zoning Ordinance Number 1270 in the City of McKinney, is hereby amended so that a 4.905 acre tract of land located at the southeast corner of Central Expressway (U.S. Hwy. 75) and Park Central Drive, in the City of McKinney, Collin County, Texas, which is more fully depicted on Exhibit "B" attached hereto is hereby rezoned from its present classification of "AG" - Agricultural District to "BG" - General Business District Regulations as specified in Section 3.13 of the Comprehensive Zoning Ordinance No. 1270.
- Section 2. Development of subject property shall be governed specifically by the regulations as stated in Section 3.13 of Zoning Ordinance No. 1270.
- Section 3. A complete site and landscape plan shall be submitted and approved for this tract of land prior to development.
- Section 4. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.
- Section 5. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction thereof, shall be fined any sum not to exceed \$200.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 6. No developer or property owner shall acquire any vested interest in this Ordinance, the Planned Community Development, or specific regulations contained herein. The Ordinance and the subsequent site plan and regulations may be amended or repealed by the City Council of the City of McKinney, Texas in the manner provided by law.

Section 7. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 21st DAY OF DECEMBER, 1993.

CORRECTLY ENROLLED:


JENNIFER G. SMITH, City Secretary

EXHIBIT "A"

PROPERTY DESCRIPTION:

WHEREAS, Mark D. Daniels and Robert D. Fry are the owners of a tract of land in the City of McKinney, Collin County, Texas, being described as follows:

SITUATED in the William Ryan Survey, Abstract No. 746, being a resurvey of 4.905 acres of land described in a Deed of Trust of Robert D. Fry and Mark D. Daniels in favor of NationsBank of Texas, N. A. recorded in Document 93-0051835 of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at an existing iron pin set in the east R.O.W. line of U.S. Highway 75, at the southwest corner of said 4.905 acre tract;
Thence northerly with the east R.O.W. line of U. S. Hwy. No. 75 and with the west line of said 4.905 acre tract as follows:

North 2° 40' east, 47.26 feet to an iron pin set;

North 4° 55' 41" west, 302.65 feet to an iron pin set;

North 2° 40' east, 300.0 feet to an iron pin set;

North 6° 40' 15" east, 350.87 feet to an iron pin set in the south R.O.W. line of Park Central Drive and the northwest corner of said 4.905 acre tract for a corner;

Thence easterly with the south R.O.W. line of Park Central Drive and with the north line of said 4.905 acre tract as follows:

South 83° 19' 45" east, 70.0 feet to an iron pin set at the P. C. of a curve to the left, from which the radius center lies

North 6° 40' 15" east, 687.81 feet;

with said curve to the left, an arc of 125.45 feet, around a central angle of 10° 27' 01" to an iron pin set in said south R.O.W. line

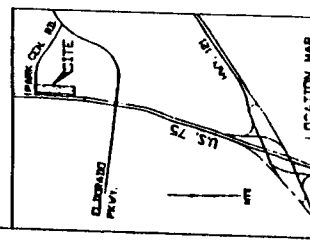
and at the northeast corner of said 4.905 acre tract for a corner;

Thence south 1° 44' 14" west, with the east line of said 4.905 acre tract, passing an existing iron pin set at 19.35 feet, at the north, northwest corner of ELDORADO CENTRAL TRACT 1, Ref. Vol. E, Page 81 of the Collin County Map and Plat Records, continuing with said east line and with the west line of said ELDORADO CENTRAL TRACT 1 in all 991.79 feet to an existing iron pin set at the southeast corner of said 4.905 acre tract;

Thence north 88° 19' 29" west, 195.7 feet with the south line of said 4.905 acre tract to the PLACE OF BEGINNING and containing 4.905 acres of land.

SURVEYED AND CERTIFIED CORRECT
9:00am (Monday) November 1, 1993

100

[illegible]

J. A. GORD, REGISTERED PROFESSIONAL LAND SURVEYOR
1701 REC. RD. 3038
University, June 20
Mossy, Texas 75064
Phone (214) 548-3799

DISTRICT ACERAGE: 4.905
PROPOSED No. DWELLING UNITS: 0
TOTAL DENSITY (D U/ACRE): 0

4.905 ACRES IN THE CITY OF MCKINNEY
THE WILLIAM RYAN SURVEY,
ABSTRACT No. 746

OWNERS: ROBERT FRY & MARK DANIELS
2727 S. CENTRAL EXPRESSWAY
MCKINNEY, TX 75069
Phone: 214-562-0000

ENGINEER: G. M. GRER, P.E., TX REG. NO. 6653
1312 W. UNIVERSITY
MCINNERY TX 75069
Phone 214-562-3359

EXISTING ZONING: ED



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.

11-2-2015



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.

_____ 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/Tenant/Seller/Landlord Initials

Date