

PROPERTY INFORMATION

LOCATION: Northwest Corner of future Ridge Road (County Road 165) and County Road 168 in Collin County, within the ETJ of McKinney, Texas

SIZE: 9.725+/- Gross Acres
9.450+/- Net Acres

ZONING: The property has not yet been zoned. There is an Agricultural Tax Exemption in place.

UTILITIES: There is a Danville rural water line running along CR168. Sanitary sewer is not currently accessible to the property.

PRICE: \$1,029,105 or \$2.50 per net square foot

MISCELLANEOUS:

- Based on McKinney Transportation Plan, this property is located on the northwest hard corner of CR168 (a future six-lane arterial) and future Ridge Road, which is also a planned six-lane arterial. The property will have approximately 670' of frontage on CR168 and approximately 650' of frontage on Ridge Road.
- This property is denoted "Commercial" on McKinney's Future Lane Use Plan.
- This property is one of only two unencumbered corners at this intersection, as the Southwest and Northeast Corners are negatively impacted by an overhead power line that runs diagonally through the intersection.
- According to the FEMA Flood Map, there does not appear to be any flood plain on this property.

For more information, contact:

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