

PROPERTY INFORMATION

- LOCATION:** North side of FM1461 between future Lake Forest Drive (County Road 166) and Ridge Road (County Road 165) in Collin County (City of McKinney ETJ), Texas
- SIZE:** 51.6452 acres
- ZONING:** Agricultural (A), however the Future Land Use Plan for the City of McKinney has this property denoted as Suburban Mix (SM) Residential
- UTILITIES:** Existing City of McKinney water line currently in future Lake Forest Drive (to be completed from FM1461 to CR168 in Q4, 2007). No sewer currently available, however, one-acre lots can be developed with a septic system.
- PRICE:** \$62,500 per acre -- Existing interest-only, underlying indebtedness of approximately \$1,700,000 that can be assumed or taken subject to.

MISCELLANEOUS:

- Strategically located on FM1461, a major east/west thoroughfare in the City of McKinney's Transportation Plan. This road should be improved from Lake Forest Drive to Central Expressway over the next three to four years.
- Less than one mile south of the Myers Park and Event Center, formerly Collin County Youth Park.
- McKinney Independent School District

For more information, contact:

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