

LAND FOR SALE SOUTH OF DOWNTOWN MCKINNEY

.45 ACRES OF PLANNED DEVELOPMENT

507 - 511 S. CHESTNUT STREET, MCKINNEY, TX 75069

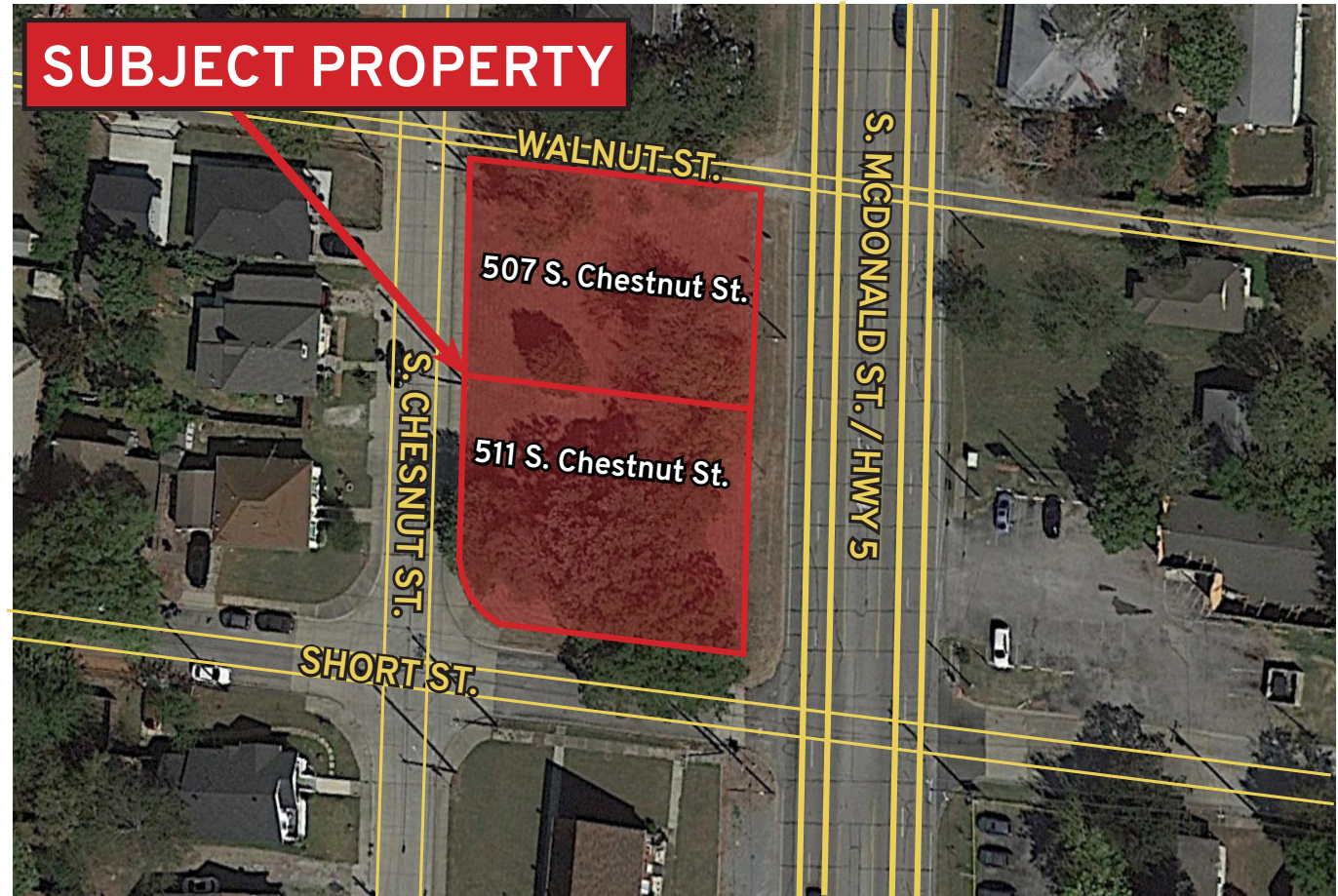
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LAND FOR SALE

ZONING	PD
TOTAL LAND SIZE (AC)	.45 AC
TOPOGRAPHY	FLAT
AVAILABLE UTILITIES	WATER/ELECTRIC/ SEWER/GAS
ACCESS	FROM TX 5
FRONTAGE	CHESTNUT ST/ HWY 5
FLOODPLAIN	NONE
PRICE	\$550,000

FEATURES

- LAND SITE IN ONE OF THE FASTEST GROWING AREAS OF NORTH TEXAS
- EASY ACCESS FROM US 75 AND TX 5

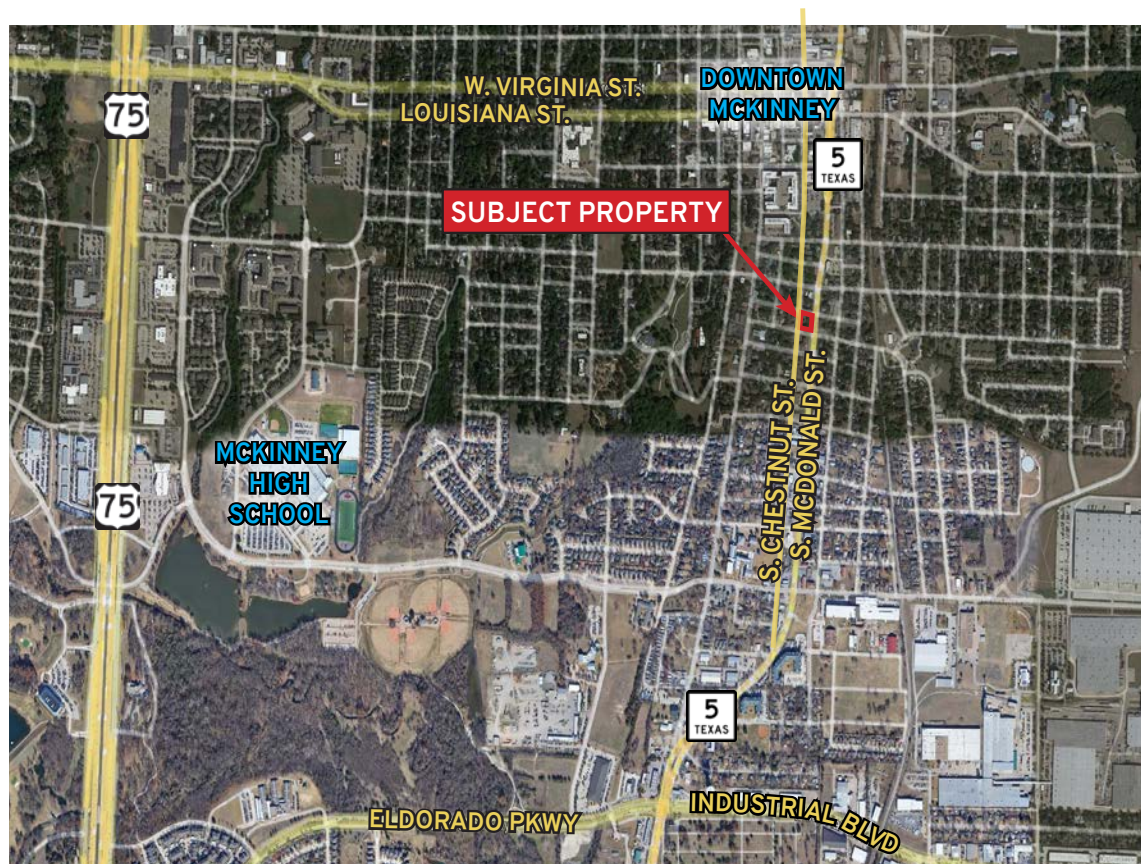


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.45 ACRES OF PLANNED DEVELOPMENT

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LAND FOR SALE IN MCKINNEY, TX

This .45 AC property is made up of two lots, 507 S. Chestnut and 511 S. Chestnut, and is located N of Short St. with frontage on both S. Chestnut and S. McDonald/Hwy 5. Approximately 2 miles S of Historic Downtown McKinney. Zoned for Planned Development. Excellent investment opportunity or as an owner occupied property.



NEARBY BUSINESSES



DEMOGRAPHICS

2022 - Source CoStar

	1-Mile	3-Mile	5-Mile
Total Population	33,182	138,558	478,964
Median Household Income	\$50,091	\$86,742	\$105,241

TRAFFIC

2022 - Source CoStar

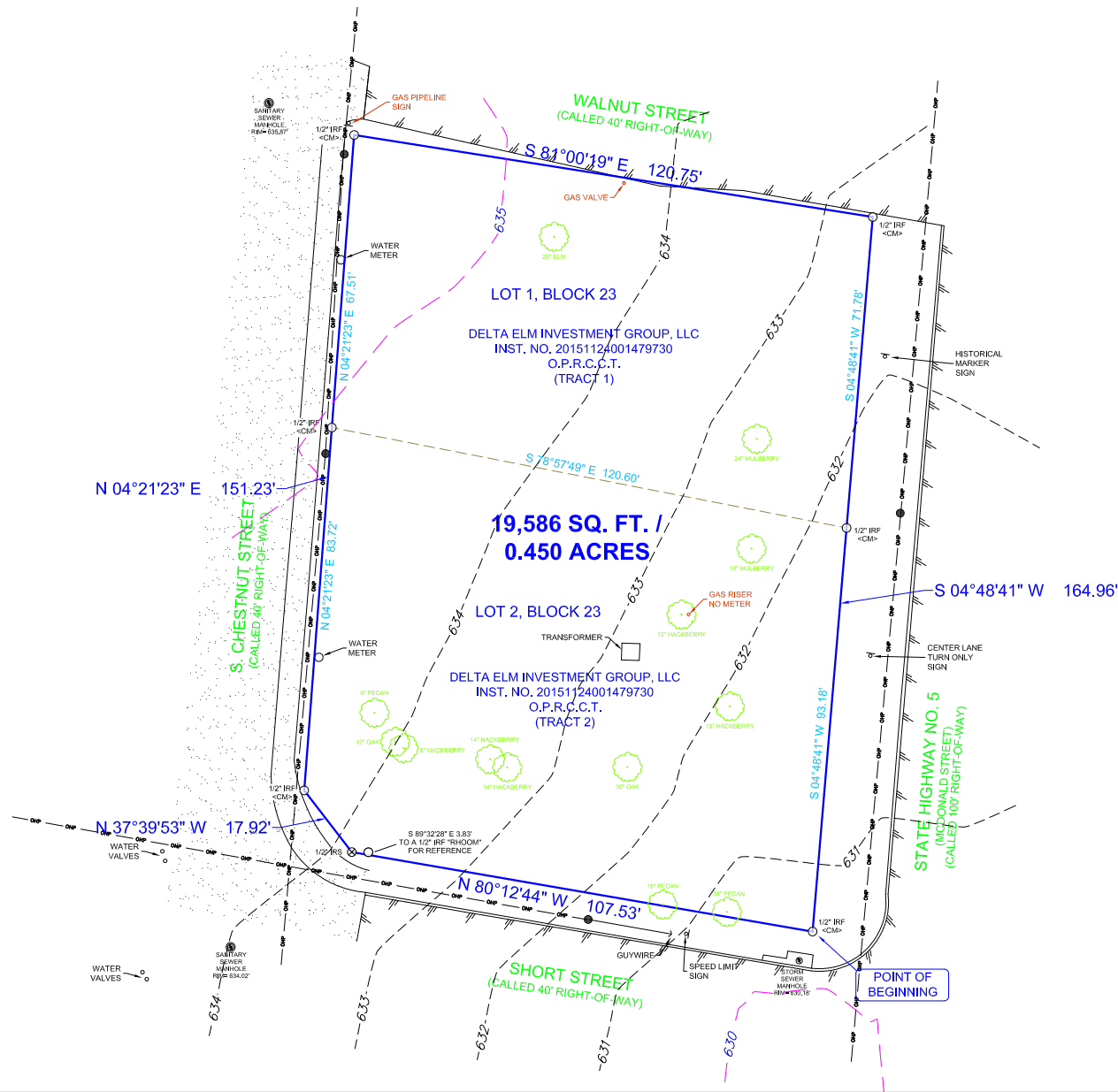
Short St. @ Hamilton St.	2,084 VPD
S. McDonald St. @ Davis St.	19,715 VPD

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321 N. Central Expressway, Suite 370 McKinney, TX 75070

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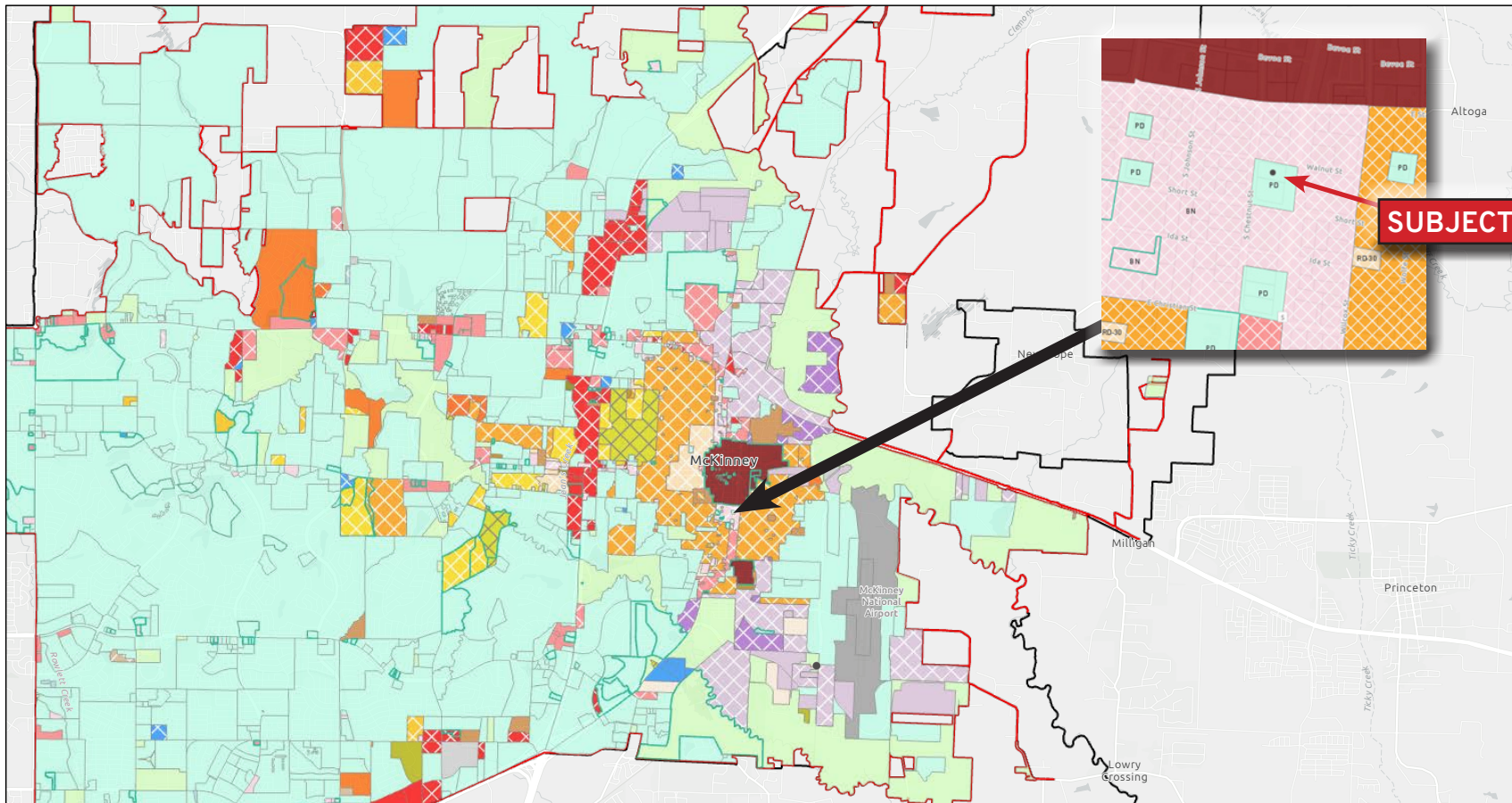
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CITY OF MCKINNEY ZONING MAP

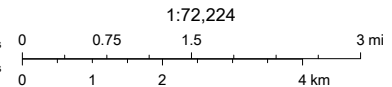
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ArcGIS Web Map



2/21/2022, 8:28:08 AM

Zoning	C1 : Neighborhood Commercial	HI : Heavy Industrial	RG-18 : General Residential	RS-60 : Single Family Residential	RED-2 : Residential Estates
SUP: Special Use Permit	BN : Neighborhood Business	MH Heavy Manufacturing	TH : Townhome Residential	RS-72 : Single Family Residential	RED-1 : Residential Estates
AG : Agriculture	C2 : Local Commercial	SO : Suburban Office	RG-27 : General Residential Townhome	SF7.2 : Single Family Residential	ETJ
FP : Floodplain	BG : General Business	O-1 : Neighborhood Office	DR : Duplex Residential	RS-84 : Single Family Residential	City Limits
GC : Governmental Complex	C3 : Regional Commercial	RO : Regional Office	RD-30 : Duplex Residential	SF8 : Single Family Residential	Trinity Falls MUD
AP : Airport	C : Planned Center	O : Office	MP : Mobile Home Park	SF10 : Single Family Residential	
MTC : McKinney Town Center	LI : Light Industrial	MF-1 : Multifamily Residential	RS-45 : Single Family Residential	RS-120 : Single Family Residential	
PD : Planned Development	ML : Light Manufacturing	RG-25 : General Residential	SF5 : Single Family Residential	SF12 : Single Family Residential	



City of McKinney, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, MET/NASA, USGS, EPA, NPS, USDA, Created and maintained by the City of McKinney GIS Department

Web AppBuilder for ArcGIS

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SURROUNDING AREA

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SITE AERIAL

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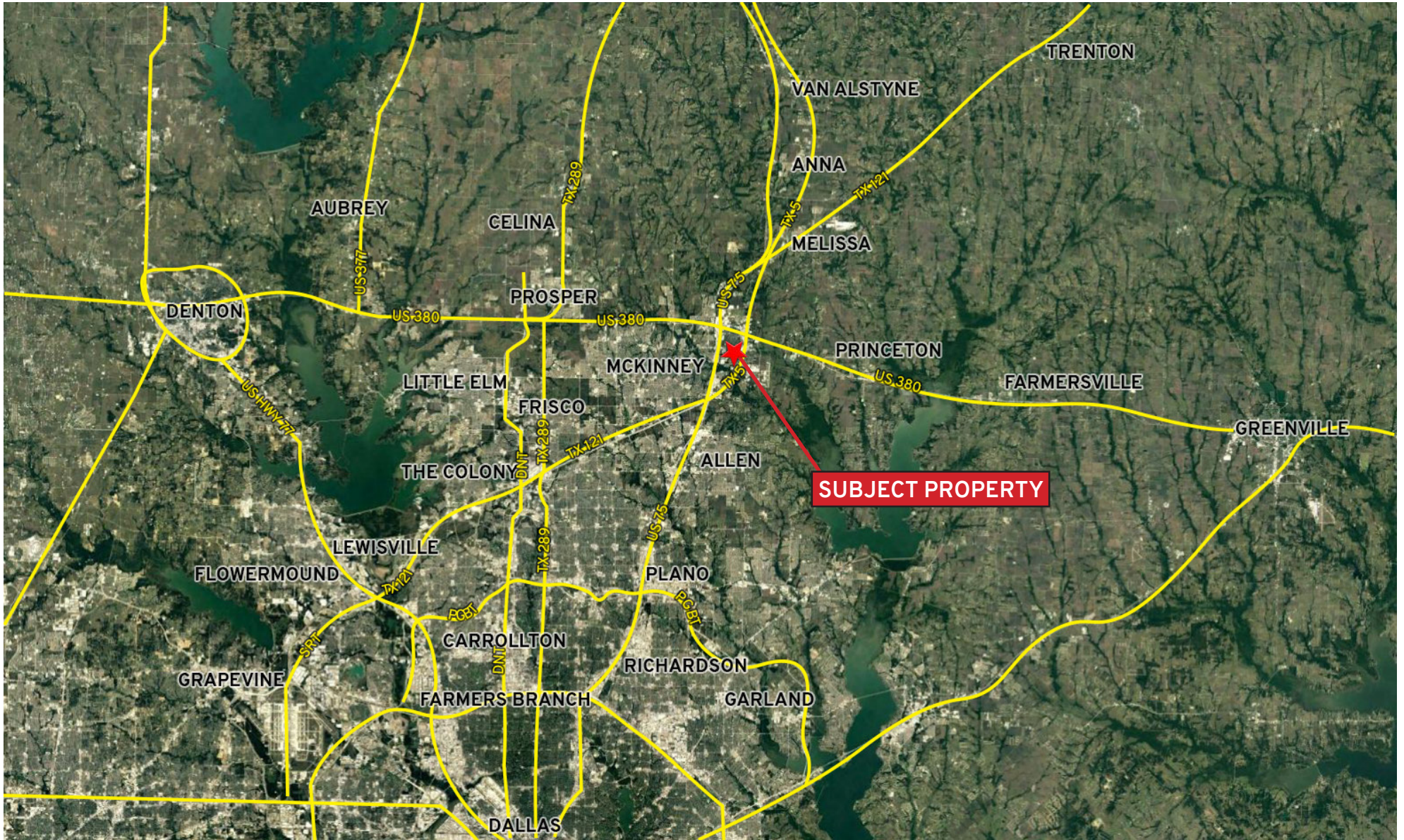
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METROPLEX LOCATION

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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.

Carey Cox Company	385233	bc Cox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bc Cox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bc Cox@careycoxcompany.com	972-562-8003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Staci Heuvel	681838	staci@careycoxcompany.com	972-562-8003
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date