

FOR SALE

2.12 ACRES

LOCATED AT THE
NORTHEAST QUADRANT
OF LAKE FOREST DR. &
MCKINNEY RANCH PKWY.
IN MCKINNEY, TEXAS

THE PROPERTY IS LOCATED
APPROX. 1 MI. NORTH OF THE
SAM RAYBURN TOLLWAY AND
APPROX. 3/4 OF MI. SOUTH OF
ELDORADO PKWY. AND 1.95 MI.
TO U.S. 75. AREA RETAIL
INCLUDE WALMART, LIFETIME
FITNESS, CINEMARK THEATERS
ALONG WITH MANY OTHERS.

8" WATER

8" SEWER

ZONED "NEIGHBORHOOD
CONVENIENCE"

296' OF FRONTAGE ON LAKE
FOREST DR.

NO DETENTION REQUIRED

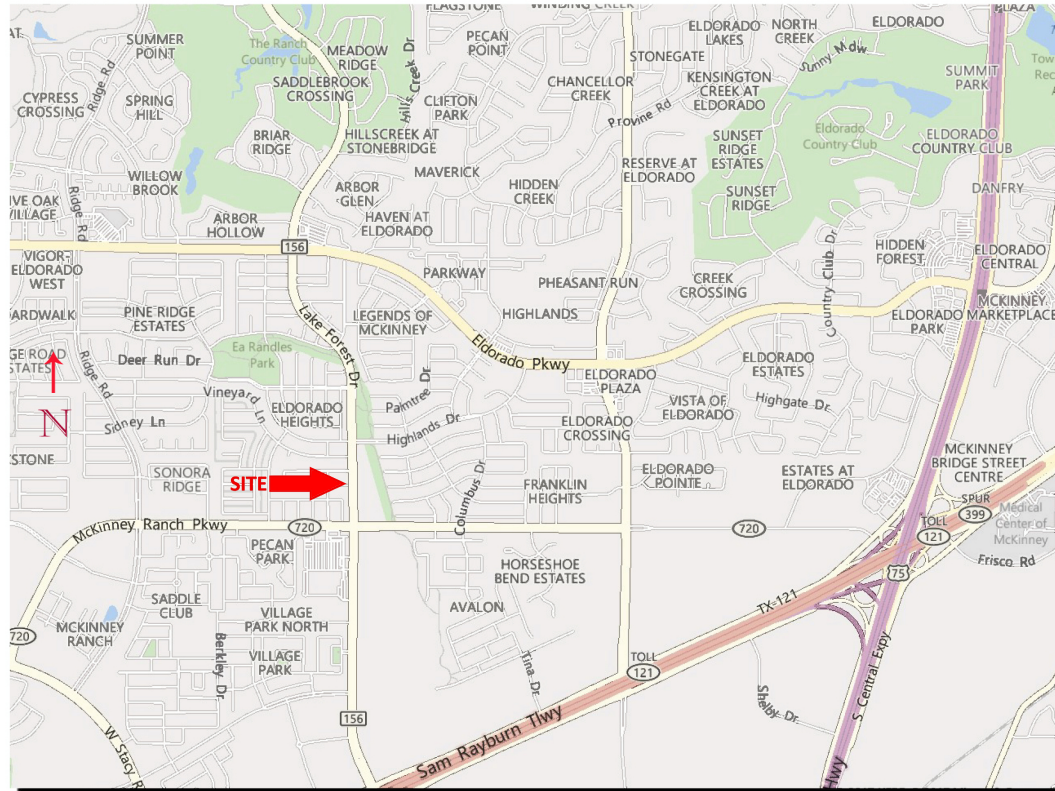
26,365 CARS PER DAY ON
LAKE FOREST DR.

3 MI. POPULATION: 78,831

3 MI. AVG. HOUSEHOLD
INCOME: \$121,903

EXCELLENT INGRESS & EGRESS
FROM LAKE FOREST DR. VIA A
MEDIAN BREAK IN FRONT OF
THE PROPERTY

\$16.00 PSF



CONTACT

BRY TAYLOR

BRYSON REALTY ADVISORS, LLC

O - 972-562-7776

C - 972-529-8655

F - 972-332-3991

BRY@BRYSONREALTY.COM



BRYSON
REALTY ADVISORS


BRYSON
REALTY ADVISORS

LAND • INVESTMENT PROPERTIES • LEASING

2150 S. CENTRAL EXPWY, SUITE 200, MCKINNEY, TEXAS 75070

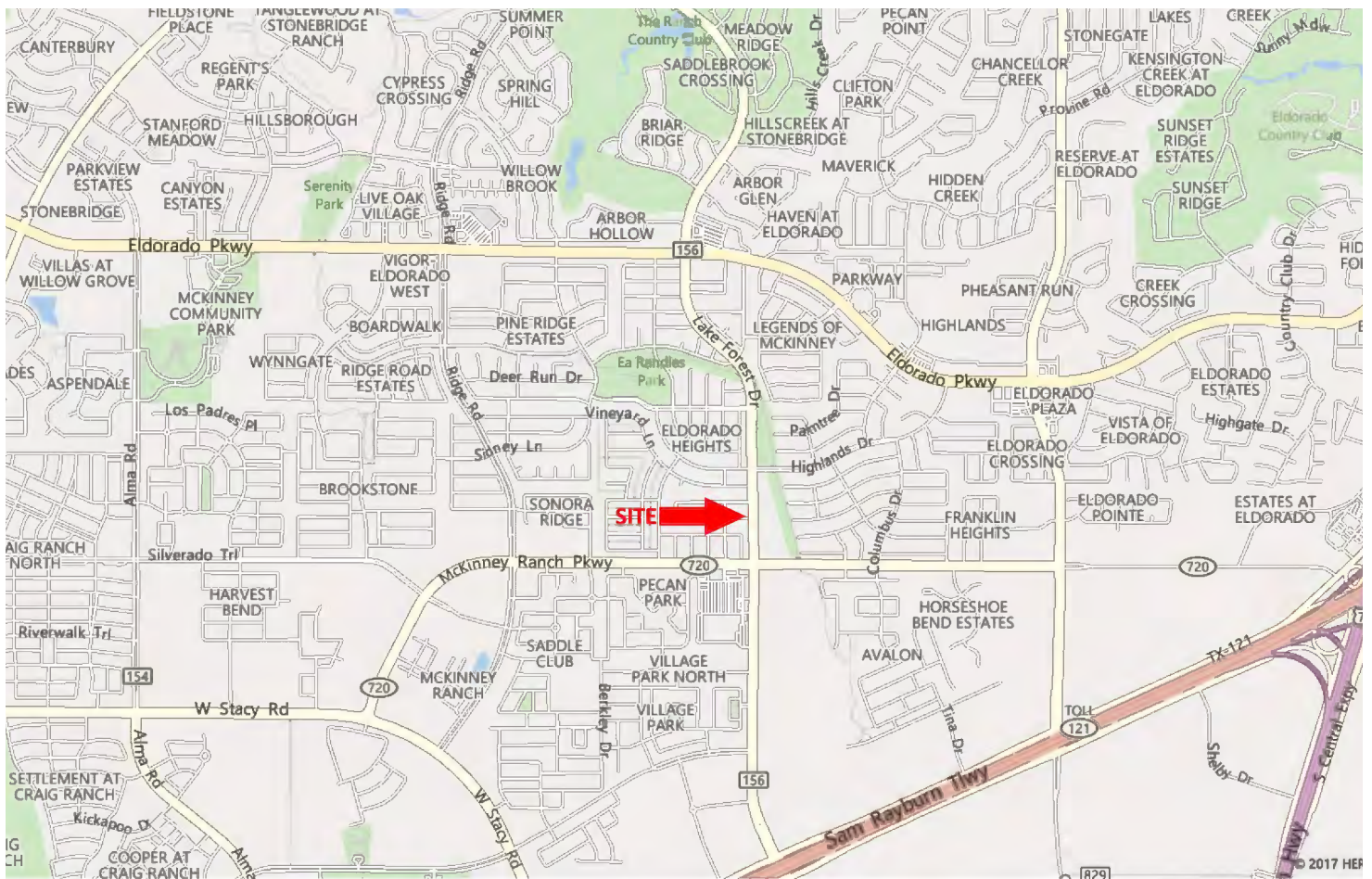
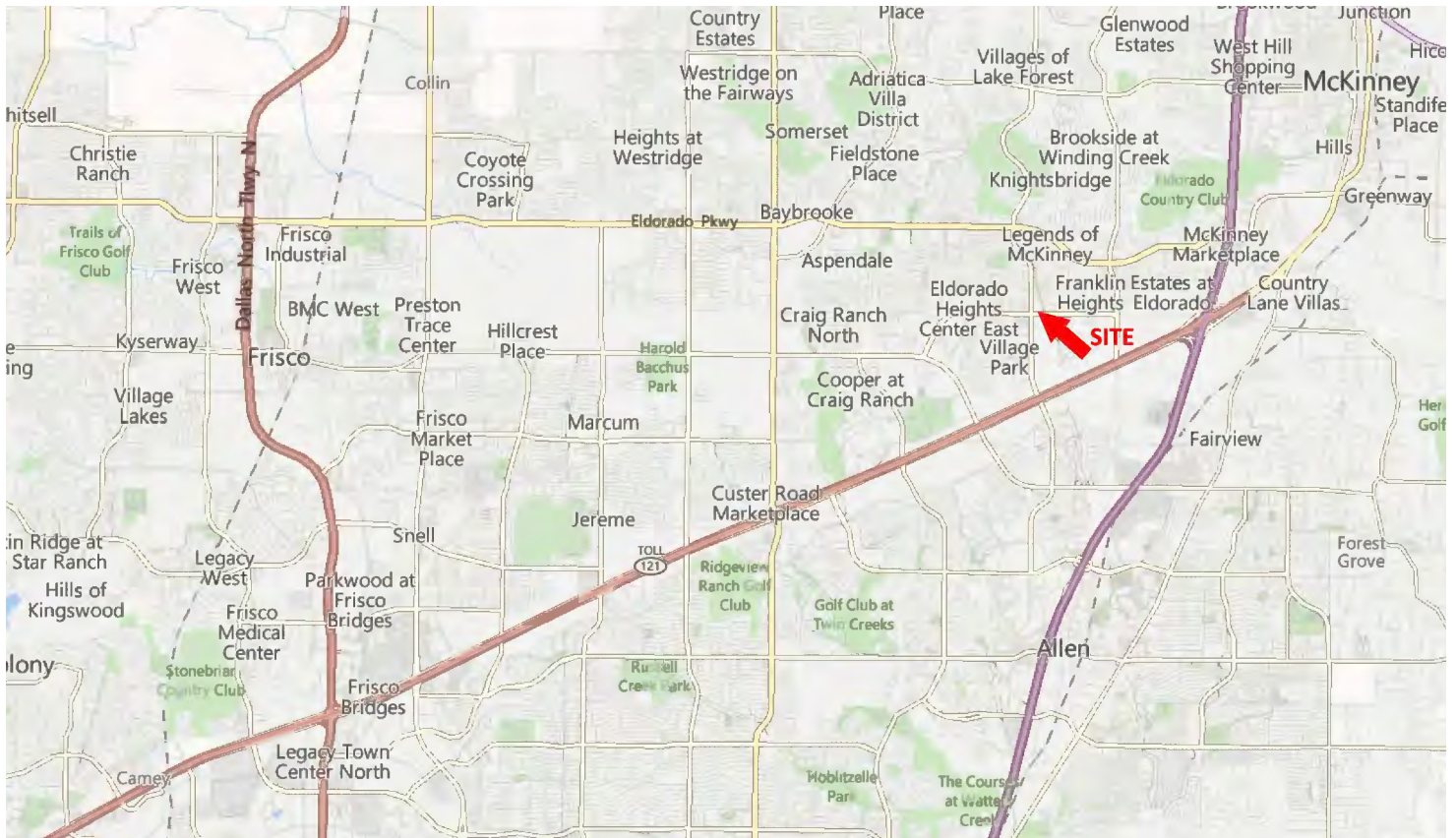
BRY TAYLOR

O 972-562-7776

F 972-332-3991

WWW.BRYSONREALTY.COM

LAKE FOREST CROSSING



LOCATION MAPS

HIGHLANDS DRIVE

(80' Right-of-Way)

Lot 6, Block A
1.756 Acres

76,507 Sq. Ft.

332.12'

Lot 7, Block A
1.528 Acres

GROSS - 66,570 Sq. Ft.
NET - 43,560 Sq. Ft.

379.77'

Lot 8, Block A
0.728 Acres

GROSS - 31,709 Sq. Ft.
NET - 21,780 Sq. Ft.

400.47'

Lot 4R1, Block A
2.936 Acres

GROSS - 127,900 Sq. Ft.
NET - 92,653 Sq. Ft.

286.44'

PLATTED FIRE LANE AND ACCESS EASEMENT

50' DRAINAGE EASEMENT
EROSION HAZARD SETBACK LINE

473.78'

15' Alley

BASIL

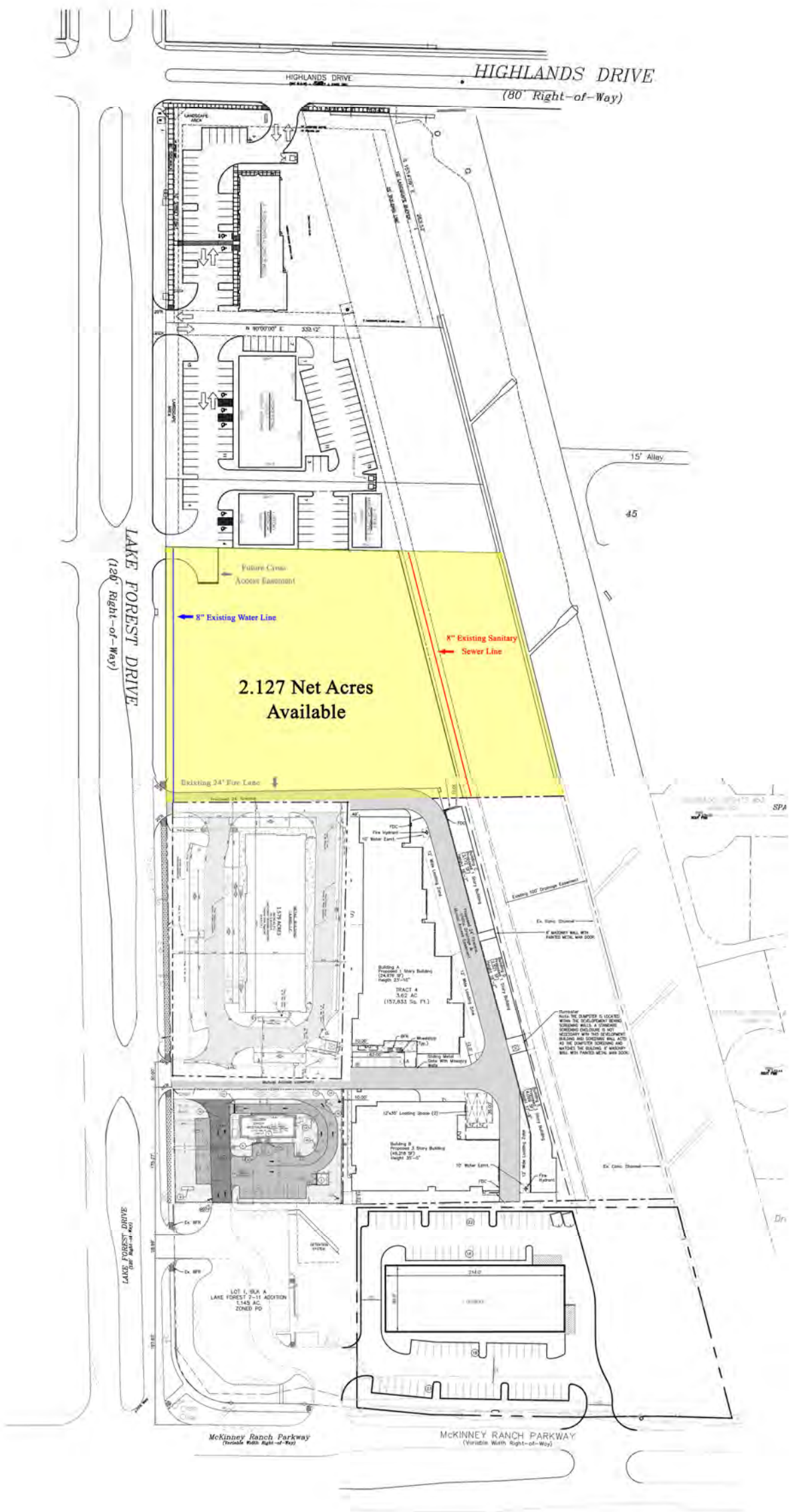
15'

MO

LAKE FOREST DRIVE

(120' Right-of-Way)

Remaining 2.127 Acres with
Exisiting and Future Users Shown



BRYSON
REALTY ADVISORS



ELDORADO PKWY.



HARDIN RD



MCKINNEY RANCH PKWY.

226 Total Lots
144 SF Lots
82 TH Lots
Completed but
not shown

LAKE FOREST DR.

STACY RD

SAM RAYBURN TOLLWAY

U.S. 75



BRYSON
REALTY ADVISORS

AVAILABLE PROPERTY

The available property consists of 2.22 net usable acres. Net usable is defined by the area outside of the Erosion Hazard Set Back which is shown on the recorded plat. The property will be sold net of this area however the property will be deeded to the center of the 100' drainage channel which makes the properties gross acres 2.9. Water, sewer, gas and electric are to the property. The property is served by an existing median break in Lake Forest Dr.. There will be cross access between all lots.

ZONING

The property is zoned Neighborhood Convenience (NC) and the uses are outlined in the PD Ordinance included in this marketing brochure.

HISTORY

In 2006 the Seller sold 1.1 acres to 7-11 on the hard corner of MRP & LFD. In 2013 the Sellers sold 3.6 acres for the construction of a 600 unit 3 level self-storage facility which has been completed. Tract 1 sold in May of 2017 and plans are to build a retail/office center. In August of 2016 Tract 2 sold to Golden Chick (<http://goldenchick.com>) which has been completed and is open for business. Tract 3 sold in December 2016 for a 15,000 SF retail center. Tract 5 sold in August of 2017 for a dentist office. A portion of Tract 4 is under contract to two separate users which leaves the remaining 2.22 acres.

TRAFFIC COUNT

Traffic continues to increase as McKinney's population grows and as The Sam Rayburn Tollway traffic increases. The City of McKinney's 2015 traffic count shows 23,000 CPD on Lake Forest Drive and 9,000 CPD on McKinney Ranch Parkway.



AREA OVERVIEW - DALLAS/FORT WORTH

INTRODUCTION

The Dallas/Fort Worth Metroplex (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. The Dallas/Fort Worth Metroplex is the largest urban agglomeration in Texas and the fourth-largest in the United States spanning an area of 9,286 square miles and has a population of approximately 6.9 million people. As the fourth fastest growing region in the United States, the DFW population in 2016 is 33.6% higher than in 2000 according to data from Neilson Claritas; by the year 2030, it is projected that over 10.5 million people will be living in the Metroplex according to the Dallas Regional Chamber.

The Dallas/Fort Worth region is the most economically diverse region in the State of Texas. The GDP of North Texas is estimated to be \$447 Billion, and if Dallas/Fort Worth were its own state it would be the 12th largest in the country, just ahead of

Massachusetts. Eighteen Fortune 500 companies have their headquarters in DFW. The Dallas/Fort Worth Region is connected to the world by the nation's fourth busiest airport and is served by 56 international flights. DFW has the largest workforce in the state of Texas totaling over 3.3 million people, and 31.4% of the population 25 and older have a bachelor's degree or higher. In Dallas/Fort Worth, there are 33 colleges and universities, 157 public school districts, and 96 public charter schools, according to the North Texas Commission.

STRONG JOB GROWTH

One of the nation's most dynamic markets, Dallas/Fort Worth is consistently a top market for job and population growth and has the largest civilian labor force in the state. Historically a leader with respect to job growth, Dallas/Fort Worth added 101,000 jobs between November 2014 and November 2015 on a seasonally adjusted basis. Employment in Dallas/Fort Worth rose by an annual increase of 3.03% from November 2014 to November 2015, while national employment grew by only 1.8% during the same period. DFW's adjusted unemployment rate of 3.9%

remains well below the national rate of 5.0%. Moody's Analytics also projects consistent positive job growth for the DFW metro area through 2019. According to their projections, DFW will add more than 350,000 jobs during the four year period from 2015-2019, making it one of the top U.S. metro areas in terms of job growth over that time.

ATTRACTIVE CORPORATE LOCATION

Dallas/Fort Worth is home to more than 1,500 regional and corporate headquarters, one of the largest concentrations in the U.S. The Metroplex is also home to 20 Fortune 500 headquarters and four Global 500 headquarters, the 3rd highest concentration in the U.S. This includes Irving-based ExxonMobil, which ranked second both nationally and globally, and AT&T, which ranked twelve on the 2014 list. As the Southwest's leading business and financial center, the Metroplex boasts the largest wholesale market trading center in the world. With fundamentals that few other markets can match, DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below national averages, pro-business government, critical mass of existing corporate headquarters and offices, favorable year-round climate, and attractive Sunbelt location. The latest influx of population has generated a very young, diverse mix of citizens (median age of 34.8, compared to the national median of 37.6) further benefitting the economic market. The area boasts a major metropolitan quality of life with amenities including the arts, professional sports organizations and a wide array of entertainment destinations.

Among the largest industries in the area are health, tourism, logistics, electronic commerce and financial services.

ORDINANCE NO. 2014-01-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 15.25 ACRE PROPERTY, LOCATED ON THE SOUTHEAST CORNER OF LAKE FOREST DRIVE AND HIGHLANDS DRIVE, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City of McKinney has considered the rezoning of an approximately 15.25 acre property, located on the southeast corner of Lake Forest Drive and Highlands Drive, which is more fully depicted on Exhibit "A", attached hereto, from "PD" – Planned Development District to "PD" – Planned Development District, generally to modify the development standards; and,

WHEREAS, after due notice of the requested rezoning 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, Texas, the City Council is of the opinion that the change in zoning district should be made.

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

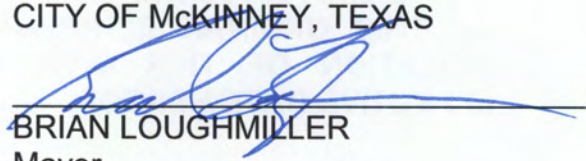
- Section 1. The zoning map is hereby amended so that an approximately 15.25 acre property, located on the southeast corner of Lake Forest Drive and Highlands Drive, which is more fully depicted on Exhibit "A", attached hereto, is rezoned from "PD" – Planned Development District to "PD" – Planned Development District, generally to modify the development standards.
- Section 2. The subject property shall develop in accordance with the "PD" – Planned Development District, and as amended, except as follows:
1. The subject property shall develop in accordance with attached Development Regulations – Exhibit "B", Concept Plan – Exhibit "C", and Elevations – Exhibit "D".
- Section 3. 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 4. 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 therefore, shall be fined any sum not exceeding \$2,000.00, 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 or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.
- Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or

repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

Section 6. 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.

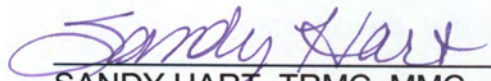
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 7th DAY OF JANUARY, 2014.

CITY OF MCKINNEY, TEXAS



BRIAN LOUGHMILLER
Mayor

CORRECTLY ENROLLED:

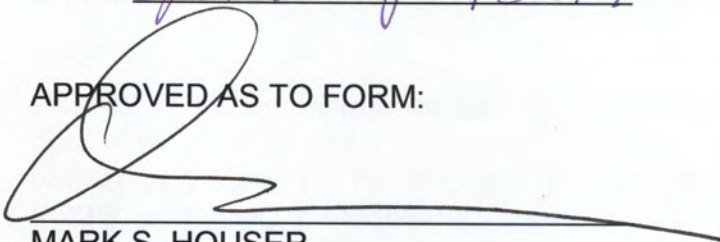


SANDY HART, TRMC, MMC
City Secretary
BLANCA I. GARCIA, TRMC
Assistant City Secretary

DATE:

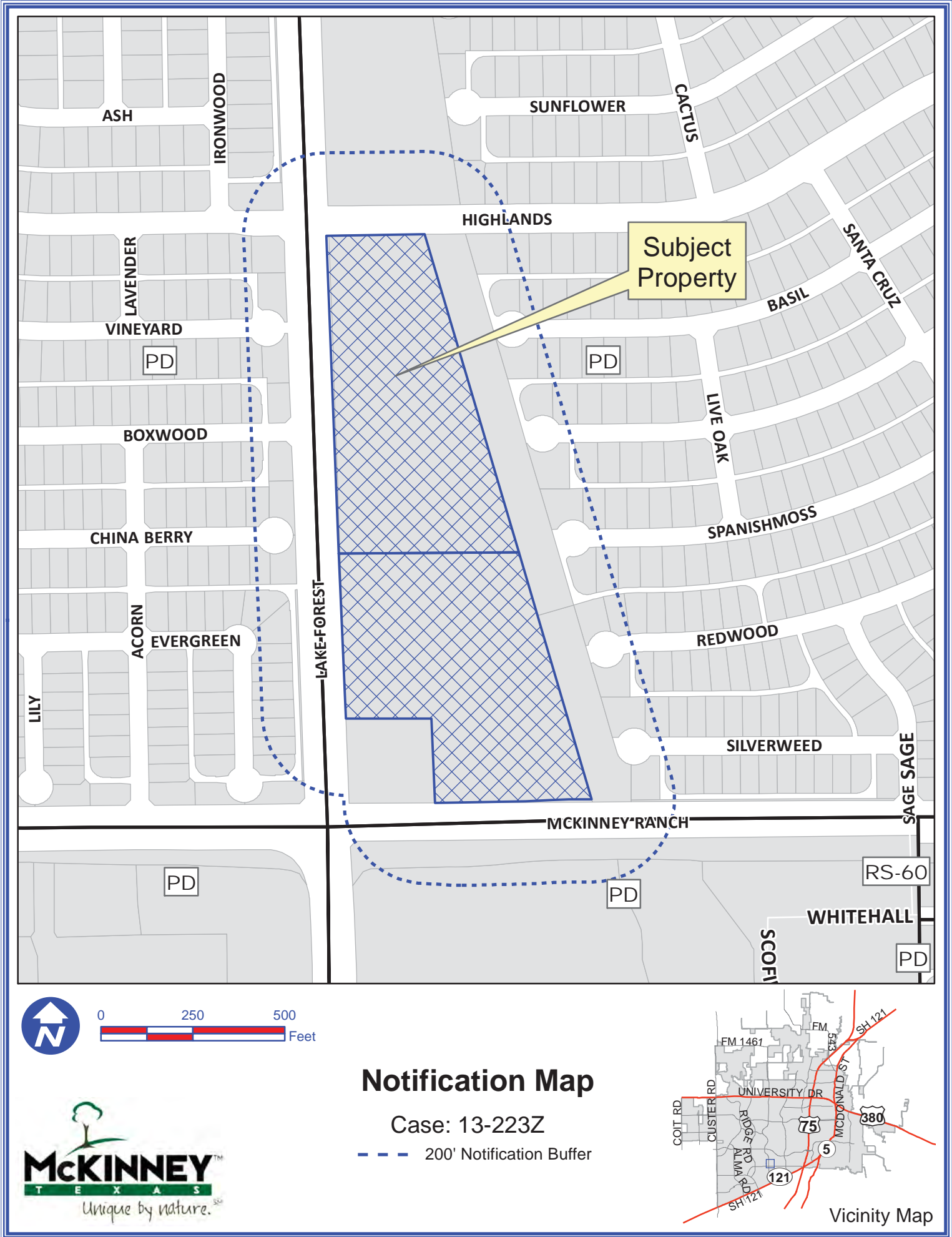
January 7, 2014

APPROVED AS TO FORM:



MARK S. HOUSER
City Attorney

Exhibit A



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

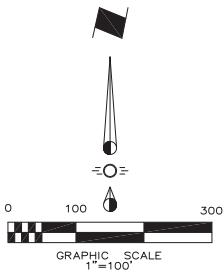
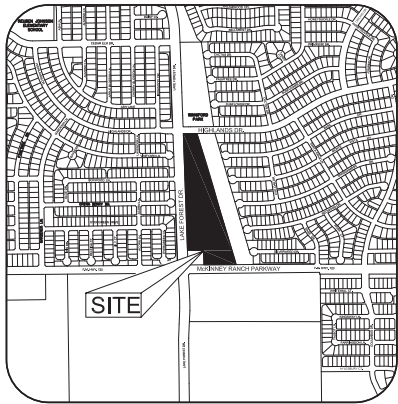
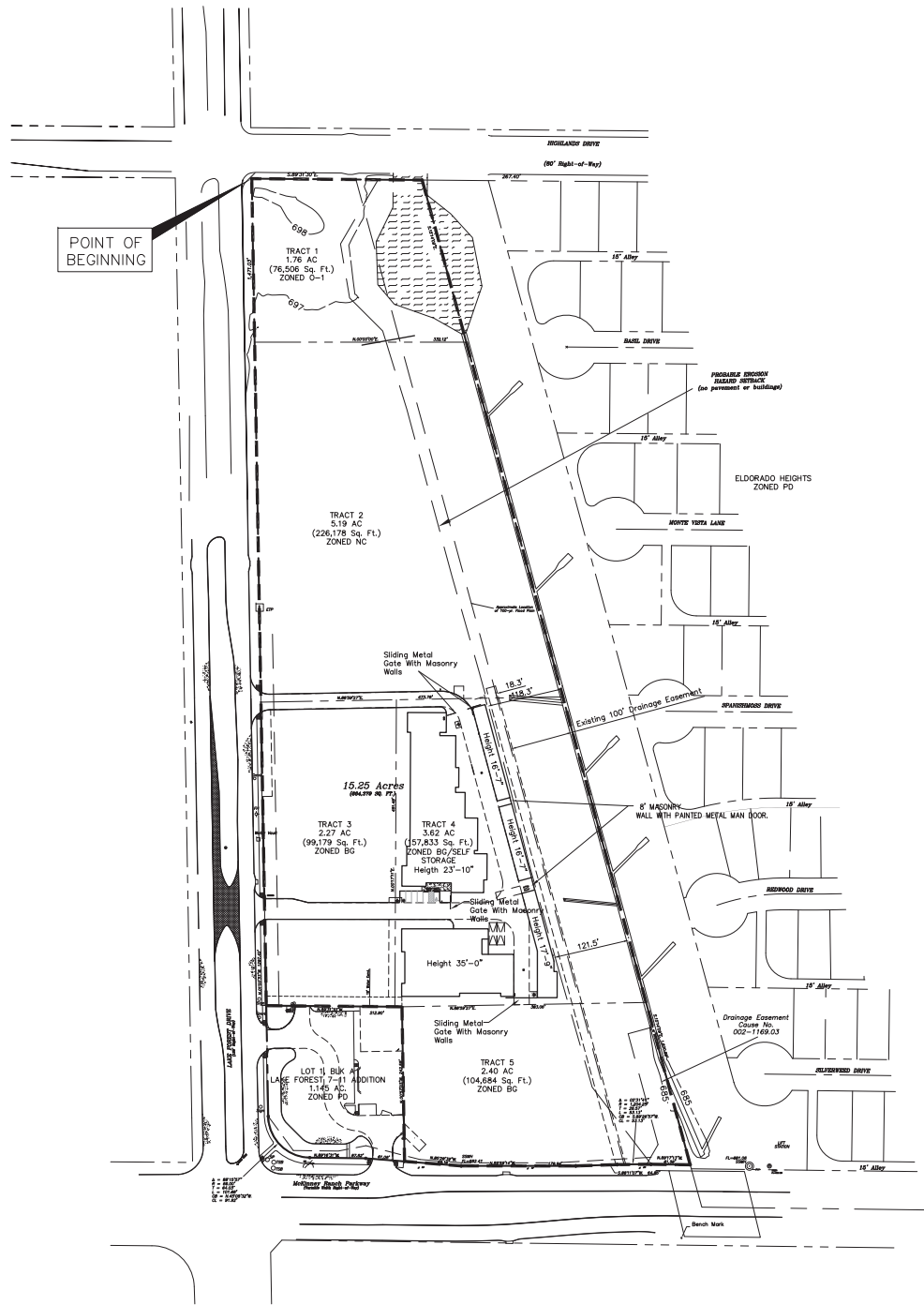
Exhibit B

Development Regulations

1. Use and development of Tract 1 (1.76 acres) of the subject property shall conform to Section 146-87 "O-1" - Neighborhood Office District of the Zoning Ordinance, and as amended.
2. Use and development of Tract 2 (5.19 acres) of the subject property shall conform to Section 146-83 "NC" - Neighborhood Convenience District of the Zoning Ordinance, and as amended, except as follows:
 - a. The following additional uses shall be allowed:
 1. Bakery or confectionary (retail)
 2. Florist or flower shop
 3. Veterinarian (no outside runs)
 - b. The following additional uses shall be allowed with approval of a Specific Use Permit (SUP):
 1. Day-care
 2. Carwash
 - c. Residential uses shall be prohibited.
3. Use and development of Tract 3 (2.27 acres), Tract 4 (3.62 acres), and Tract 5 (2.40 acres) of the subject property shall conform to Section 146-85 "BG" - General Business District of the Zoning Ordinance, and as amended, except as follows:
 - a. The following uses shall be prohibited:
 1. Residential uses
 2. Auto painting or body shop
 3. Automobile trailer, light truck, tool rental
 4. Automobile, motorcycle, boat (sales, repair, or storage)
 5. Bait shop
 6. Building material sales or monument sales
 7. Bus station
 8. Cleaning plant, laundry
 9. Creamery (dairy products)
 10. Farm implement sales and service
 11. Frozen food lockers
 12. Funeral homes and mortuaries
 13. Garage, auto repair
 14. Halfway house
 15. Pawnshops
 16. Railroad track or right-of-way
 17. Recreational vehicle sales
 18. Sexually oriented business
 - b. Mini-warehouse uses shall be permitted only on Tract 4, and development of said use shall generally conform to the attached concept plan, as shown on Exhibit "C", and shall meet all of the following requirements:
 1. No overhead bay doors or loading areas shall be visible from an adjacent use or public right-of-way.
 2. Mini-warehouse buildings shall conform to the attached architectural elevations, as shown on Exhibit "D", and shall be covered with 100 percent masonry materials (brick or stone).

Exhibit B, con't.

3. Mini-warehouse buildings located directly adjacent to residential uses or zones shall be limited to a single story.
 4. Mini-warehouse buildings located directly adjacent to single family residential uses or zones shall feature a pitched roof (minimum 4:12 slope).
 5. The 12' tall walls of the mini-warehouse buildings and the associated 8' tall masonry walls connecting said buildings (as depicted on the east elevation) shall act as the required screening device between the subject property and the adjacent residential properties to the east.
-
4. Each wall of all buildings (except for mini-warehouse buildings as specified above) constructed on the subject property shall be finished with at least 75 percent masonry (brick, stone, or synthetic stone), calculated exclusive of doors and windows.
 5. One canopy tree shall be provided every 30 linear feet along all street frontages of the subject property, as each site develops.



VICINITY MAP
NTS

SITE DATA TABLE	
Zoning:	
Existing:	PD O-1 (Tract 1)
Proposed:	PD NC (Tract 2)
	PD BG/Self Storage (Tract 4)
	PD BG (Tracts 3 & 5)
Area Information:	
	15.25 Acres located in the
	City of McKinney, Collin
	County, Texas.

--- Limits of Zoning

DEVELOPER
Bryson Messer Properties
2600 Eldorado Parkway
McKinney, Texas 75070
Phone (972) 562-7776
Fax (972) 562-9019
Contact: Bry Taylor

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

ARCHITECT:
NCA Partners
5646 Milton St., Suite 610
Dallas, Texas 75206
Phone (214) 361-9901
Fax (214) 361-9906
Contact: Nick Code

SURVEYOR:
A.J. Bedford Group, Inc.,
301 N. Alamo Road
Rockwall, Texas 75087
Phone (972) 722-0225
Contact: A. J. Bedford

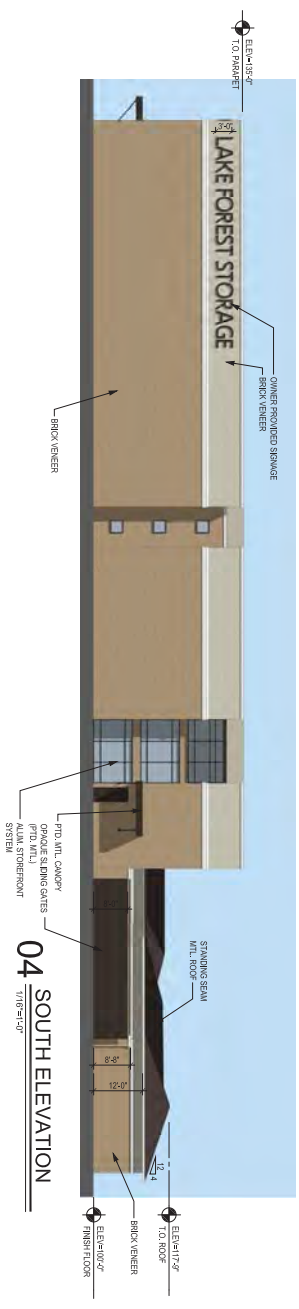
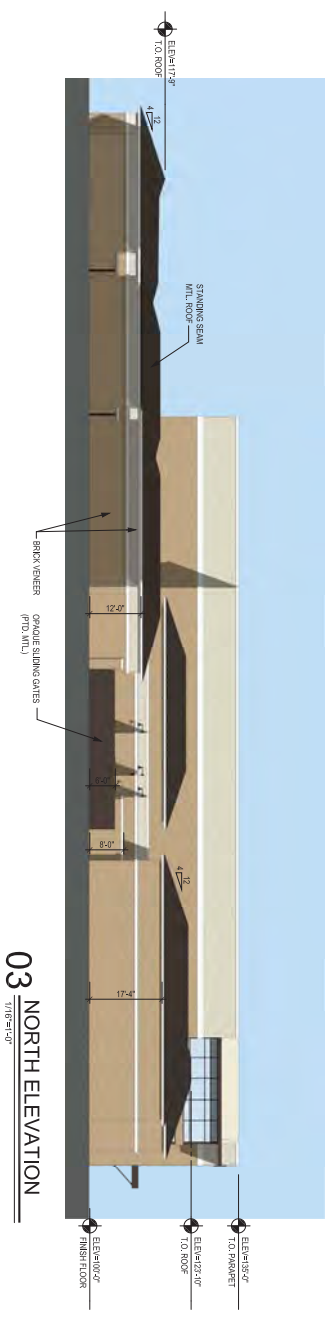
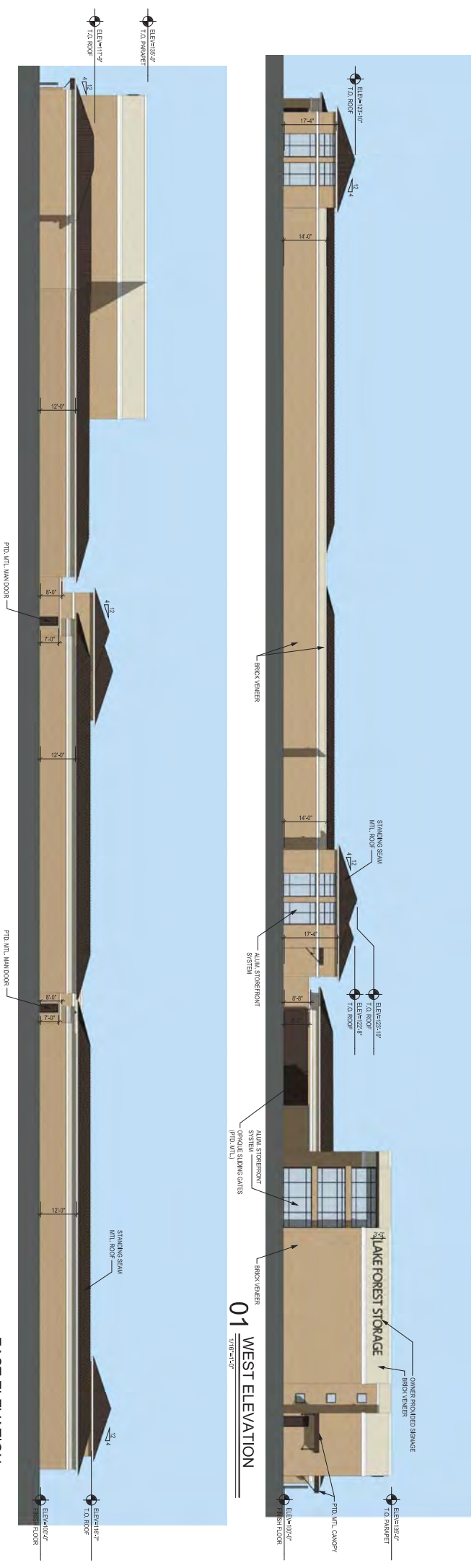
NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.

RECEIVED
By sglesinse at 8:15 am, Nov 08, 2013

Issue Dates:	Revisions:	Date:	CROSS ENGINEERING CONSULTANTS 131 S. Tennessee St. McKinney, Texas 75069 972.562.4409 Texas P.E. Firm No. 1-5935		ZONING EXHIBIT Lake Forest Self Storage 15.25 Acres City of McKinney, Texas		Sheet No.
1	1						ZE
2	2		Drawn By: C.E.C.L. Checked By: C.E.C.L. Scale: 1" = 100'				Project No. 13083
3	3						
4	4						
5	5						
6	6						

LAKE FOREST SELF STORAGE

Exhibit D



LAKE FOREST SELF STORAGE



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