

COMPASS

RED GATE INN

Presented By:

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Owner

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Commercial Division



TORELLI
PROPERTIES GROUP

**811 N Church Street
McKinney, Texas**

EXECUTIVE SUMMARY

Nestled in the heart of historic McKinney, the **Red Gate Inn** presents a rare opportunity to own a beautifully restored historic property. Successfully operated as a bed and breakfast for many years, this property offers multiple pathways for continued revenue generation or an elegant primary residence.

This timeless home blends historic charm with thoughtful modern updates. The main residence features three spacious bedrooms, each with its own private ensuite bathroom, plus an additional half bath for guests. The open-concept kitchen and living area create an inviting gathering space, while a secondary front living room offers flexibility as a formal sitting area, office, or reception room. Every space has been carefully remodeled to modern standards while preserving the property's classic architectural character.

Asking Price: **\$940,000**





Complementing the main home is a detached garage structure that includes a dedicated laundry room and an expansive upstairs guest suite. This private suite offers a large bedroom/living-room combination and a full bathroom—ideal for additional rental income, owner’s quarters, or extended-stay guests.

Behind the guest quarters lies a beautiful swimming pool, creating a resort-style atmosphere for visitors or private enjoyment.

The fully fenced backyard opens to a large, lush grassy area leading to a charming altar—an ideal setting for weddings, celebrations, and special events. This unique outdoor feature positions the property as a turnkey micro-wedding venue or event space, expanding its income potential well beyond traditional short-term rentals.





PROPERTY HIGHLIGHTS

ADDRESS	811 N Church Street, McKinney, Texas 75069
BEDS & BATHS	4 Beds 4.5 Baths
YEAR BUILT	1920
TOTAL BUILDING SQ	3,525 sqft
LAND AREA	0.34 Acres Lot
PARKING	2 Car Garage + extended driveway

INVESTMENT HIGHLIGHTS

- Successful Bed & breakfast operating history
- Opportunity to continue as B&B, Airbnb, wedding venue, or boutique event space
- 3 ensuite bedrooms in main house + additional guest suite
- Detached garage with laundry and guest suite.
- Resort-style pool
- Expansive fenced backyard with dedicated ceremony space
- Located in historic McKinney with strong tourism demand

Whether operated as a hospitality business or enjoyed as a distinguished private residence, the Red Gate Inn offers historic character, modern comfort, and unmatched flexibility in one of North Texas' most desirable downtown districts.

PROPERTY LAYOUT



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

MAIN RESIDENCE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PRIVATE SUITE

MAIN RESIDENCE



PRIMARY SUITE



BEDROOMS

2&3



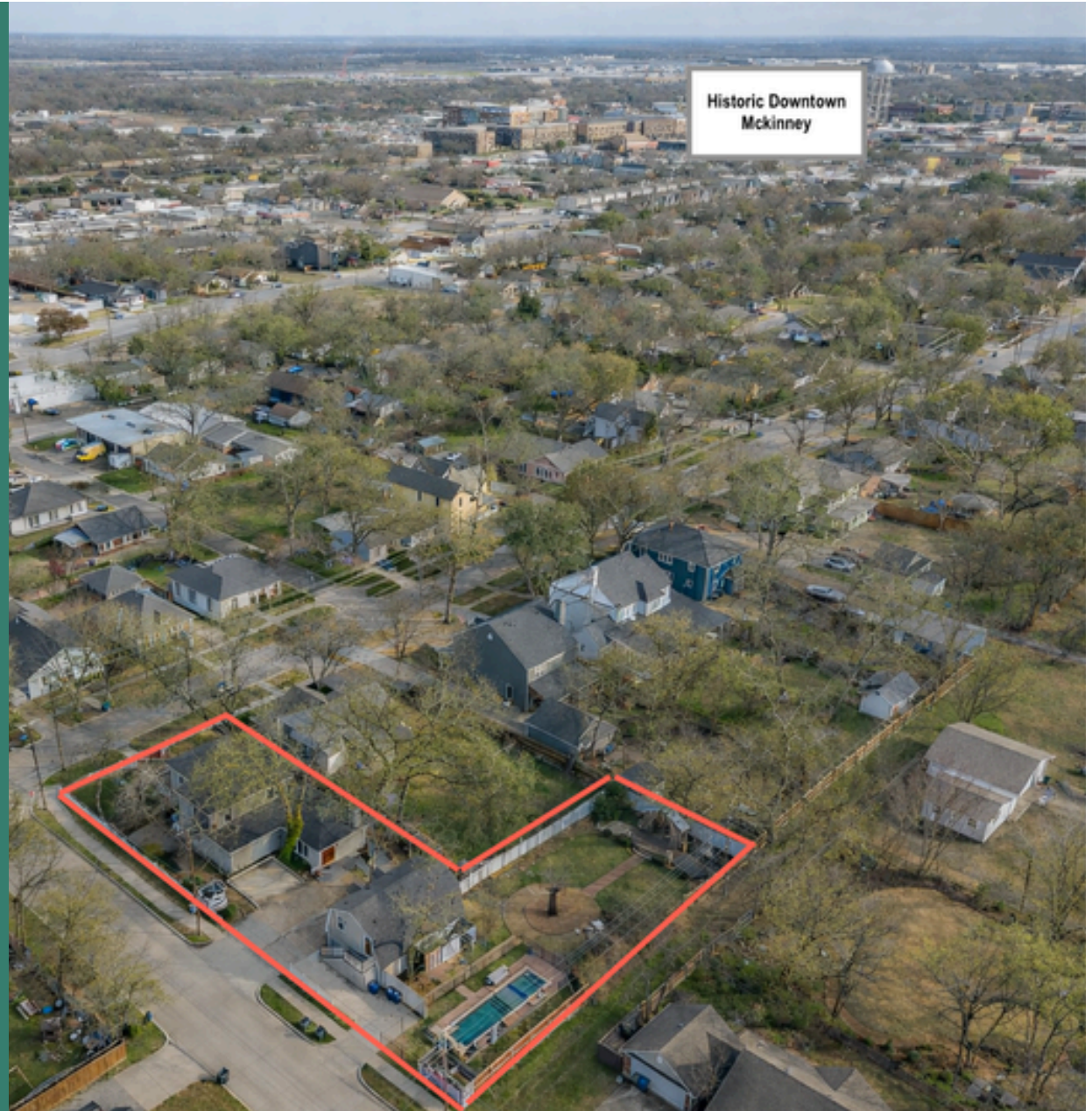
GUEST SUITE



LOCATION OVERVIEW

Red Gate Inn is ideally located just minutes from historic Downtown Pilot Point, offering convenient access to the city's charming square, local shops, and dining. Its central in-town setting provides guests with walkability while maintaining a quiet, intimate atmosphere.

The property is also near Lake Ray Roberts and Ray Roberts Lake State Park, one of North Texas' premier outdoor destinations known for boating, fishing, hiking, and equestrian trails. Positioned within the growing North Texas corridor, the Inn benefits from regional accessibility while preserving the character and appeal of a small-town setting.



*HISTORIC DOWNTOWN
MCKINNEY*
0.7 miles | 3 mins



THE STAR IN FRISCO
18.8 miles | 25 mins



HISTORIC DOWNTOWN MCKINNEY

One of Texas' largest and best-preserved historic squares, Downtown McKinney is a vibrant destination for boutique retail, dining, weddings, and year-round festivals that attract visitors from across North Texas.

THE STAR IN FRISCO (DALLAS COWBOYS HEADQUARTERS)

A premier mixed-use development and home to the Dallas Cowboys' headquarters, The Star features dining, retail, entertainment, and event spaces that generate significant regional traffic.

TOYOTA STADIUM
21 miles | 26 mins



UNIVERSAL KIDS RESORT
14.4 miles | 28 mins



TOYOTA STADIUM

Home of FC Dallas (MLS), Toyota Stadium hosts professional soccer, concerts, and major events, serving as a key sports and entertainment anchor for the area.

UNIVERSAL KIDS RESORT

The new Universal Kids Resort, scheduled to open in 2026, is expected to become a major family-focused attraction, further elevating Frisco as a regional tourism destination within easy reach of the property.

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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