

**McKissick & Associates**

Brokerage · Consulting · Development  
972-562-9090  
www.resmckinney.com

# 4127 Akela Way

McKinney, TX / 75071

ASKING \$

1,250,000

TYPE

LAND

ACREAGE: 1.147

\$/SF: \$ 25

*Information contained herein is deemed reliable but not guaranteed by Broker or Owner and should be verified.*



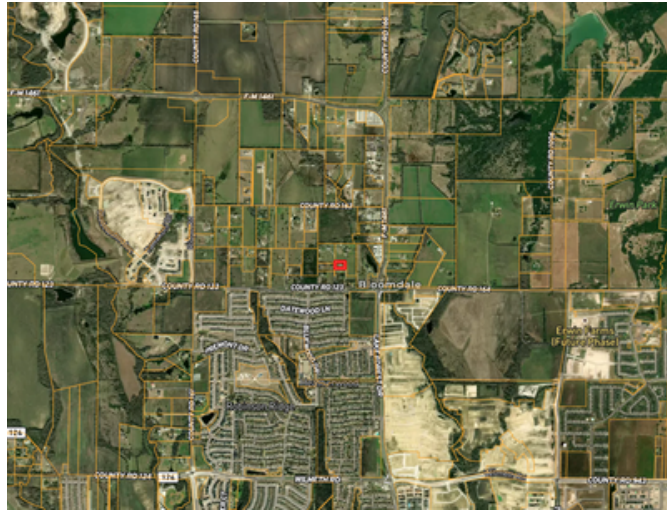
**TIGHT AERIAL**



**AERIAL**



**WIDE AERIAL**



**WIDER AERIAL**

## OVERVIEW

RES-Real Estate Services, LLC has been retained by ownership to present this 1.147 Acre tract with single family home on property. Generally located at the NWC of Lake Forest and Bloomdale and Future 380 Bypass. Property is generally flat with no floodplain, no pipelines, no transmission lines. Property has Water, Septic and electricity. City of McKinney Water CCN. No City Limits, McKinney ETJ. Prosper ISD. Property is a part of Barr W Estates, Lot 4, 1.147 Acres and will be in very close proximity to the new 380 bypass just South of Property. Heatherwood and Robinson Ridge Subdivisions to South, Painted Tree to the East and Highland Lakes to West. Minutes North of Baylor Scott and White and Medical District.

**1.147 Acres | Collin County | McKinney**



**Corey Homer**  
Associate



**Contact**  
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**Message**  
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1833 W. Hunt #102,  
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380 BYPASS ROW



CONTOURS

1.147 Acres | Collin County | McKinney



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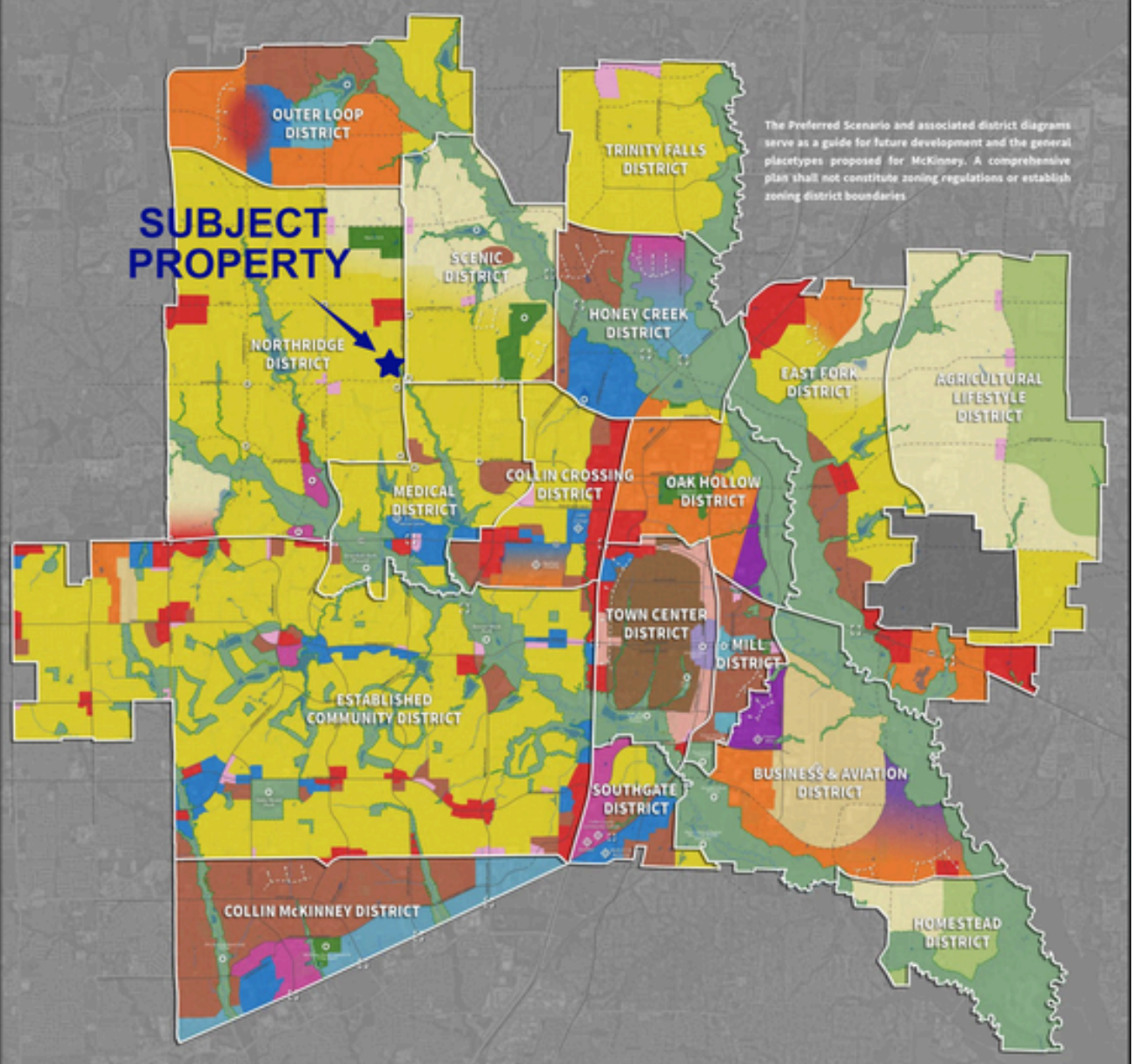
# CITYWIDE DECISION MAKING CRITERIA

In evaluating development proposals, capital investments and requests for financial participation in projects, the City should determine that a project meets the majority of the following criteria in order for it to be considered compatible with this Land Use Diagram.



The project should:

1. Help McKinney achieve the Comprehensive Plan's Vision and Guiding Principles;
2. Advance the District's intent;
3. Demonstrate compatibility with the District's identity and brand;
4. Include uses compatible with the Land Use Diagram;
5. Leverage and protect natural and built amenities and infrastructure;
6. Strengthen or create connections to activity centers within and beyond the District;
7. Create a positive fiscal impact for the City through the timeframe of the Plan (2040);
8. Demonstrate that the project's travel demand estimates can be accommodated by the planned transportation network;
9. Demonstrate that the project's demand on other public infrastructure can be accommodated by planned facilities; and
10. Demonstrate that the life-cycle costs to the public of constructing, maintaining and operating infrastructure included in the project is consistent with this plan's fiscal responsibility policies.

Projects proposing placetypes other than those shown in the Land Use Diagram may be deemed consistent with this plan if they meet a majority of the decision-making criteria identified above.






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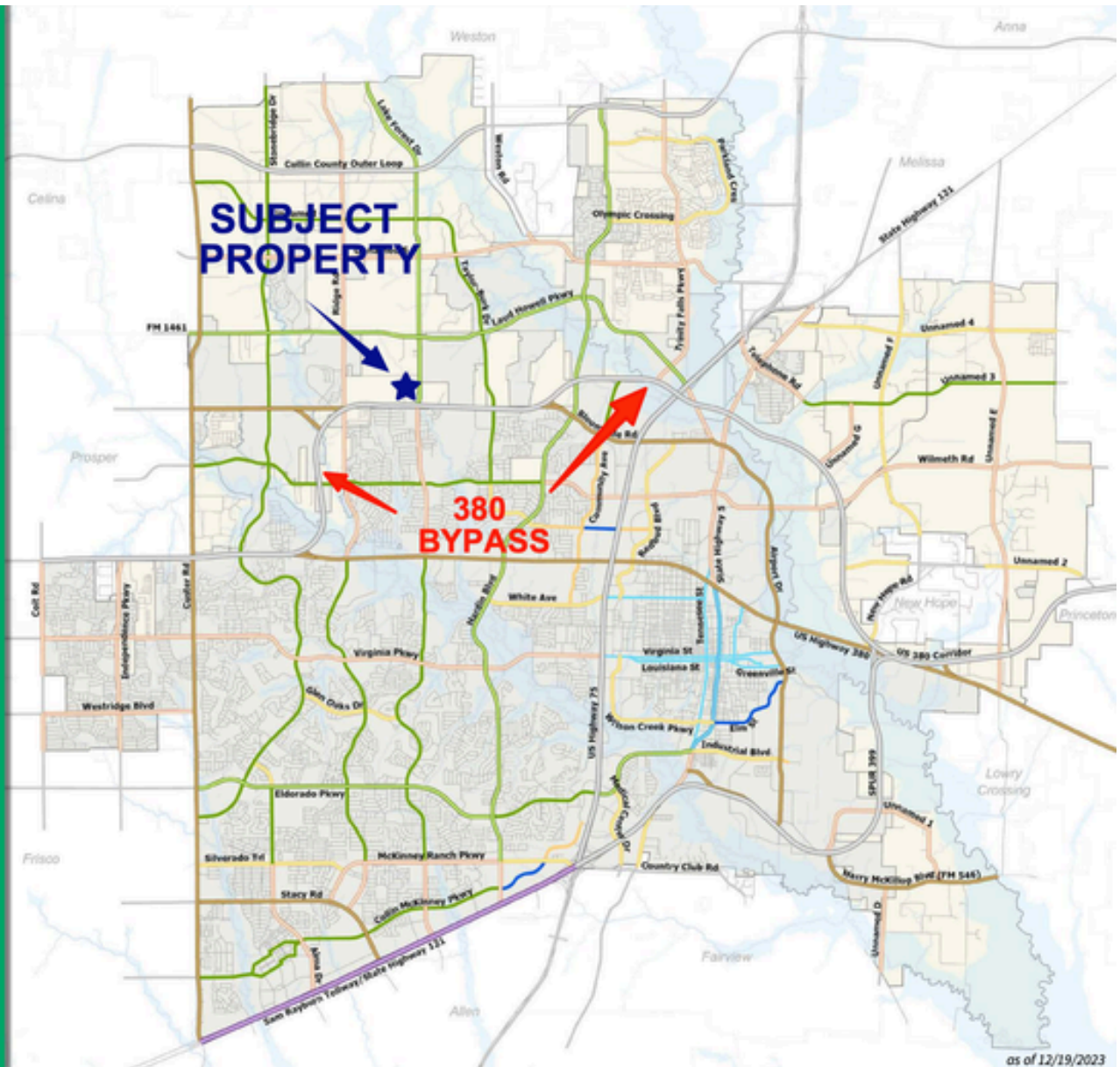


# MASTER THOROUGHFARE PLAN

## LEGEND

-  Major Regional Highway/Multi-Modal
-  Tollway
-  Principal Arterial (130' - 6 lanes)
-  Major Arterial (124' - 6 lanes)
-  Greenway Arterial (140' - 6 lanes)
-  Greenway Arterial (120' - 4 lanes)
-  Minor Arterial (100' - 4 lanes divided)
-  Minor Arterial (80' - 4 lanes undivided)
-  Minor Arterial (70' - 3 lanes)
-  Town Thoroughfare (4 lanes)
-  Town Thoroughfare (2-3 lanes)
-  McKinney City Limits
-  McKinney ETJ
-  Other Cities

Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignments may shift as roads are engineered and designed to accommodate floodplain areas and to meet sound engineering and urban planning principles. The Roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.



as of 12/19/2023



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# LAND USE DIAGRAM



## PSYCHOGRAPHICS

- PP Professional Pride
- SM Soccer Moms
- BB Boomburbs
- MB Middleburg

## INDUSTRY TRENDS

### Development Trends

- Suburban Centers

### Social Trends

- Expanding Millennial Market
- Demand for "Third Places"

### Business Trends

- Broad Retail Market

### Residential Trends

- Starter & Retirement Homes

- Floodplain / Amenity Zone
- District Boundary
- District Identity Feature
- Amenity Feature
- Community Asset
- Intensity Transition
- Village Style Mixed-Use
- Neighborhood Commercial Corners

The Preferred Scenario and associated district diagrams serve as a guide for future development and the general Placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

# STRATEGIC DIRECTION

## DEVELOPMENT PATTERN

1. **Suburban Living** is the character-defining placetype in this District. It is intended to provide significant areas for single family development that continue McKinney's reputation for high-quality residential neighborhoods. The continuation of Stonebridge Drive and Ridge Road in this District will assist in branding the area as a predominantly residential District. Non-residential development consistent with the Neighborhood Commercial placetype could also be included within the Suburban Living areas at the neighborhood commercial corners to offer small-scale and supporting commercial developments compatible with suburban residential neighborhoods.
2. The **Estate Residential** placetype located in the northeastern portion of the District is intended to form a transition from Suburban Living to lower density residential placetypes in the adjacent Scenic District. The southwest corner of the Northridge District should continue to develop in this manner, as consistent with the existing neighborhoods in this area. Pockets of Estate Residential could also be appropriate within Suburban Living areas, especially around significant natural amenities (i.e. lakes, creeks, areas with major tree stands).
3. The **Mixed-Use Center** located in the southeastern portion of the district is intended to provide a unique destination spot to capture economic opportunities created by the 380 Corridor. This area is intended to be a low-intensity mixed-use area that fosters walkability and a strong sense of place and community through

- the thoughtful integration of the natural and built environment. Residential uses in this area should incorporate a range of housing types that aligns with the character of the surrounding neighborhoods.
4. The **Commercial Center** placetype should be located where indicated by the Diagram, particularly at major intersections: FM 1461 at Custer Road, FM 1461 at Lake Forest Drive, Wilmeth Road at US 380 Corridor, and US 380 (University Drive) at Custer Road. These Commercial Centers are intended to provide retail amenities for residents in this District and neighboring communities.
  5. In addition to appropriate locations within the Suburban Living areas, **Neighborhood Commercial** should primarily be focused around the key intersections indicated on the Diagram and should provide supporting neighborhood services for residents in the District. However, an over-concentration of these uses could create problems with viability and community character over time. As such, some deference should be shown to the market for determining the appropriate amount and specific location of this placetype around these intersections.
  6. Any infill development that occurs within these areas should be consistent and/or compatible with the existing built conditions and/or should demonstrate compatibility with the placetypes and priorities shown in the Land Use Diagram.

## PLACETYPES



214

Situated in Collin County, Texas, in the Joel F Stewart Survey Abst. #638 and being all of Lots 5 thru 13 and part of Mary Ann Lane of the Bar W. Estates Addition, according to the filed plat in Cabinet A, page 47 of the Map and Plat Records, Collin County.

**BEGINNING** at an iron stake in the East line of the said Bar W. Estates same being the Southeast corner of Lot 13. Said stake also bears North 1 deg 10 min 50 sec West a distance of 160.84 ft. from the Southeast corner of the subdivision.

**THENCE** South 89 deg 02 min 40 sec West a distance of 276.62 ft. to a stake in the Southwest corner of Lot 13.

**THENCE** North 0 deg 57 min 20 sec West a distance of 545.45 ft. to a stake in the Northwest corner of Lot 11.

**THENCE** South 89 deg 02 min 40 sec West a distance of 324.48 ft. to a stake in the West line of the said addition. Said stake being in the Southwest corner of Lot 5.

**THENCE** North 0 deg 44 min 00 sec West a distance of 507.50 ft. to a stake in the Northwest corner of the said Addition.

**THENCE** North 89 deg 11 min 00 sec East, 595.02 ft. to a stake at the North east corner of the said Addition.

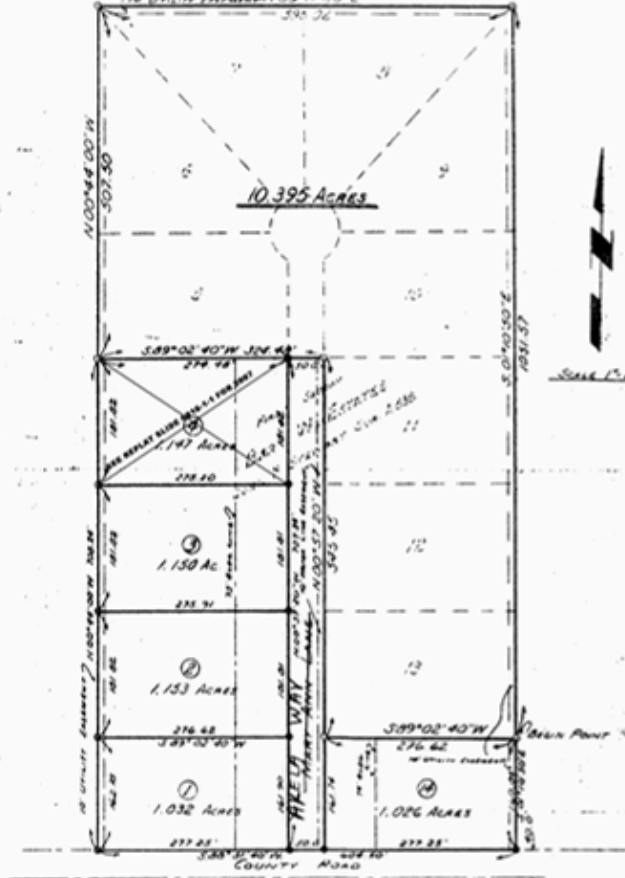
**THENCE** South 01 deg 10 min 50 sec East with the East line of the Addition a distance of 1051.57 ft. to the place of beginning containing 10.395 acres of land.

Field Notes and Plat prepared by  
John V. Cantrell  
Registered Public Surveyor

# RE-PLAT OF FIRST SECTION BARR W ESTATES

JOEL F STEWART SUR. A-838

10.395 ACRES



This is to certify that I have this date drawn the above plat according to the original Bar W. Estate Plat, filed in Cabinet A page 47 of the Collin County Deed Records. The distances shown hereon are in accordance with the filed plat.

Collin County Commissioners Court on September 21, 1981, authorized the re-filing of the Bar W Estate plat to include only Lots 1, 2, 3, 4 and 14 and the portion of the road known as Mary Ann Lane which gives access to these lots.



JOHN V. Cantrell  
Registered Public Surveyor

County Judge

44-16-1221-C-048-B-01



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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.



### 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. **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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

**RES-Real Estate Services, LLC** License No. **9003405** Email **cmckisslick@resmckinney.com** Phone **(972)562-9090**  
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name  
**Charles B. McKisslick** Designated Broker of Firm License No. **0140928** Email **cmckisslick@resmckinney.com** Phone **(972)562-9090**  
**Charles B. McKisslick** Licensed Supervisor of Sales Agent/ Associate License No. **0140928** Email **cmckisslick@resmckinney.com** Phone **(972)562-9090**  
**COREY RICHARD HOMER** Sales Agent/Associate's Name License No. \_\_\_\_\_ Email **chomer@resmckinney.com** Phone **(972)562-9090**

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

### Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1  
RES IABS