

HARDIN POINTE

RANGE

MCKINNEY, TEXAS

COLLIN COUNTY

HARDIN POINTE

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HARDIN POINTE

Hardin Pointe represents 11.759 gross acres of entitled land that is ideal for new mixed-use commercial development. Located in southern McKinney, this property is zoned “Plan ‘C’ District” with a small portion on the Western side zoned as “Business Neighborhood” use, allowing for a broad mix of retail, commercial and residential development opportunities.

McKinney has been rated the #1 “Best Place to Live” in America by Money Magazine, and is experiencing rapid residential development, commercial expansion and corporate relocations. Hardin Pointe provides a developer the unique opportunity to participate in the area’s growth and development.

The property’s prominent location catty-corner to the new McKinney ISD football stadium, its excellent access and visibility and proximity to significant residential growth combine to position Hardin Pointe as a premier mixed-use development site in one of the nation’s fastest growing metropolitan areas.

LOCATION

Northwest Corner of McKinney Ranch Parkway and Hardin Boulevard

COUNTY

Collin

SUBMARKET

Southwest McKinney

UTILITIES

Water: on site
Sewer: off site

ZONING

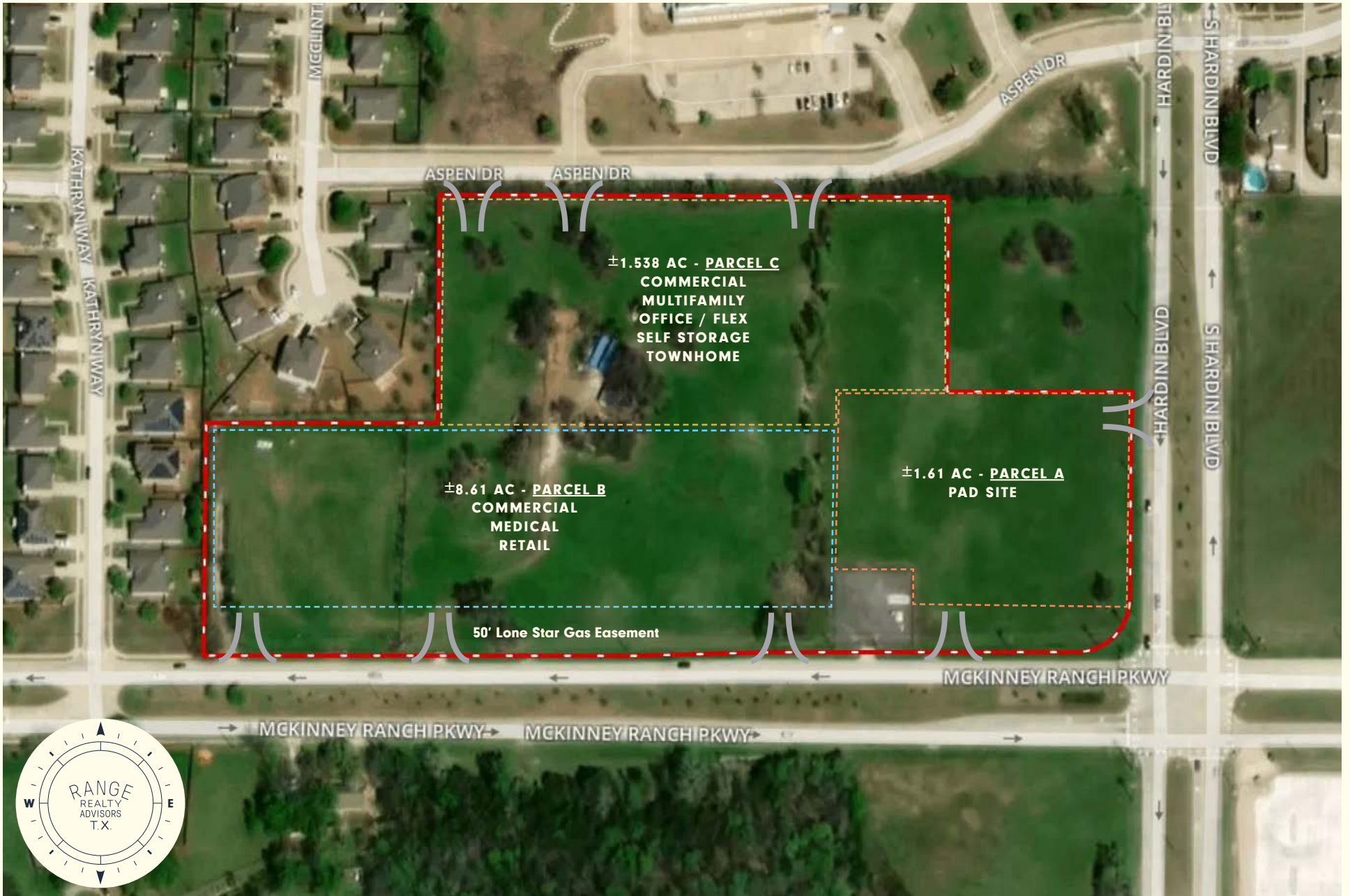
C - Commercial
BN - Neighborhood Business District

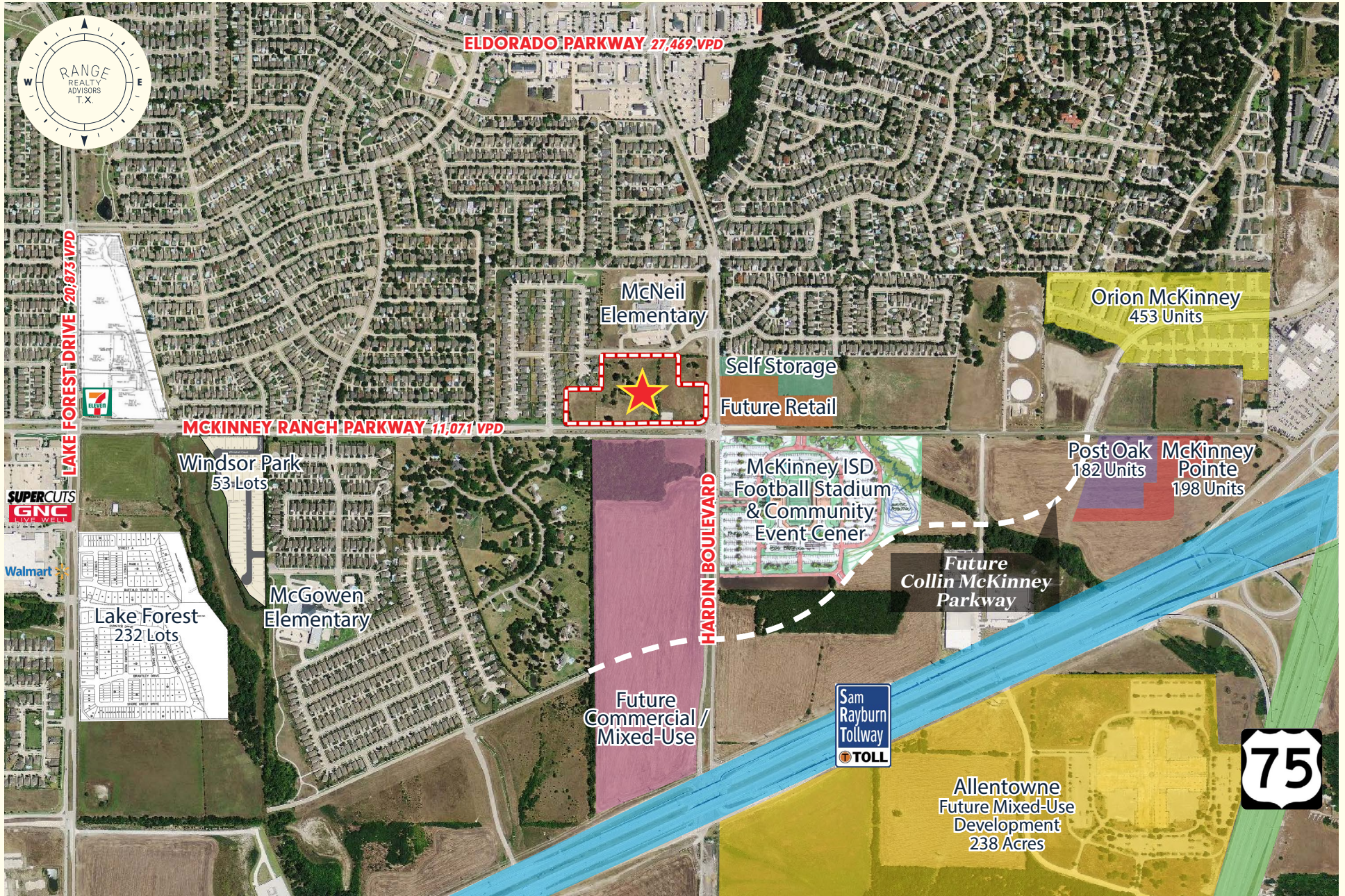
LAND USE

Commercial, Retail, Medical, Multifamily, Town Home and more

SCHOOL DISTRICT

McKinney ISD





POPULATION	1 MILE	3 MILE	5 MILE
2017 Population	11,995	74,369	145,768
2022 Population	13,469	86,092	166,451
Projected Population Growth '17-'22	12.29%	15.76%	14.19%
Daytime Population	7,675	64,279	134,968
Median Age	34.6	34.5	34.0
HOUSEHOLDS			
2017 Households	4,348	26,082	48,347
Projected Household Growth '17-'22	12.47%	15.58%	13.90%
Avg. Household Size	2.76	2.85	3.00
HOUSING			
Median Home Value	\$231,497	\$274,970	\$255,160
INCOME			
Avg. Household Income	\$122,747	\$124,520	\$119,295
Medium Household Income	\$97,060	\$102,645	\$96,140
BUSINESS STATISTICS			
Total Businesses	214	1,904	4,443
Total Number Of Employees	1,856	23,839	56,737

ABOUT US

WHAT WE DO

Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets. To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

AREAS OF PRACTICE

- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

OUR SERVICES

- Valuations
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement
- Property and Asset Management

CONTACT INFORMATION

Our Industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____