

LAND FOR SALE WEST OF US 75

+/- 2.0 AC SURROUNDED BY MULTI-FAMILY DEVELOPMENTS

3701 JAMES PITTS RD. MCKINNEY, TX 75071

CAREY COX
A REAL ESTATE COMPANY

LAND FOR SALE

ZONING	AG - AGRICULTURAL
LAND SIZE (AC)	+/- 2 AC (INCLUDING 1,180 SF HOUSE)
TOPOGRAPHY	LEVEL
AVAILABLE UTILITIES	CITY WATER/ELECTRIC
ACCESS	JAMES PITTS RD
FLOODPLAIN	NONE
PRICE	\$875,000

FEATURES

- EASY ACCESS TO US HWY 75 AND US 380
- LESS THAN A MILE AWAY FROM MCKINNEY PUBLIC SCHOOLS
- JUST SOUTH OF COLLIN COUNTY JUSTICE CENTER
- MULTI-FAMILY AND SINGLE-FAMILY DEVELOPMENTS NEARBY
 1. NORTH = 78 MULTI-FAMILY TOWNHOMES
 2. EAST = 338 MULTI-FAMILY APARTMENTS
 3. SOUTH = 296 MULTI-FAMILY APARTMENTS
 4. WEST = SINGLE FAMILY TOWNHOMES



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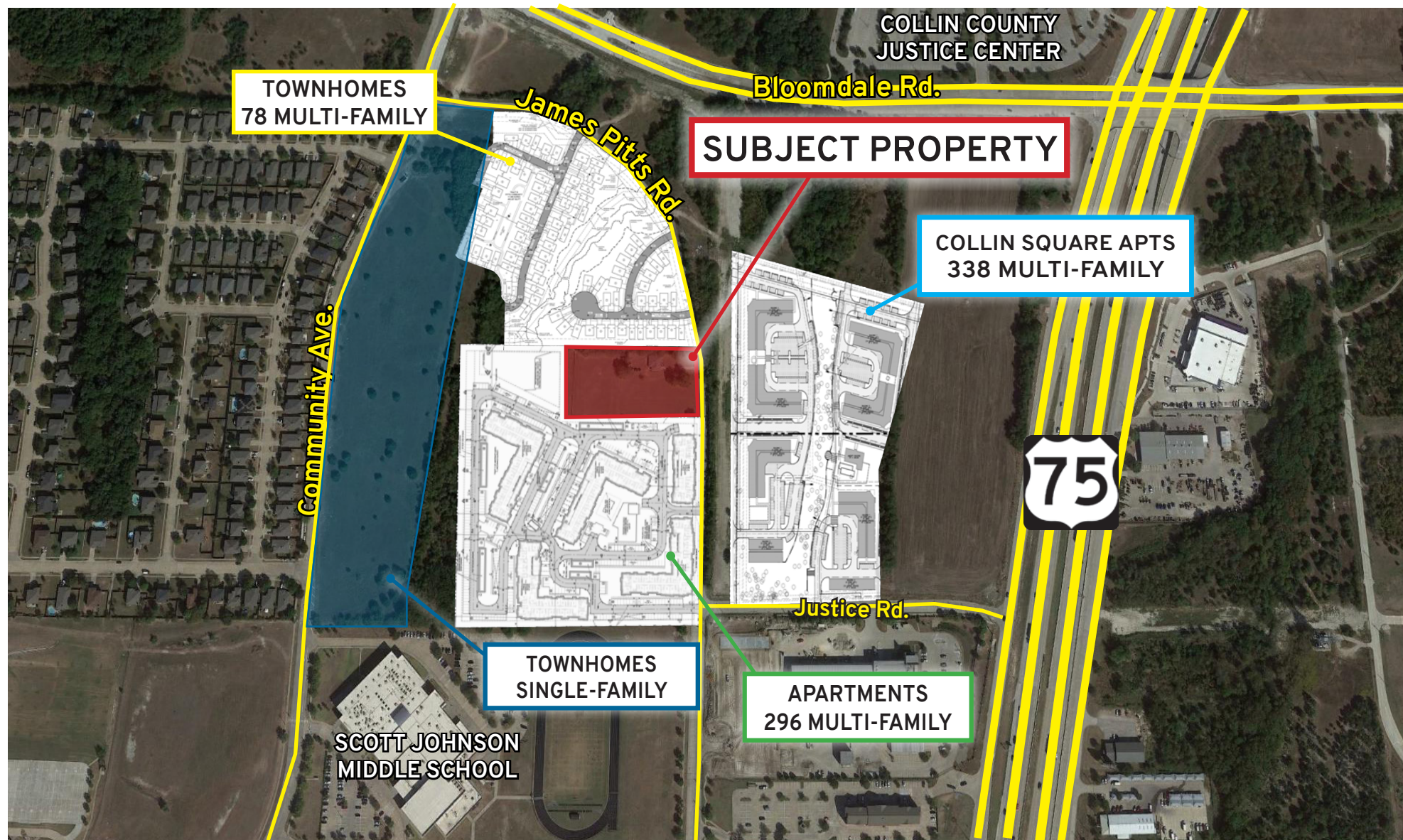
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LAND FOR SALE IN MCKINNEY, TX

+/- 2 AC west of US 75 between Wilmeth and Bloomdale Rd and just north of US 380, including a plethora of restaurants, retail and local businesses. Less than a mile from both Scott Johnson Middle School and McKinney North High School. Surrounded by present and future multi-family and single-family developments. Currently under construction to the North, a 78 unit multi-family townhome development on 12.2 AC, to the East, Collin Square, a 338 unit multi-family apartment development on 17.2 AC and to the South, a 296 unit multi-family apartment development on 12.7 AC. 16 AC single-family townhome development west of subject property.

NEARBY BUSINESSES



DEMOGRAPHICS

2022- Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	19,307	108,345	434,731
Median Household Income	\$82,626	\$88,495	\$106,956

TRAFFIC COUNTS

N CENTRAL EXPY @ JUSTICE RD	2,847 VPD
N CENTRAL EXPY @ WILMETH RD	10,394 VPD
WILMETH @ JAMES PITTS RD	8,027 VPD

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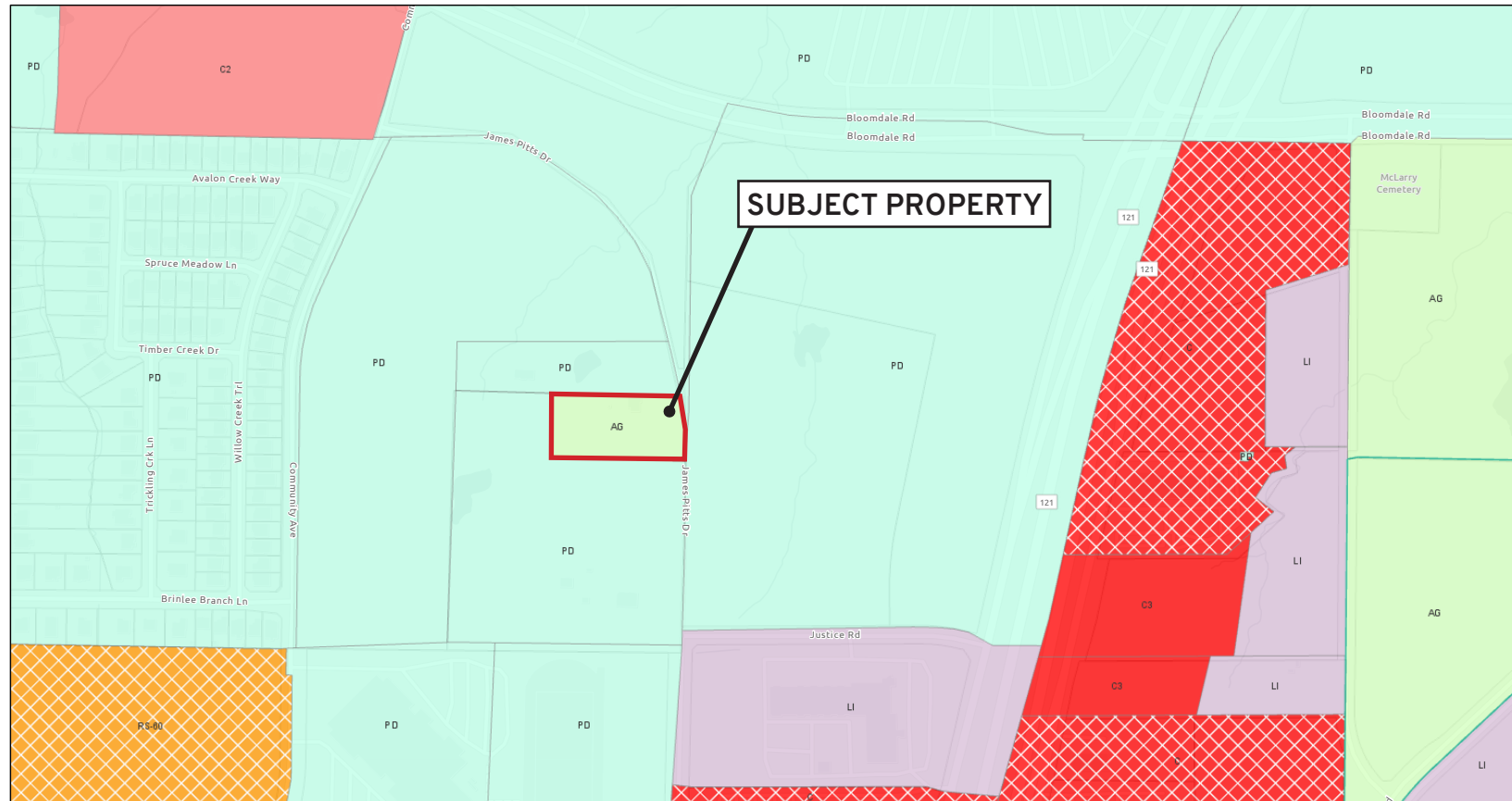
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ZONING MAP

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ArcGIS Web Map



5/9/2022, 4:39:13 PM

Zoning

SUP: Special Use Permit
AG: Agriculture
FP: Floodplain
GC: Governmental Complex
AP: Airport
MTC: McKinney Town Center
PD: Planned Development

C1: Neighborhood Commercial
BN: Neighborhood Business
C2: Local Commercial
BG: General Business
C3: Regional Commercial
C: Planned Center
LI: Light Industrial

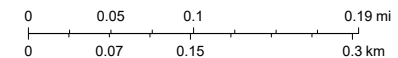
ML: Light Manufacturing
HI: Heavy Industrial
MH: Heavy Manufacturing
SO: Suburban Office
O-1: Neighborhood Office
RO: Regional Office
O: Office

MF-1: Multifamily Residential
RG-25: General Residential
RG-18: General Residential
TH: Townhome Residential
RG-27: General Residential Townhome
DR: Duplex Residential
RD-30: Duplex Residential

MP: Mobile Home Park
RS-45: Single Family Residential
SF5: Single Family Residential
RS-60: Single Family Residential
RS-72: Single Family Residential
SF7.2: Single Family Residential
RS-84: Single Family Residential

SF8: Single Family Residential
SF10: Single Family Residential
RS-120: Single Family Residential
SF12: Single Family Residential
RED-2: Residential Estates
RED-1: Residential Estates
ETJ

1:4,514



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

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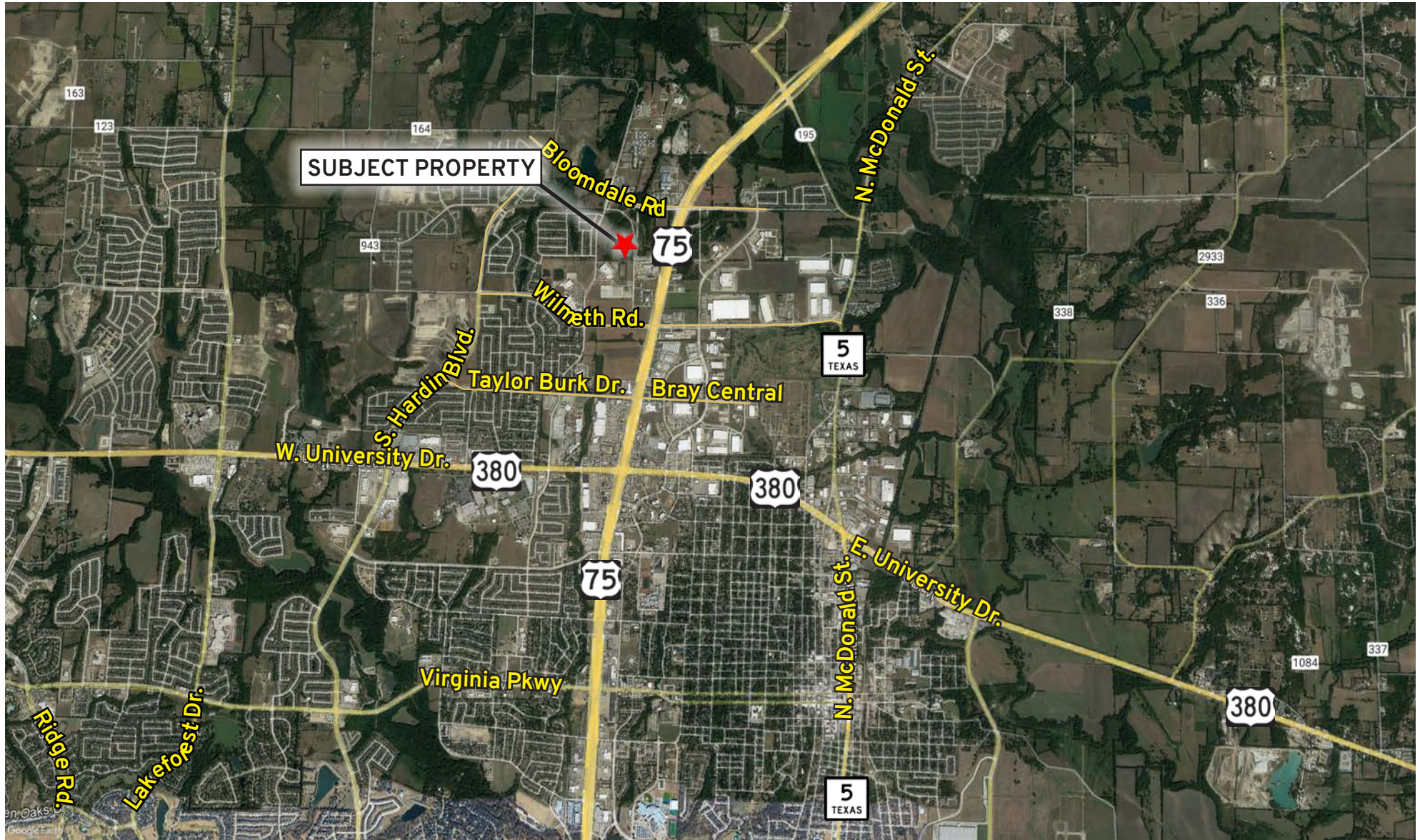
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SITE AERIAL

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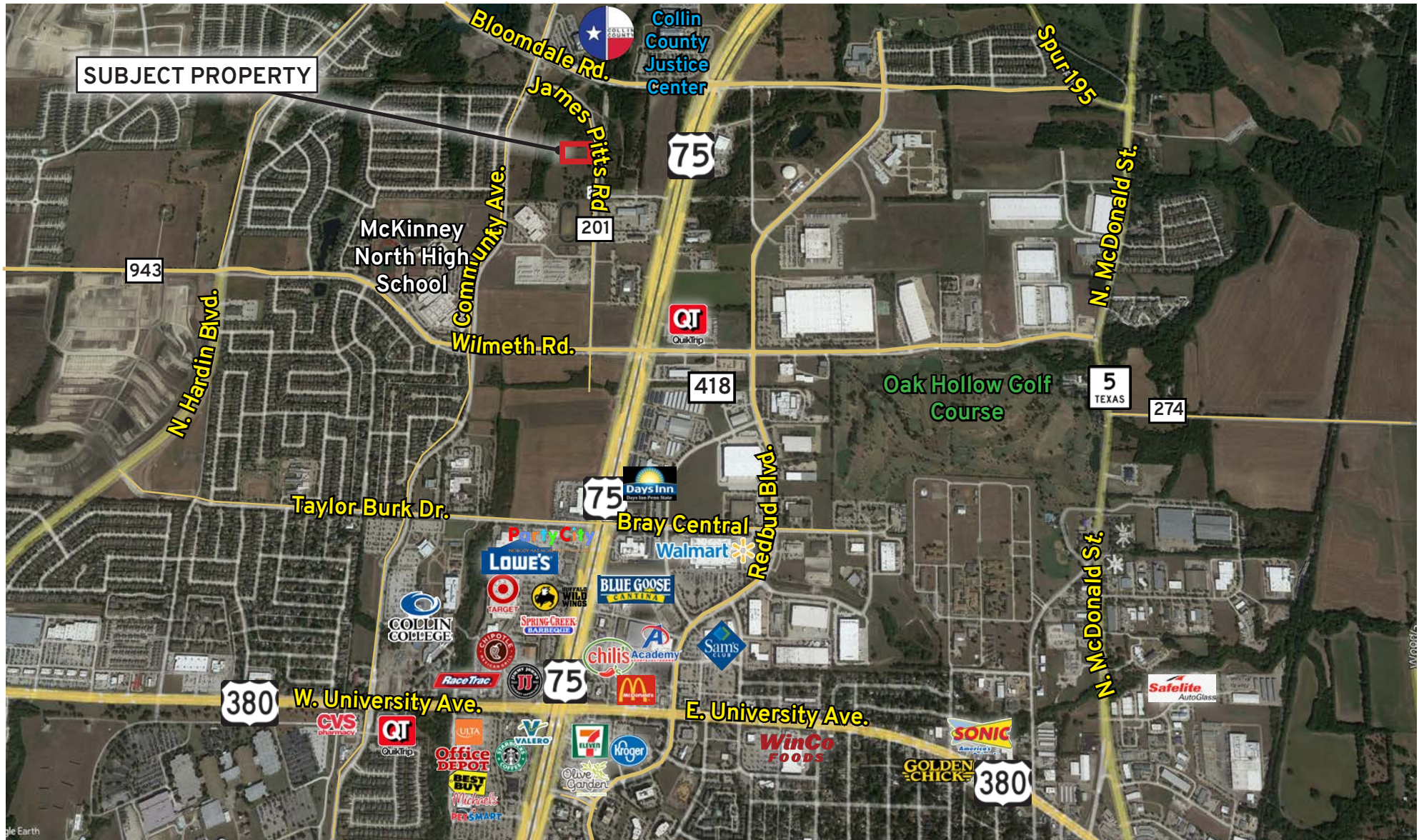
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SURROUNDING AREA

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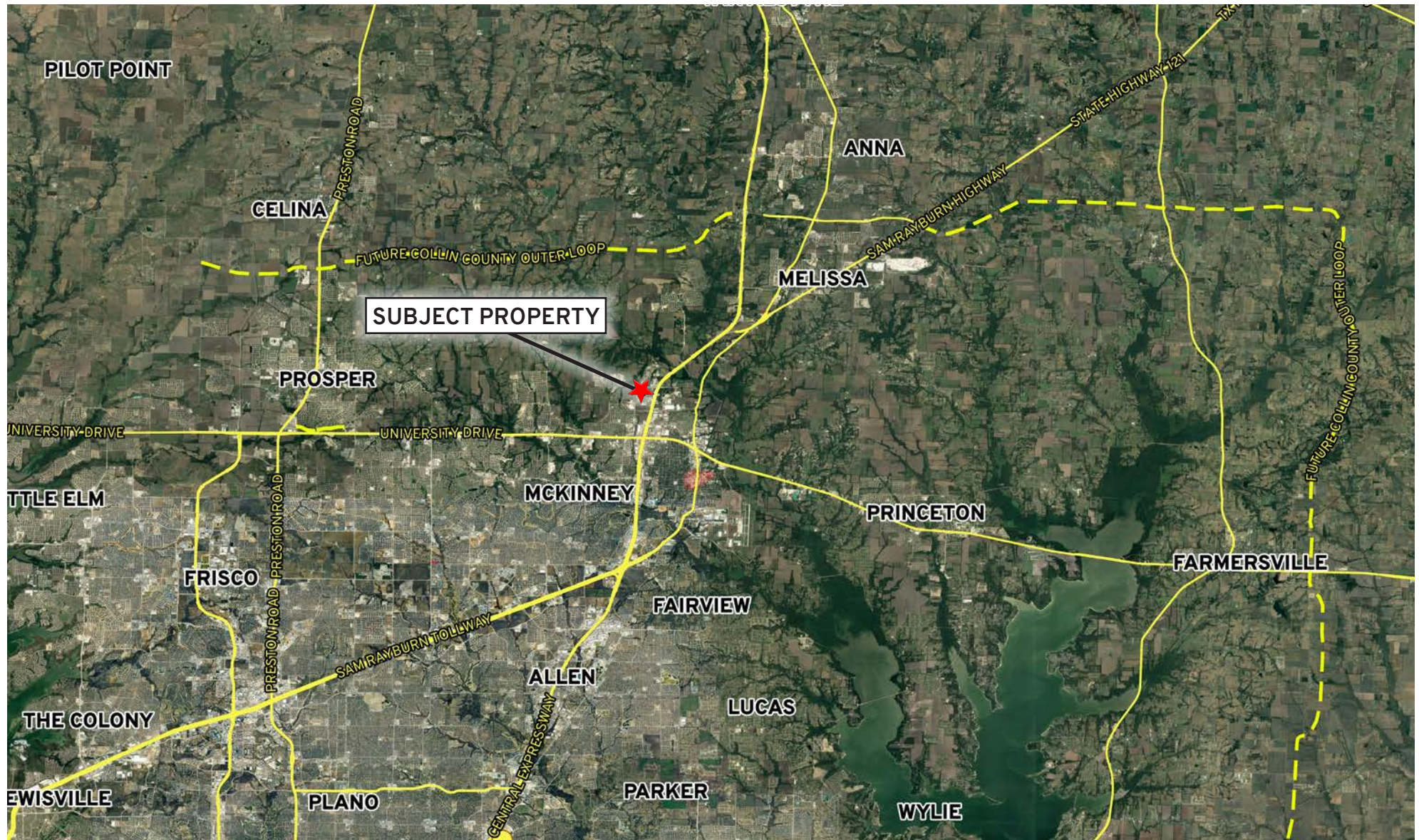
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METROPLEX LOCATION

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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
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