

MCKINNEY, TEXAS



**OFFERING SUMMARY**

**RANGE REALTY ADVISORS  
3625 N. HALL STREET, SUITE 630  
DALLAS, TX 75219**

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# NORTHGATE MCKINNEY

Northgate McKinney is comprised of four contiguous tracts representing 77.9 acres of entitled land that is ideal for new mixed-use development. The City of McKinney has designated Northgate McKinney as a **high priority** property for new development to support the rapidly growing residential and business communities in the city.

McKinney is one of the fastest growing cities in Texas. The City is experiencing rapid residential development, commercial expansion and corporate relocations. Northgate McKinney provides developers with the unique opportunity to participate in the area’s growth and development.

The property’s prominent location on U.S. Highway 75, its excellent access and visibility, and proximity to significant residential growth combine to position Northgate McKinney as a premier mixed-use development site in one of the nation’s fastest growing metropolitan areas.

## LOCATION

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Northwest Corner of US 75 & Laud Howell Parkway

## COUNTY

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Collin

## SUBMARKET

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McKinney / Prosper

## LAND AREA

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Gross: ± 155.2 Acres  
Net: ± 77.9 Acres

Parcel A: 20.0 Acres  
Parcel B: 8.9 Acres  
Parcel C: 15.0 Acres  
Parcel D: 34.0 Acres

## ZONING

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PD; All “Commercial Type, Retail and Service Uses” + verbal approval by City for MF

## LAND USE

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Mixed-Use Development  
Investment-Hold

## TRAFFIC COUNT

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± 104,343 VPD on US 75 @ Laud Howell Parkway (per TXDOT)

## SCHOOL DISTRICT

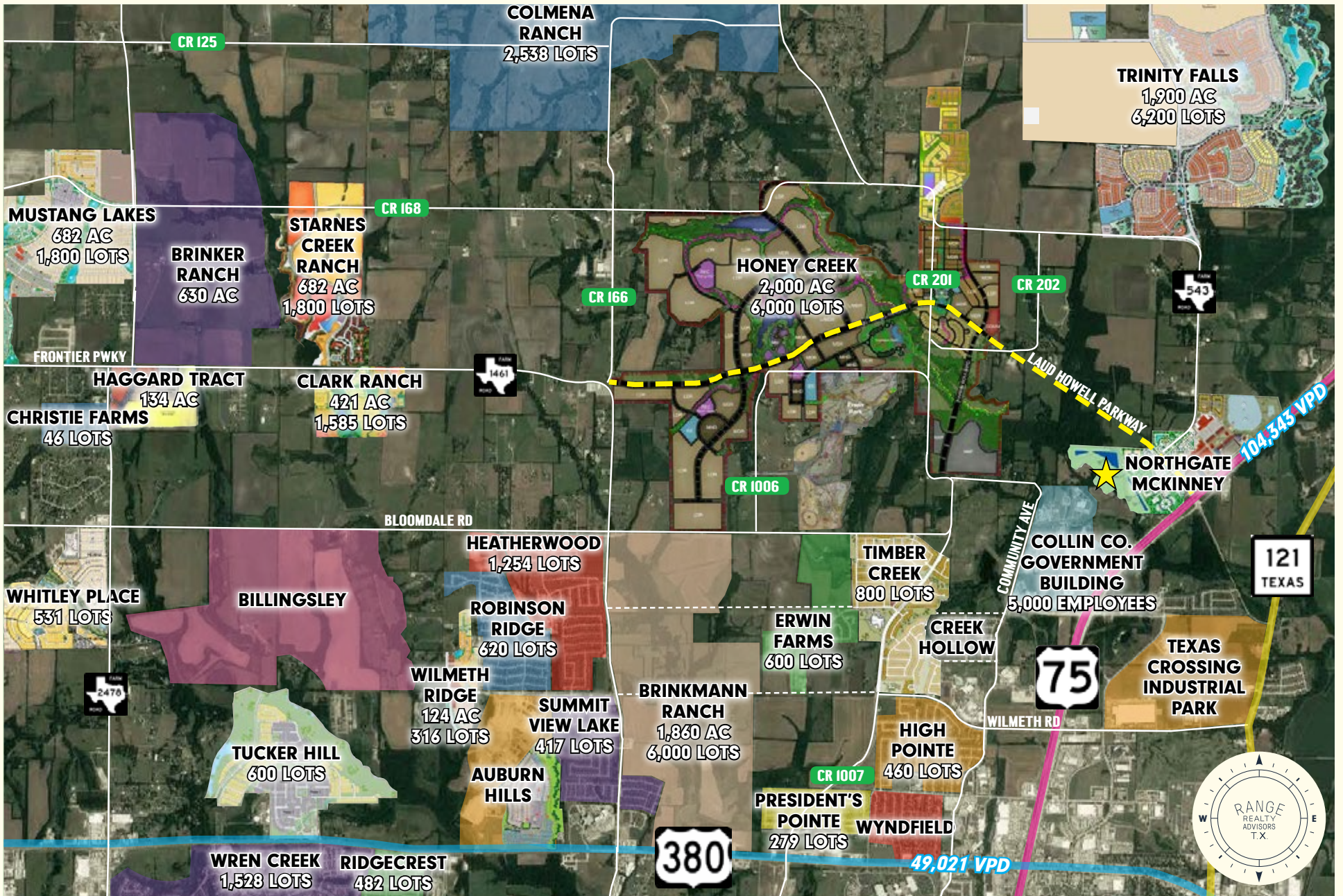
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McKinney ISD

## UTILITIES

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Water: on-site  
Sewer: on-site



## Conceptual Site Plan:

McKinney, Texas



### Site Date:

Total Tract Acreage	155.2 acres
FM 543 ROW	8.3 acres
US 75 ROW	1.6 acres
Net Tract Acreage	145.3 acres
Proposed Developable	
Parcel A	20.0 acres
Parcel B	8.9 acres
Parcel C	15.0 acres
Parcel D	34.0 acres

### Legend:

★ Project Signage

Note: This plan is conceptual in nature and presented without warranty, expressed or implied and is subject to modification based on formal agency review. All calculations are approximate. Not for construction purposes.



# INVESTMENT MERITS

## THRIVING DFW MARKET

- Economy fueled by job growth, in-migration and corporate relocations.
- #3 MSA in U.S. annual job growth through 2018 adding over 95,000 new jobs.
- DFW residential home supply currently is at a 20-year low with a 2.5 month supply of homes available.
- Corporate relocations help fuel in-migration and job creation. Most notable: Toyota North America, Liberty Mutual, State Farm, and FedEx.
- Home price gains are highest in the U.S. at 5.7% currently
- #1 MSA in U.S. for annual population growth through 2018, adding over 146,000 new residents.

## GROWTH AND QUALITY OF LIFE IN MCKINNEY

- Current population of 191,645 compared to 131,117 in 2010 – 46.1% increase.
- Existing and proposed residential developments with houses starting at \$200,000.
- Population is experienced, talented, and highly educated (45% of population has a bachelors degree) with an average age of 32 years.
- McKinney was ranked “#1 on the list of Best Places to Live in America” in 2014 by Money Magazine, based upon: Affordability, Education, Arts and Culture, Safety, Healthcare, Diversity, and the Economy.
- Collin County is one of the top 10 fastest growing counties in the state of Texas.
- Over 10,000 planned rooftops within a three mile radius with a limited commercial supply.
- In 2018, McKinney National Airport added \$212 million in annual economic impact after expanding the airport, a 382% increase since 2011.

# INVESTMENT MERITS

## PREMIER DEVELOPMENT/INVESTMENT SITE

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- A planned westward road extension of Laud Howell Parkway connecting with FM 1461 to Custer Road has been approved by the City of McKinney with an estimated construction completion between 2020-2022.
- Northgate McKinney is listed as a “high priority” land asset as well as being labeled as McKinney’s Regional Focal Area for new commercial development by the City of McKinney, which supports a conceptual mixed-use plan.
- The property is situated 1-mile south of Trinity Falls, one of the largest active master planned communities in Dallas-Fort Worth, and 11-miles north of the Craig Ranch development, a 2,200-acre award winning master planned community.

## DEVELOPMENT SUPPORT AND INCENTIVES

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- No personal income tax in Texas.
- No corporate income tax in Texas.
- Low corporate franchise tax.

## ACCESS TO TRANSPORTATION

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- Dallas Love Field: 31.8 Miles
- DFW International Airport: 44.9 Miles
- McKinney National Airport: 7.2 Miles

# PROPERTY ZONING & ENTITLEMENTS

## DEVELOPMENT AGREEMENT HIGHLIGHTS

The Development Agreement went into effect July 16, 2013. The following are the highlights of the Agreement and its provisions:

- The Agreement is in effect for 15 years. However, the Owner must obtain City Council approval of a site plan for at least 20 percent of the developable acreage within seven years of the effective date of the Agreement in order for the Current Zoning Ordinance and the Current Subdivision Ordinance (as they existed on July 16, 2013) to continue in place for the entire 15 – year term.
- If the owner has not satisfied the above requirement by the seventh (7th) anniversary of the Development Agreement, the property will be subject to the then existing City Comprehensive Zoning Ordinance and the City’s Subdivision Ordinance.

## ZONING

### Lot Coverage

- Lot coverage may be a maximum of 50 percent, except that lot coverage may be a maximum of 75 percent for any lot “served by” structured parking, regardless of whether the structured parking is on the same lot as the building it serves. The term “coverage” includes only the building footprint. There shall be no restrictions on floor area or floor area ratio.

### Building Height

- Buildings are permitted to be a maximum of 180 feet in height unless within 115 feet of a public right of way, the property boundary line or public right-of-way then maximum height is capped at 90 feet.

### Setbacks

- The minimum front yard setback is 25 feet and zero for side and rear yards, except that any side or rear yard setback adjacent to the boundary of the Property shall be 25 feet.

# ABOUT US

## WHAT WE DO

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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

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

## OUR SERVICES

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- 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.

<b>Range Realty Advisors, LLC</b>	<b>9008180</b>	<b>info@rangerealtyadvisors.com</b>	<b>214-416-8222</b>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_