FOR SALE

5.4922 ACRES OF COMMERCIAL PROPERTY NORTH SIDE OF UNIVERSITY (HWY 380) AT STONEBRIDGE DR MCKINNEY, TX



5.4922 ACRES LOCATED ON **UNIVERSITY DR** (HWY 380) McKinney, TX

\$16.00 PER SQUARE FT

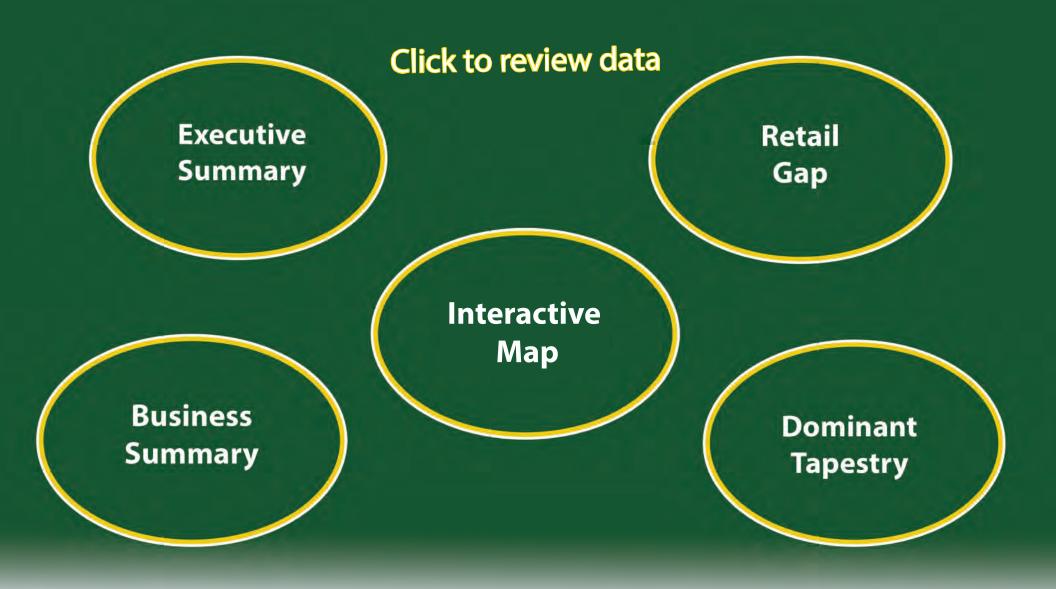
FUTURE STONEBRIDGE DR WILL BORDER ON **WEST SIDE OF PROPERTY**



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PHOTOS OF 5.4922 ACRES



CLICK ON PHOTO TO ENLARGE



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AERIALS OF 5.4922 ACRES

NORTH SIDE OF UNIVERSITY (HWY 380) AT STONEBRIDGE DR MCKINNEY, TX





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SURVEY OF 5.4922 ACRES

CLICK TO SEE DETAILS

PROPERTY DESCRIPTION:

BEGINNING AT A 1/2-MCH IPRON ROO SET AT THE MORTHLAST CORNIER OF SOME PRITCHARDWHITESLEL TRACT, SAID IRON ROO DESTOR ON THE COMMON FLOW OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS EXHIBIT AZ TO SLC MICKINETY PARTHERS, P. A. SR ESCROBED IN INSTRUMENT HAZ TO SLC MICKINETY PARTHERS, P. A. SR ESCROBED IN INSTRUMENT HAZ TO SLC MICKINETY PARTHERS AND ASSESSMENT OF THE STATE OF THE ASSESSMENT AS SAID OFFICIAL PUBLIC RECORDS, AND THAT CERTAIN TRACT OF LAND SCHOOL PROPERTY OF THE ASSESSMENT AS AND THAT OF THE ASSESSMENT AS SCHOOL PROPERTY OF THE ASSESSMENT AS AND THAT OF THE ASSESSMENT AS AND THE ASSESSMENT AS AND THAT OF THE ASSESSMENT AS AND THE ASSESSMENT AS AND THE ASSESSMENT AS AND TH

THENCE SOUTH OF 07 11 WEST. A DISTANCE OF 68.91 FEET ALONG THE COMMON LINE OF SAID PRICTAMON/HISTELL TRACT AND SAID EXHIBIT A-2 TO A 12-80CH IRON ROD FOUND AT THE COMMON CORRISE OF SAID PRITICHARDWHITSELL TRACT, SAID EXHIBIT A-2, AND THAT CERTIAN TRACT OF LAND DESCRIBED IN OEED AS TRACT 2 TO ALONA, LIP, AS RECORDED IN STRUMENT NO. 200912010196290, SAID OFFICIAL PUBLIC RECORDS:

THENCE SOUTH OF 39 OF WEST, A DISTANCE OF 16.59 FEET ALONG THE COMMON LINE OF SAID PRITCHARD/WHITSELL TRACT AND SAID TRACT 2 TO A POINT FROM WHICH A 38-INCH IRON ROD FOUND BEARS SOUTH 72": 17" 32" EAST - 1.64 FEET, SAID POINT BEING THE COMMON CORNER OF SAID PRITCHARD/WHITSELL TRACT, SAID TRACTS, AND FACRES AND TRACTOR.

THERICE SOUTH 65° 02' 28" WEST, A DISTANCE OF 435,04 FEET ALONG THE COMMON LINE OF SAID TRACT ONE AND SAID TRACT 2 TO A 1/2-INCH IRON ROD SET AT THE COMMON SOUTH CORNER OF SAID TRACT ONE AND SAID TRACT 2;

THENCE SOUTH 01° 24' 10° EAST, A DISTANCE OF 462.15 FEET TO A POINT FROM WHICH A 1/2.1NCH IRON ROD FOUND BEARS SOUTH 19° 28' 08" WEST 0.43 OF ONE FOOT, SAID POINT BEING ON TH NORTH LING OF W. UNIVERSITY DRIVE, AND BEING THE SOUTHEAST CORNER O THE HEREIN DESCRIBED

THENCE SOUTH 87° 15' 16' WEST, A DISTANCE OF 229,93 FEET ALONG SAID NORTH LINE TO A 1,2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 66.00 FEET;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 54.11 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 24* 39' 56" WEST - 52.60 FEET TO 12-MCH IRON BOOL FOLIND:

THENCE NORTH 01° 09' 37' WEST, A DISTANCE OF 283,00 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,334.50 FEET;

THERGE ALLOWS SAID COUNCE AN ARC DISTARCE OF 100,71 FEET, HAVING A CHORD BEARING AND DISTARCE OF NORTH 01° 00′ 05° EAST - 100.88 FEET TO 1/2-INCH IRON ROD FOUND;

THENCE NORTH 01° 51' 09" EAST, A DISTANCE OF 55,73 FEET TO A 1/2-INCHIRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING RADIUS OF 700.00 FEET;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 90.29 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 05° 32' 52" EAST - 90.23 FEET TO 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 990.00 FEET,

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 11.22 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 09" 34" 04" EAST - 11.22 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,340.00 FEET;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 311.04 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 16° 32' 31" EAST - 310.34 FEET 1/2-INCH IRON ROD FOUND;

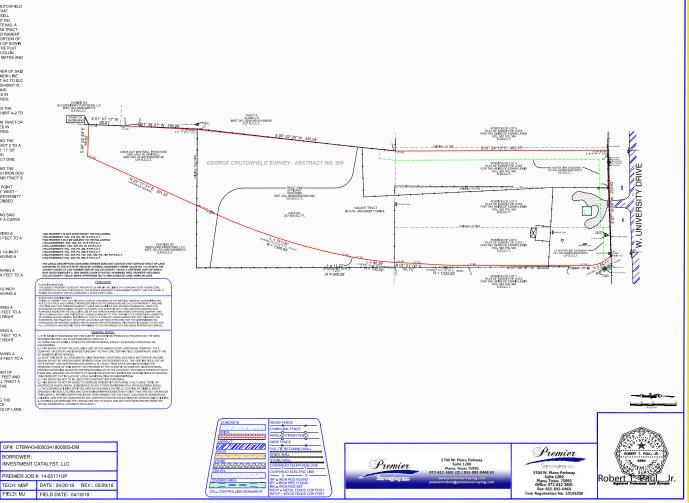
THENCE NORTH 23" 11" 31" EAST, PASSING THE SOUTHWEST COPINER OF AFORESAID PRITCHARDWHITSELL TRACT AT A DISTANCE OF 41.07 FEET AND CONTINUING ALCONG THE WEST THE OF SAID PRITCHARDWHITSELL TRACT A TOTAL DISTANCE OF 301 33 FEET TO A 1/2-INCH IRON ROO SET AT THE MORTHWEST CONTINER OF SAID PRITCHARDWHITSELL TRACT;

THENCE SOUTH 88° 52' 49' EAST, A DISTANCE OF 68.82 FEET ALONG THE NORTH LINE OF SAID PRITCHARD/WHITSELL TRACT TO THE POINT OF

TITLE SURVEY

8074 W. UNIVERSITY DRIVE CITY OF MCKINNEY

COLLIN COUNTY, TEXAS





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MAP OF AREA





BROWN & GRIFFIN

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THERE ARE PLANS TO EXPAND STONEBRIDGE DR. IT WILL RUN WEST OF THIS PROPERTY LINE.





PLANS FOR HWY 380 BYPASS



PLANS FOR HWY 380 BYPASS HAVE NOT YET BEEN FINALIZED. HERE ARE THE LATEST MAPS SHOWING TWO POSSIBLE ROUTES.

CLICK MAPS TO READ MORE INFO.





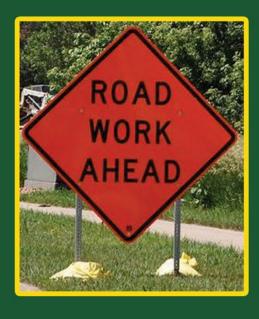
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NEWS ARTICLES

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PGA Coming Soon

Custer Rd (2478) Will be Widened New Development on US 380 in McKinney



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyer, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- * A BROKER is responsible for all brokerage activies, 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 MINIMIM DUTIES REQUIRED BY LAW (A cl

- * Put the interest of the client above all others, including the broker's own interests;
- * Inform the client of any material information about the property or tranaction 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 THE 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 proerty 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 know by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR THE 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 and underlined prnt, set forth the broker's obligations as an intermediary. A broker who acts as a intermediary"

- * Must treat all parties to the tranaction impartially and fairly;
- * May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner or 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 coincidental 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 interest of the owner first.

TO A OID DISPUTE 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 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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