

# Commercial/ Retail

# 8.05 Acres

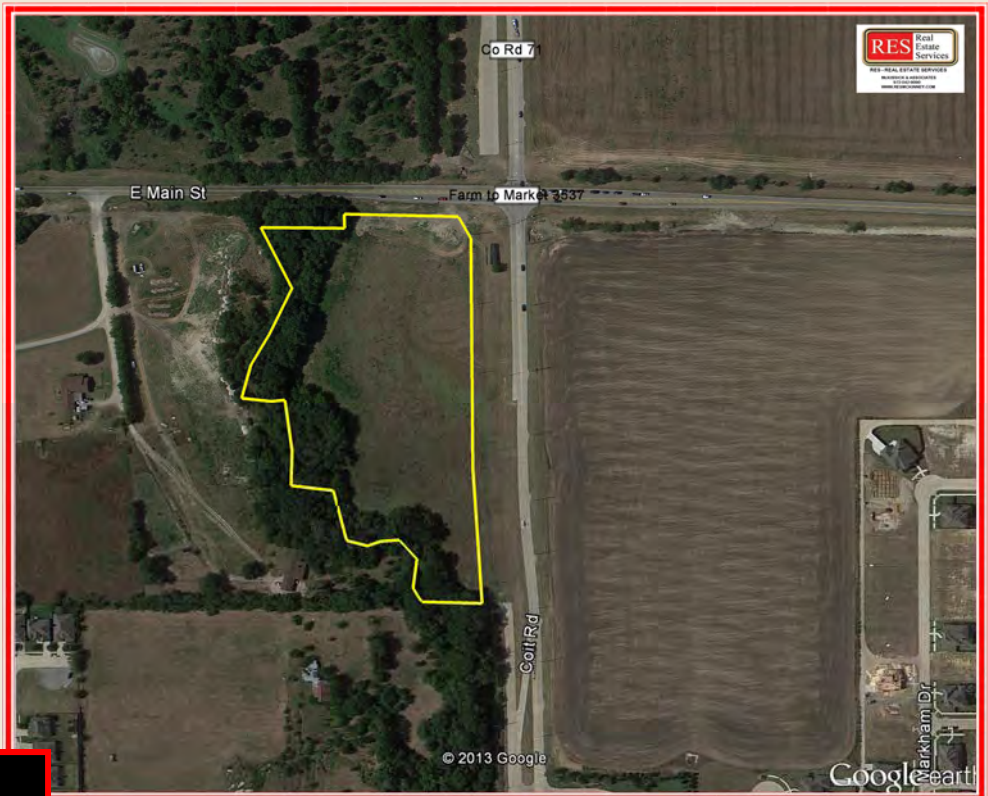
Main Street and Coit Road, Frisco TX 75034



RES - REAL ESTATE SERVICES  
McKISSICK & ASSOCIATES  
972-562-9090  
WWW.RESMCKINNEY.COM

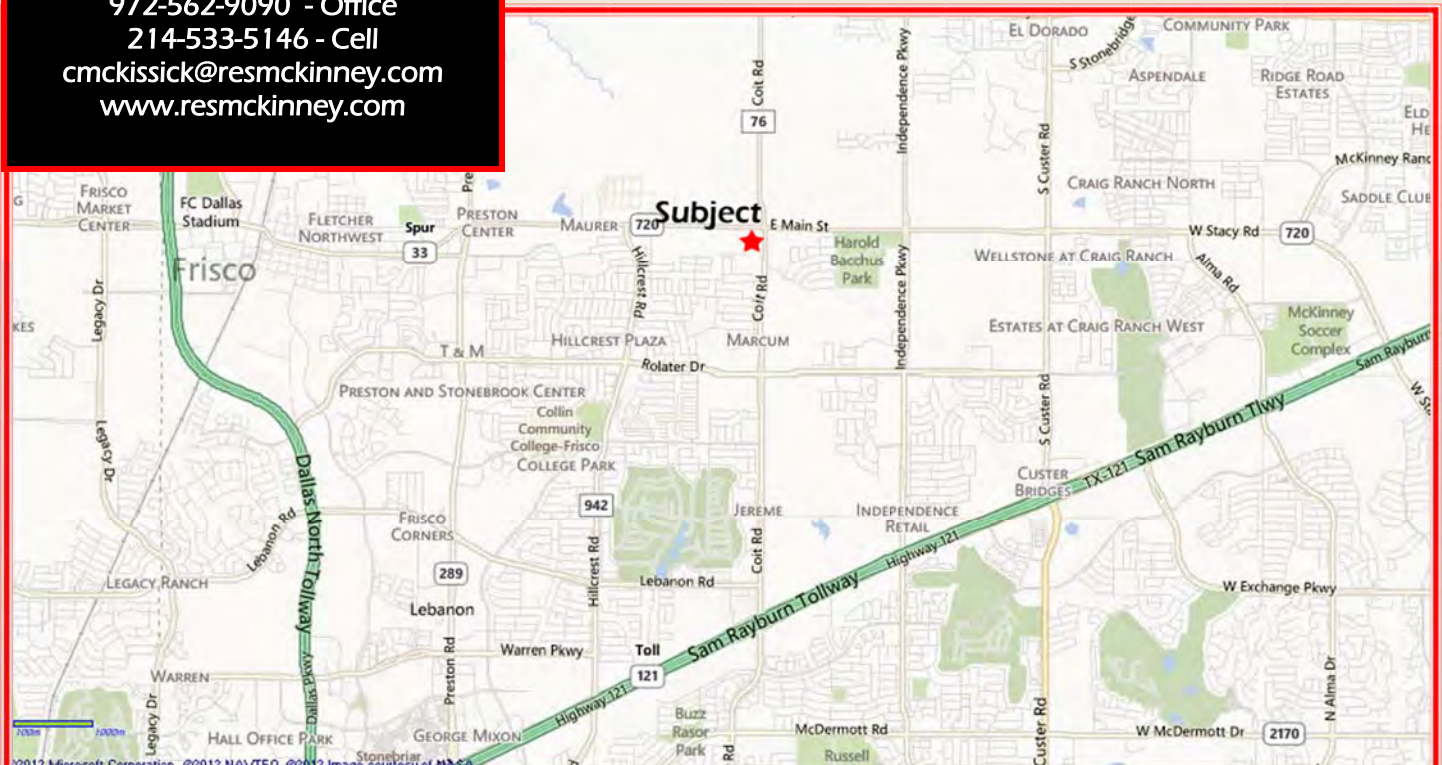
## \$3,000,000

- ♦ Retail  
(per Frisco F.L.U.P)
- ♦ Permitted Uses:
  - Gas
  - Beer/Wine
  - Restaurant
  - Retail
- ♦ Est. Net Developable  
Area  
5.2 Ac.



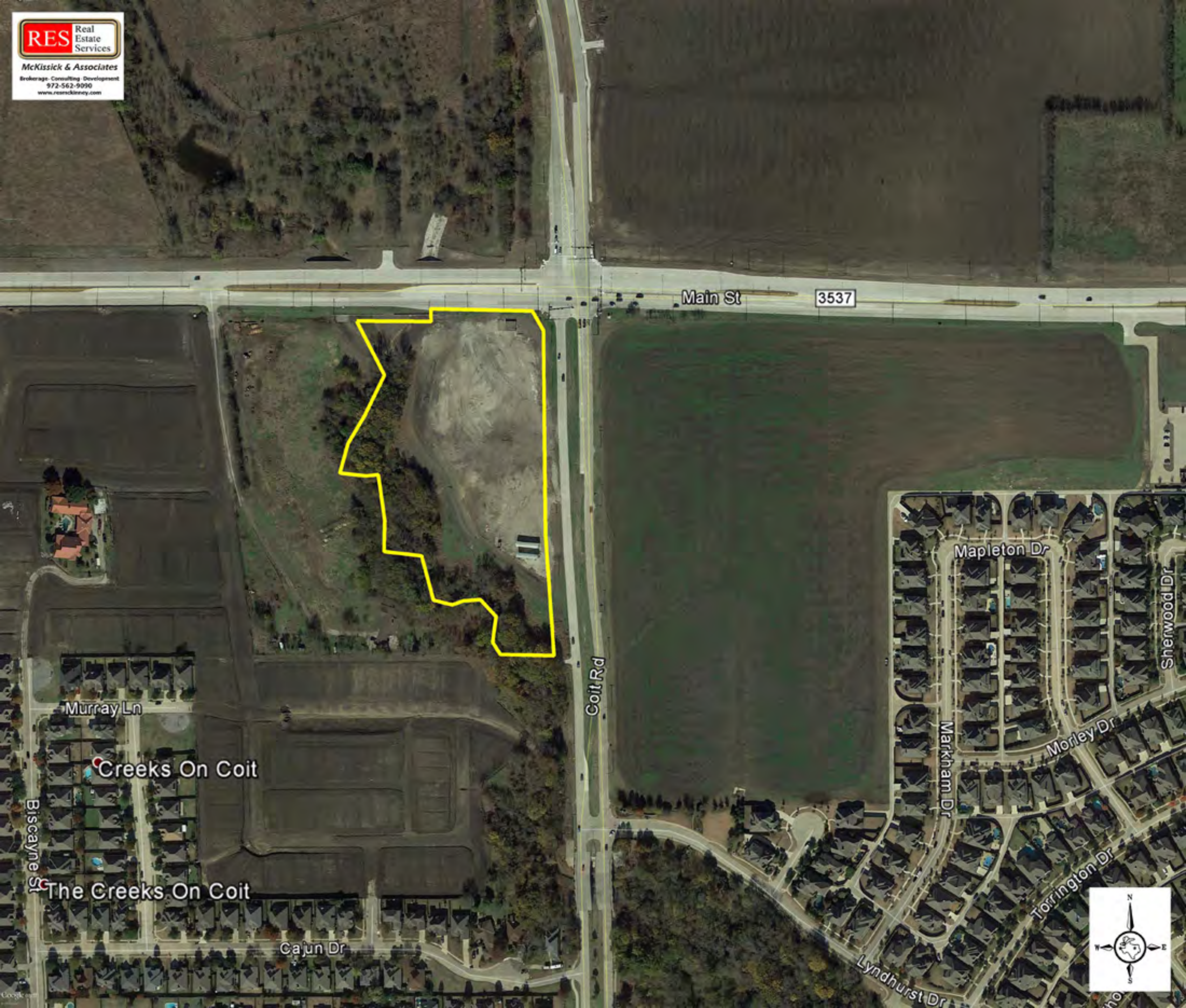
### CONTACT:

Charles B. McKissick  
972-562-9090 - Office  
214-533-5146 - Cell  
cmckissick@resmckinney.com  
www.resmckinney.com



LAND~COMMERCIAL~INVESTMENT PROPERTIES~FARMS & RANCHES

Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES- Real Estate Services.  
Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.



Main St

3537

Coit Rd

Murray Ln

Biscayne St

Creeks On Coit

The Creeks On Coit

Cajun Dr

Mapleton Dr

Markham Dr

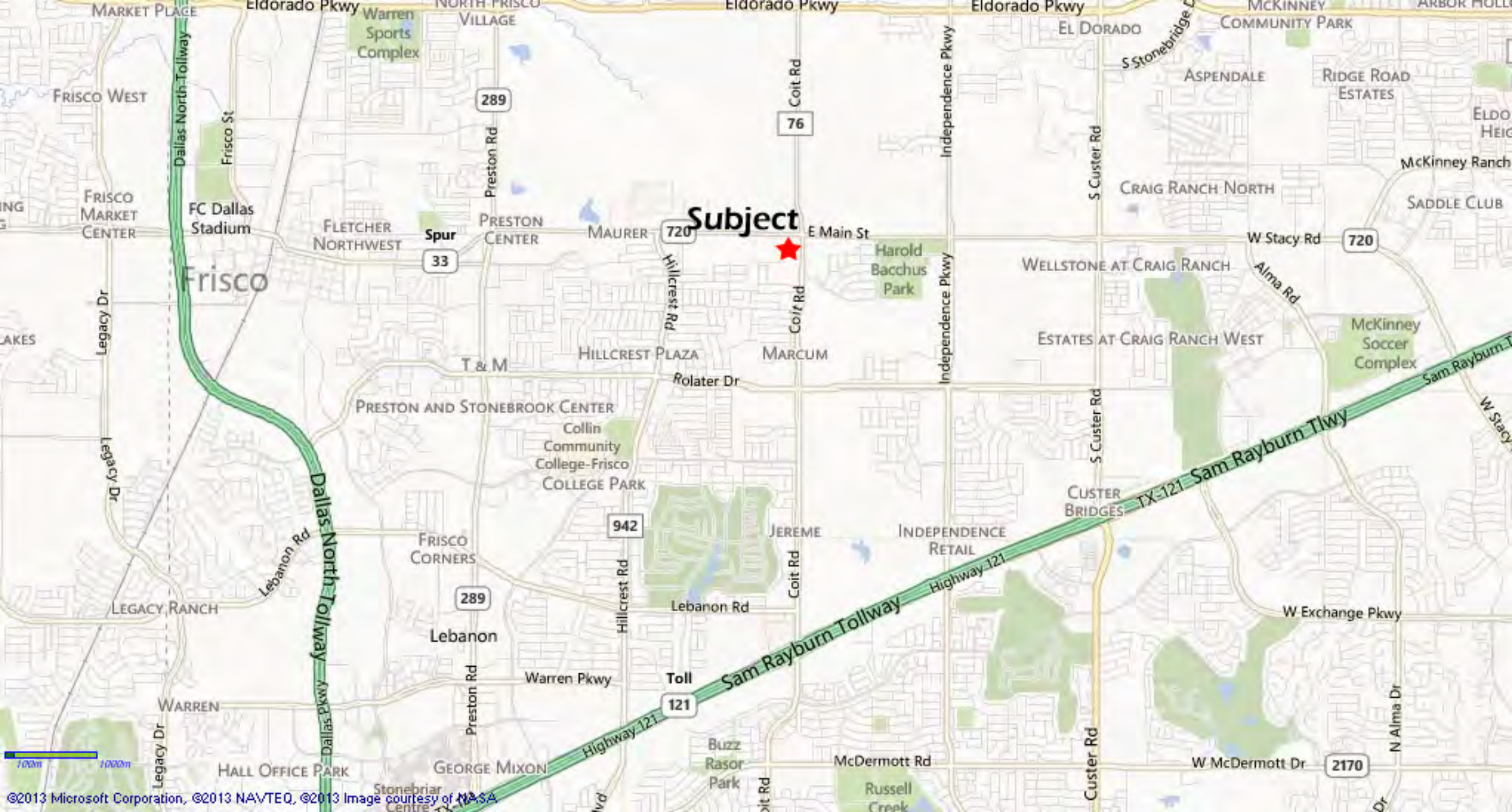
Morley Dr

Torrington Dr

Lyndhurst Dr

Sherwood Dr



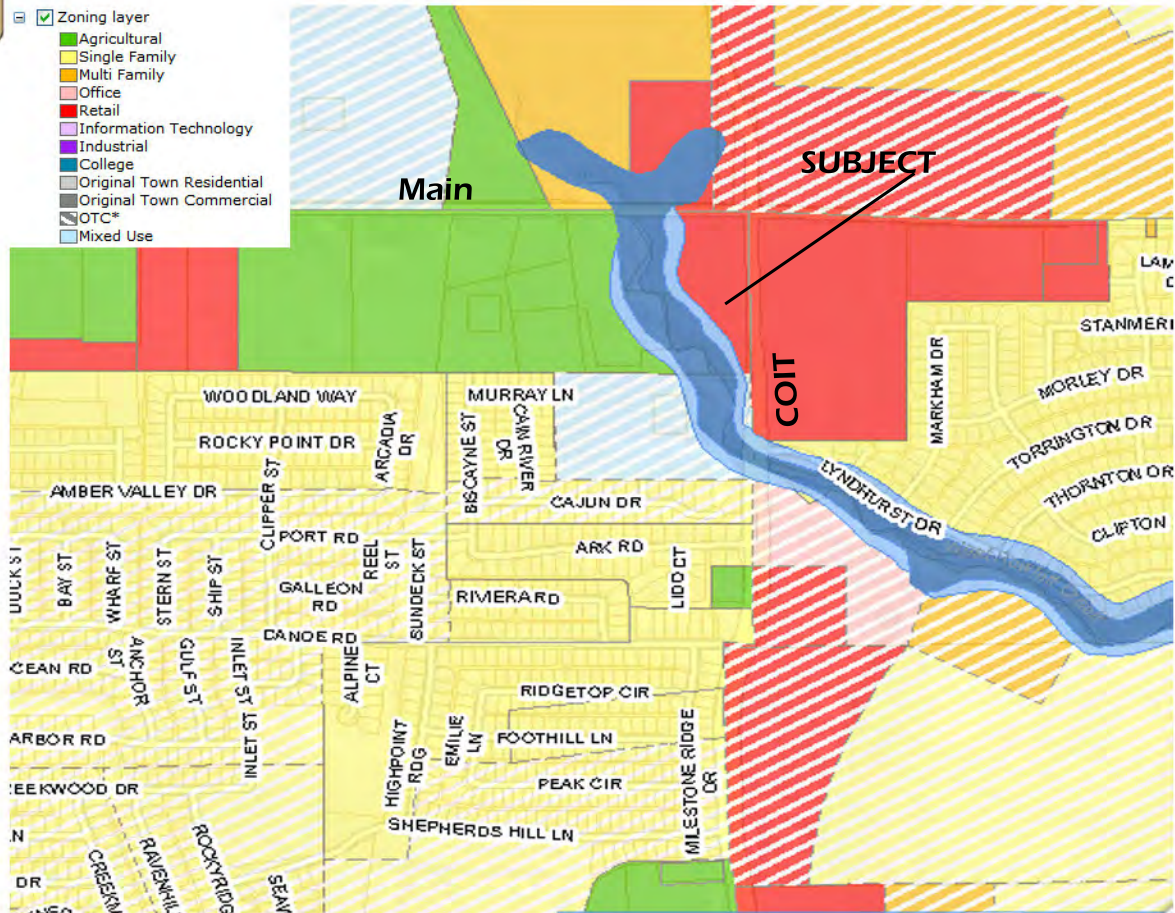




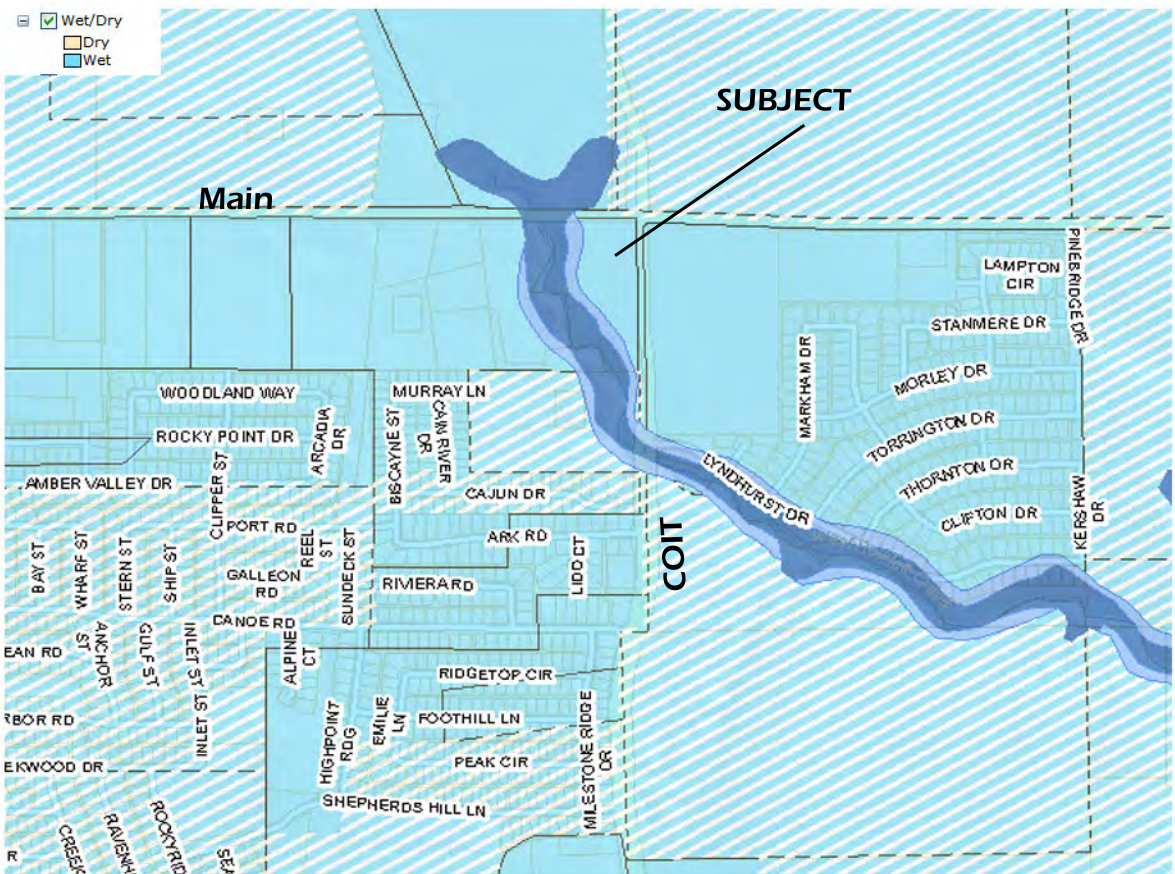
RES - REAL ESTATE SERVICES  
MCKESSICK & ASSOCIATES  
772.562.9090

- ☒ Zoning layer
- ☐ Agricultural
- ☐ Single Family
- ☐ Multi Family
- ☐ Office
- ☐ Retail
- ☐ Information Technology
- ☐ Industrial
- ☐ College
- ☐ Original Town Residential
- ☐ Original Town Commercial
- ☐ OTC\*
- ☐ Mixed Use

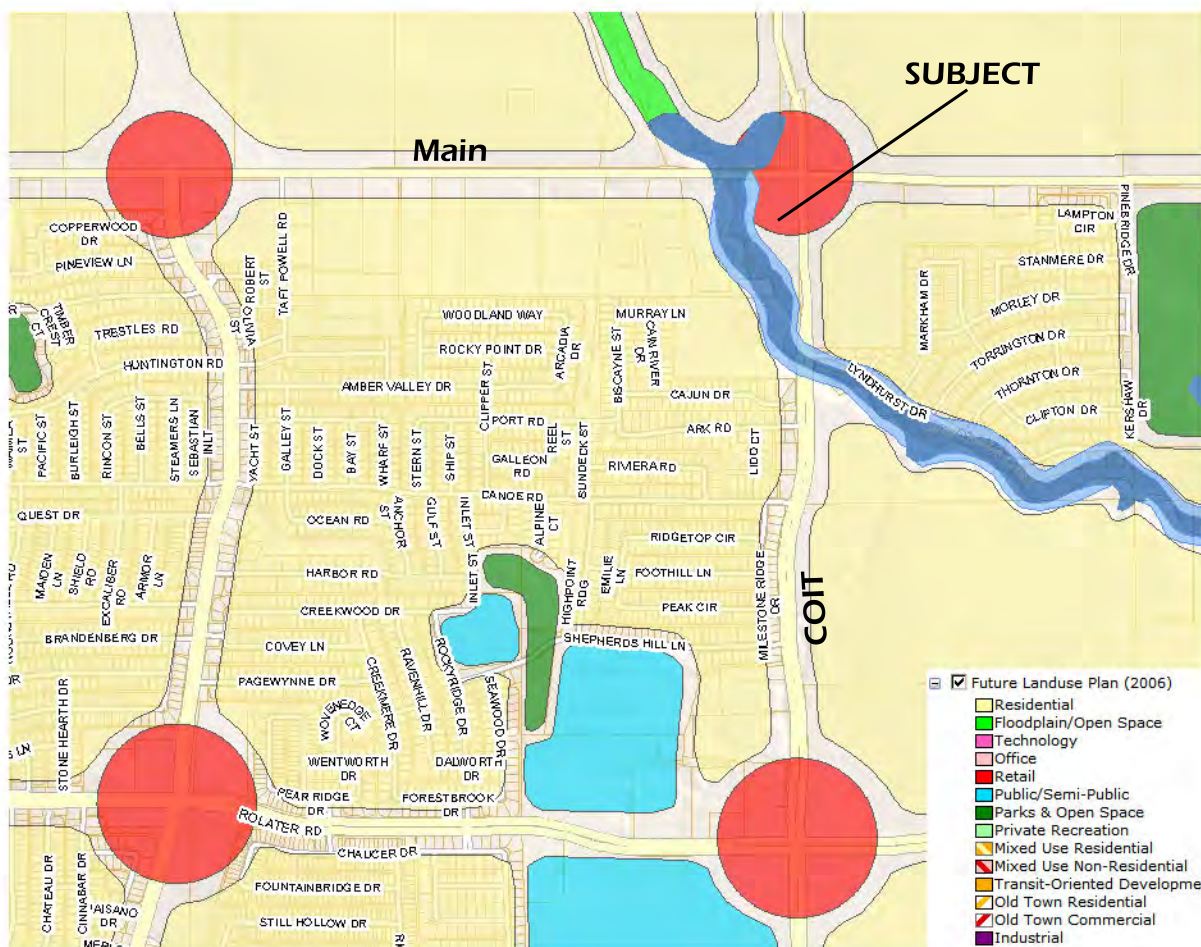
## Retail



Zoning



Wet/Dry  
Beer/Wine Sales





**DEVELOPMENT SERVICES**

**CITY OF FRISCO**

GEORGE A. PUREFOY MUNICIPAL CENTER  
6101 FRISCO SQUARE BLVD - 3RD FLOOR  
FRISCO, TEXAS 75034  
TEL 972.292.5300 - FAX 972.292.5388  
WWW.FRISCOTEXAS.GOV

December 16, 2015

Charles McKissick  
1515 Heritage Drive, Suite 209  
McKinney, Texas 75069  
[cmckissick@resmckinney.com](mailto:cmckissick@resmckinney.com)

RE: Zoning Verification  
**SWC Coit Rd & Main St, Frisco, Texas 75035**

Dear Mr. McKissick:

This letter will confirm, based upon available data that the above-described property, located in the City of Frisco, Collin County, Texas, is zoned as **Retail**. Please refer to **Zoning Ordinance 11-04-09** at the following link.

Current Zoning Ordinance 11-04-09  
<http://www.friscotexas.gov/departments/planningDevelopment/planning/Pages/ZoningOrdinance.aspx>

To further fulfill your request for information, please refer to the attached City of Frisco's Zoning Map of the requested area (shows zoning of adjacent properties as well). I have also attached a copy of the Zoning Map.

Any error in the preparation of this notice shall not authorize or justify violations of the Comprehensive Zoning Ordinance. The public bears ultimate responsibility for complying with all the codes and ordinances of the City of Frisco. It is recommended that you obtain a copy of the Comprehensive Zoning Ordinance so you may review it to determine if there are any conditions or other limitations that may be of interest.

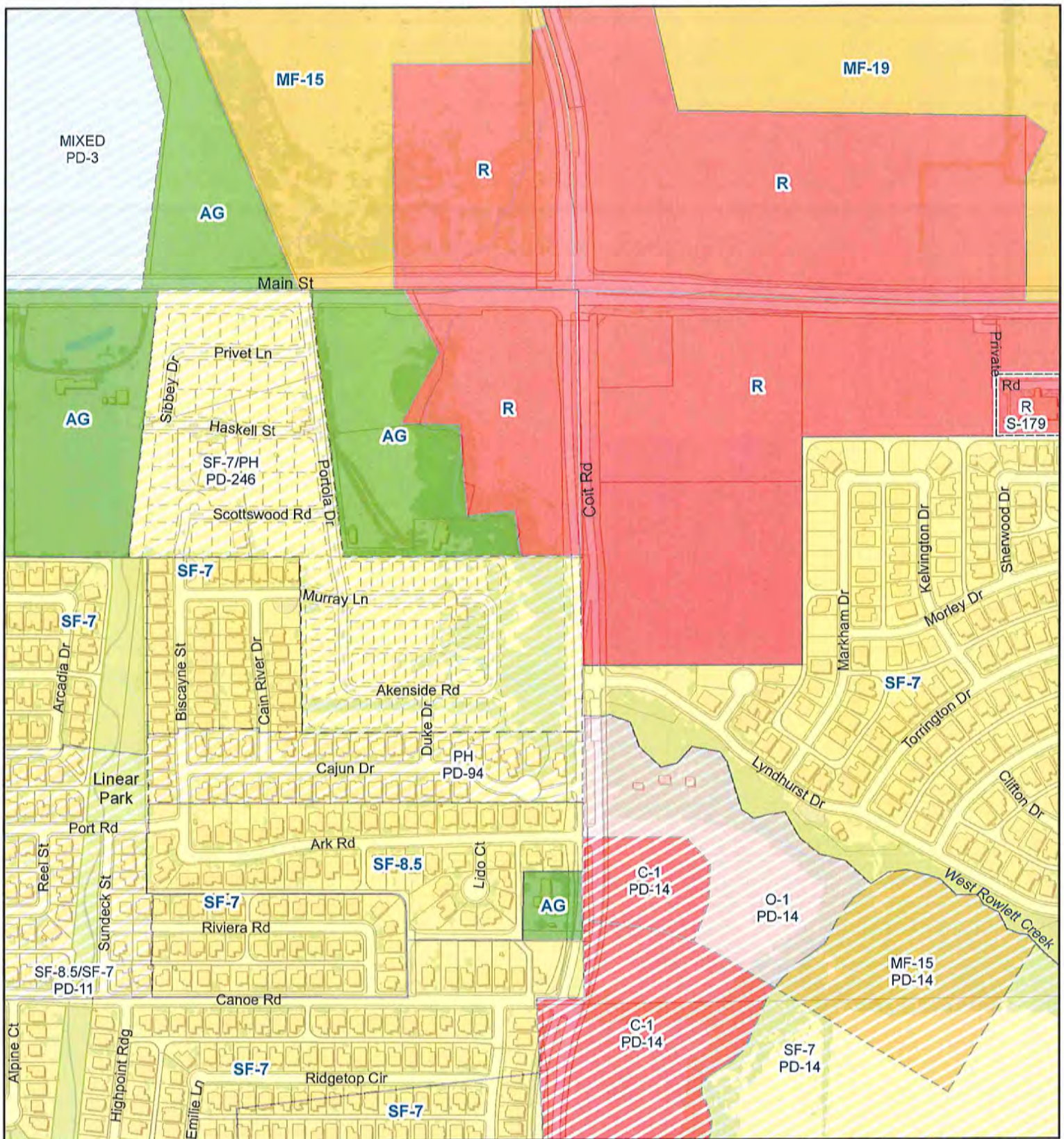
If you have any questions or require further information concerning this matter, please contact me at 972-292-5347.

Sincerely,

*Heather Farek*

Heather Farek  
Planning Technician

CC: attachments

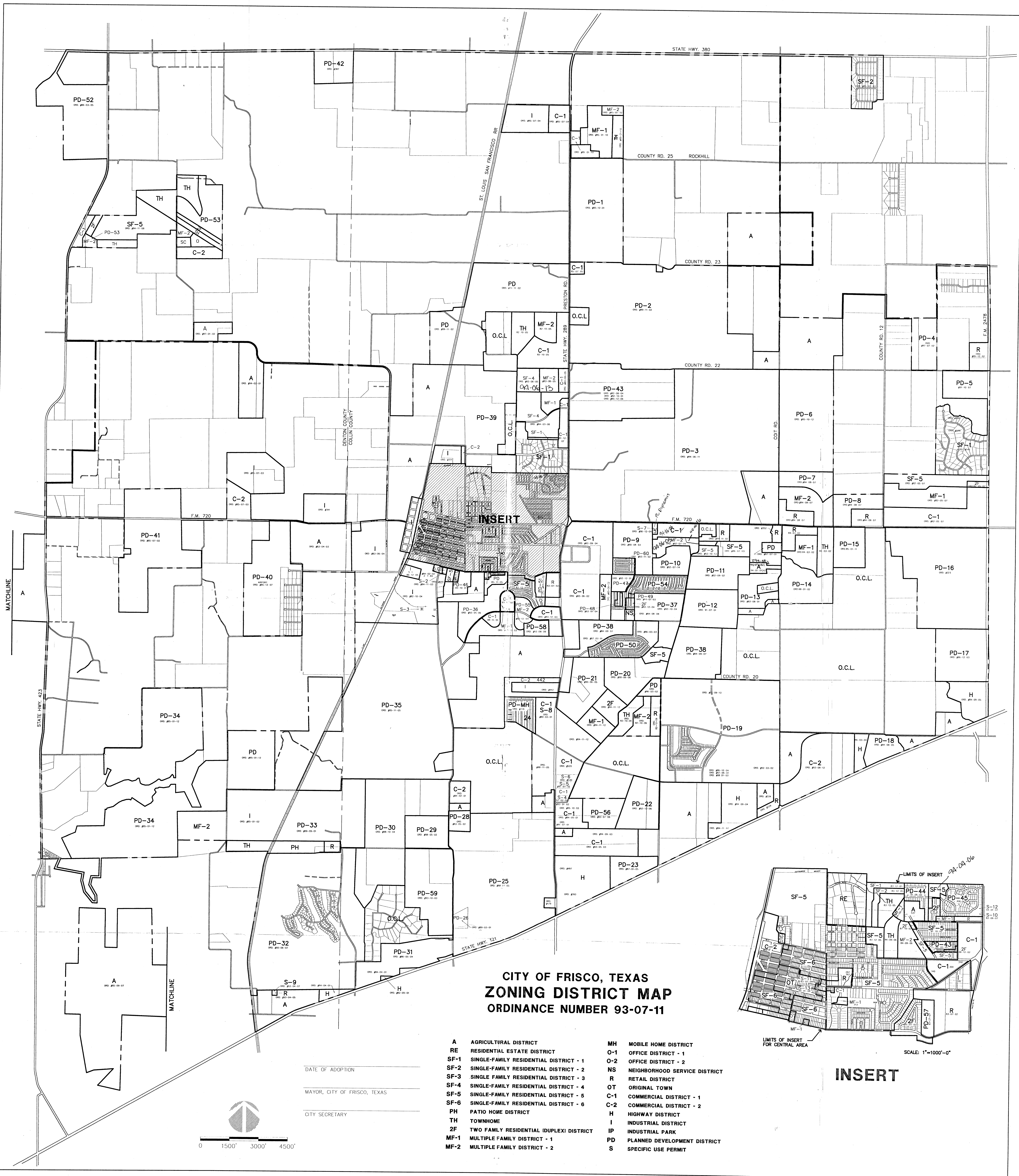


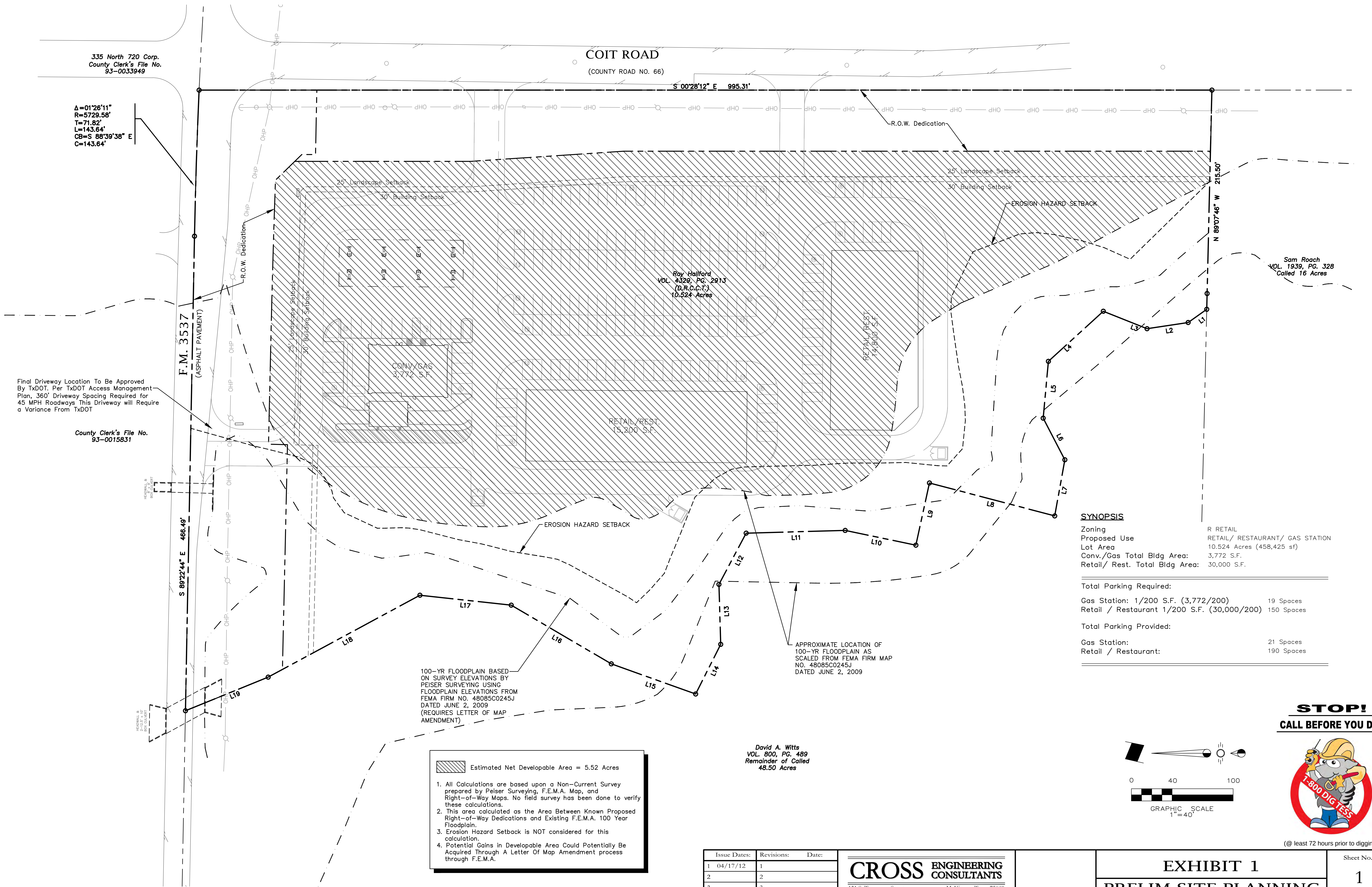
## SWC Coit Rd & Main St



Created on: 12/15/2015

**DISCLAIMER.** The City of Frisco has prepared this map or information for internal use only. It is made available under the Public Information Act. Any reliance on this map or information is AT YOUR OWN RISK. Frisco assumes no liability for any errors, omissions, or inaccuracies in the map or information regardless of the cause of such or for any decision made, action taken, or action not taken in reliance upon any maps or information provided herein. Frisco makes no warranty, representation, or guarantee of any kind regarding any maps or information provided herein or the sources of such maps or information and DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESSED AND IMPLIED, including the implied warranties of merchantability and fitness for a particular purpose.

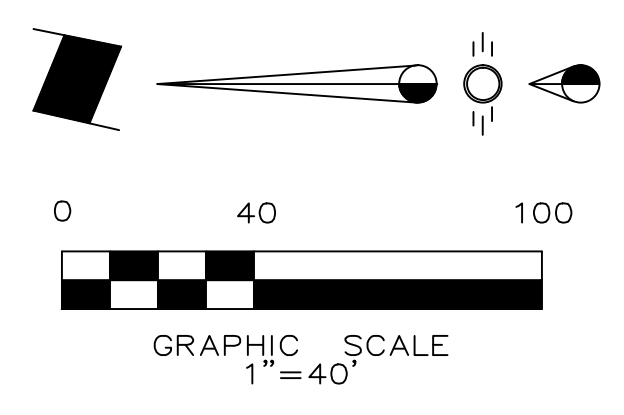




| SYNOPSIS                                    |                                 |
|---------------------------------------------|---------------------------------|
| Zoning                                      | R RETAIL                        |
| Proposed Use                                | RETAIL/ RESTAURANT/ GAS STATION |
| Lot Area                                    | 10.524 Acres (458,425 sf)       |
| Conv./Gas Total Bldg Area:                  | 3,772 S.F.                      |
| Retail/ Rest. Total Bldg Area:              | 30,000 S.F.                     |
| Total Parking Required:                     |                                 |
| Gas Station: 1/200 S.F. (3,772/200)         | 19 Spaces                       |
| Retail / Restaurant 1/200 S.F. (30,000/200) | 150 Spaces                      |
| Total Parking Provided:                     |                                 |
| Gas Station:                                | 21 Spaces                       |
| Retail / Restaurant:                        | 190 Spaces                      |

- Estimated Net Developable Area = 5.52 Acres
1. All Calculations are based upon a Non-Current Survey prepared by Peiser Surveying, F.E.M.A. Map, and Right-of-Way Maps. No field survey has been done to verify these calculations.
  2. This area calculated as the Area Between Known Proposed Right-of-Way Dedications and Existing F.E.M.A. 100 Year Floodplain.
  3. Erosion Hazard Setback is NOT considered for this calculation.
  4. Potential Gains in Developable Area Could Potentially Be Acquired Through A Letter Of Map Amendment process through F.E.M.A.

David A. Witts  
VOL. 800, PG. 489  
Remainder of Called  
48.50 Acres



**STOP!**  
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

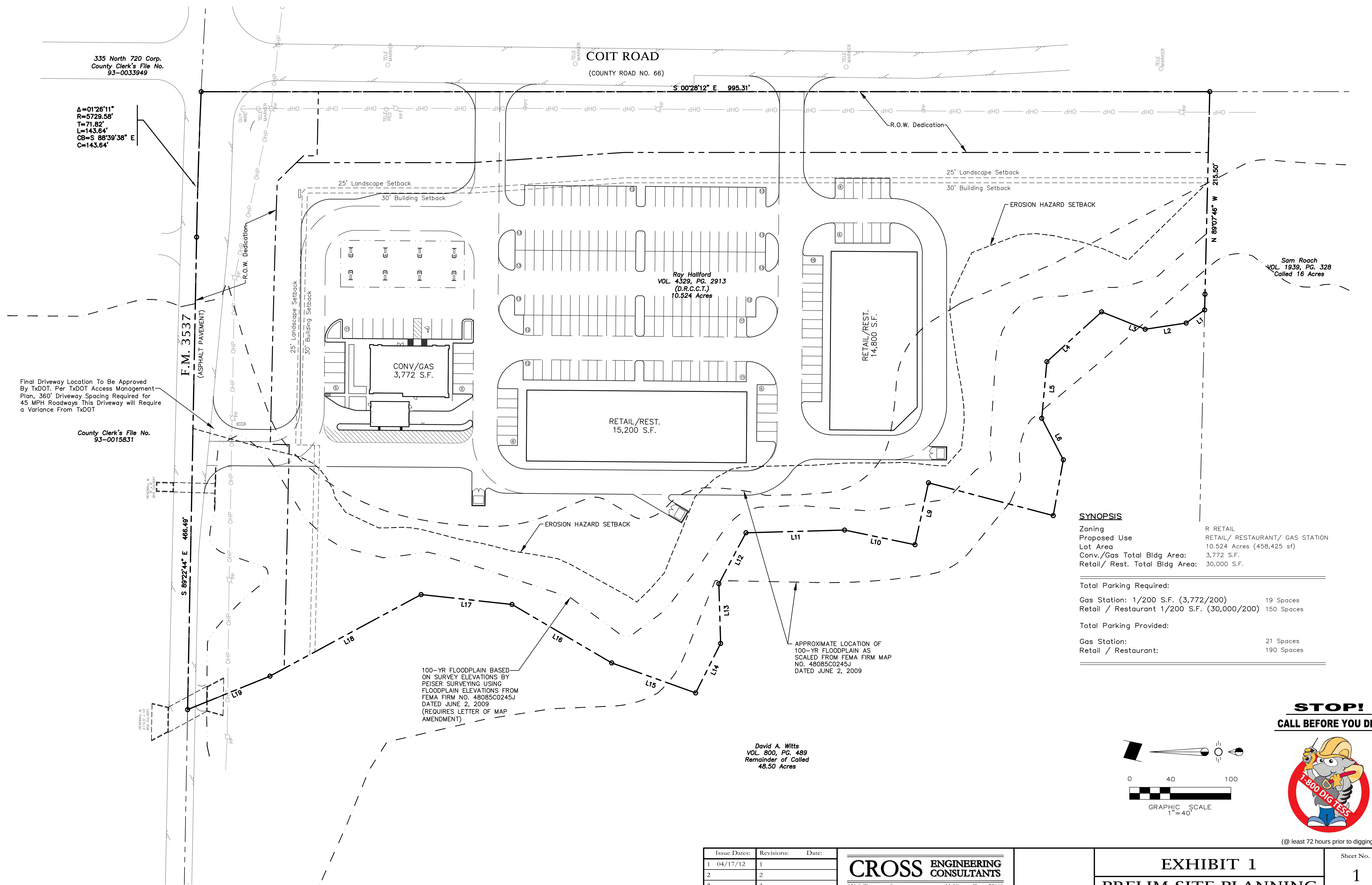
| Issue Dates: | Revisions: | Date: |
|--------------|------------|-------|
| 1 04/17/12   | 1          |       |
| 2            | 2          |       |
| 3            | 3          |       |
| 4            | 4          |       |
| 5            | 5          |       |
| 6            | 6          |       |

|                                      |             |                            |
|--------------------------------------|-------------|----------------------------|
| <b>CROSS ENGINEERING CONSULTANTS</b> |             |                            |
| 131 S. Tennessee Street              | •           | McKinney, Texas 75069      |
| 972.562.4409                         | •           | Texas P.E. Firm No. F-5935 |
| Drawn By:                            | Checked By: | Scale:                     |
| C.E.C.I.                             | J.D.C.      | 1" = 40'                   |

**EXHIBIT 1**  
**PRELIM SITE PLANNING**  
HALLFORD TRACT  
CITY OF FRISCO, TEXAS

Sheet No.  
**1**  
Project No.  
12049

HALLFORD TRACT



335 North 720 Corp.  
County Clerk's File No.  
93-0033949

Δ=01°26'11"  
R=5729.58'  
T=71.82'  
L=143.64'  
CB=S 88°39'38" E  
C=143.64'

Final Driveway Location To Be Approved  
By TxDOT. Per TxDOT Access Management  
Plan, 360' Driveway Spacing Required for  
45 MPH Roadways. This Driveway will Require  
a Variance From TxDOT

County Clerk's File No.  
93-0015831

S 89°22'44" E 486.49'

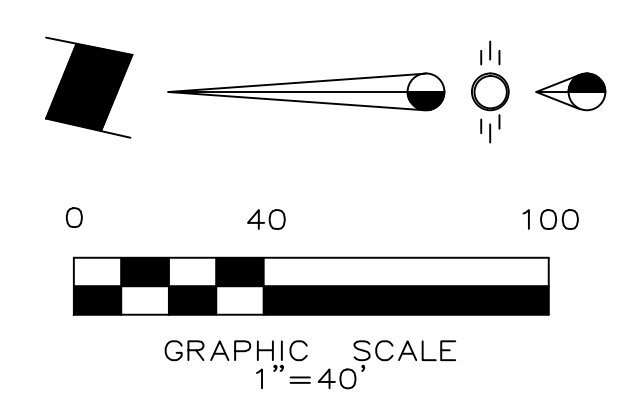
HEADWALL &  
BOX CULVERT

100-YR FLOODPLAIN BASED  
ON SURVEY ELEVATIONS BY  
PEISER SURVEYING USING  
FLOODPLAIN ELEVATIONS FROM  
FEMA FIRM NO. 48085C0245J  
DATED JUNE 2, 2009  
(REQUIRES LETTER OF MAP  
AMENDMENT)

David A. Witts  
VOL. 800, PG. 489  
Remainder of Called  
48.50 Acres

APPROXIMATE LOCATION OF  
100-YR FLOODPLAIN AS  
SCALED FROM FEMA FIRM MAP  
NO. 48085C0245J  
DATED JUNE 2, 2009

| SYNOPSIS                                    |                                 |
|---------------------------------------------|---------------------------------|
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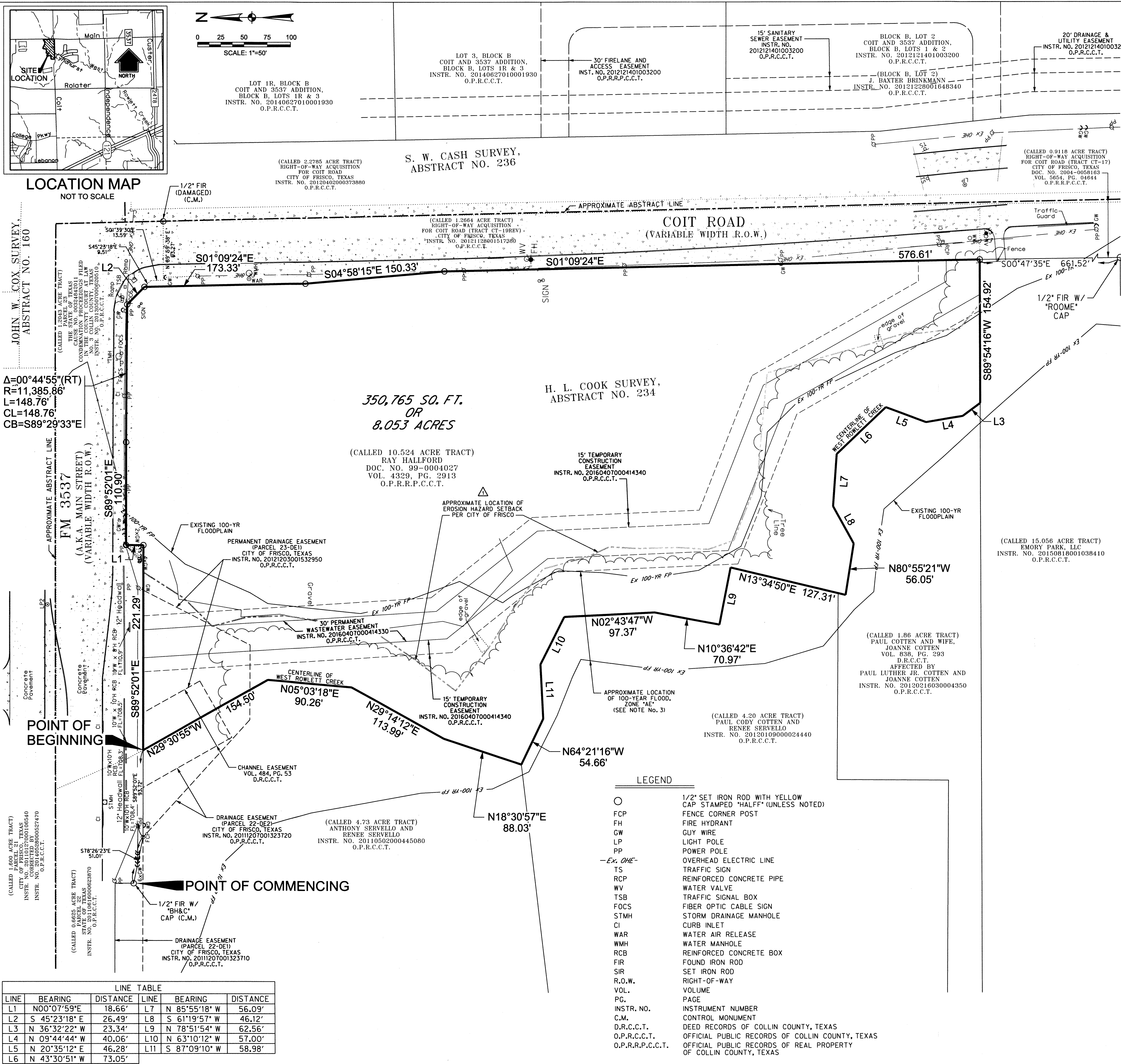


**STOP!**  
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

|              |          |            |  |       |  |                                                                                                                                                                                                                                                                                 |                                                                                                                 |  |  |  |                                                                           |  |
|--------------|----------|------------|--|-------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--|--|--|---------------------------------------------------------------------------|--|
| Issue Dates: |          | Revisions: |  | Date: |  | <div>CROSS ENGINEERING CONSULTANTS</div> <div>131 S. Tennessee Street • McKinney, Texas 75069<br/>972.562.4409 • Texas P.E. Firm No. F-5935</div> <div><div>Drawn By:</div><div>C.E.C.I.</div><div>Checked By:</div><div>J.D.C.</div><div>Scale:</div><div>1" = 40'</div></div> | <div>EXHIBIT 1</div> <div>PRELIM SITE PLANNING</div> <div>HALLFORD TRACT</div> <div>CITY OF FRISCO, TEXAS</div> |  |  |  | <div>Sheet No.</div> <div>1</div> <div>Project No.</div> <div>12049</div> |  |
| 1            | 04/17/12 | 1          |  |       |  |                                                                                                                                                                                                                                                                                 |                                                                                                                 |  |  |  |                                                                           |  |
| 2            |          | 2          |  |       |  |                                                                                                                                                                                                                                                                                 |                                                                                                                 |  |  |  |                                                                           |  |
| 3            |          | 3          |  |       |  |                                                                                                                                                                                                                                                                                 |                                                                                                                 |  |  |  |                                                                           |  |
| 4            |          | 4          |  |       |  |                                                                                                                                                                                                                                                                                 |                                                                                                                 |  |  |  |                                                                           |  |
| 5            |          | 5          |  |       |  |                                                                                                                                                                                                                                                                                 |                                                                                                                 |  |  |  |                                                                           |  |
| 6            |          | 6          |  |       |  |                                                                                                                                                                                                                                                                                 |                                                                                                                 |  |  |  |                                                                           |  |



|                    |                |
|--------------------|----------------|
| Project No.:       | 30871          |
| Issued:            | 04 / 14 / 2016 |
| Drawn By:          | GG             |
| Checked By:        | HWB            |
| Scale:             | 1"=50'         |
| Sheet Title        |                |
| BOUNDARY<br>SURVEY |                |
| 1 of 1             |                |
| Sheet Number       |                |



## 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.

**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:
  - 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.

|                                                                                |                      |                |                |
|--------------------------------------------------------------------------------|----------------------|----------------|----------------|
| _____<br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Designated Broker of Firm                                             | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Licensed Supervisor of Sales Agent/<br>Associate                      | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Sales Agent/Associate's Name                                          | _____<br>License No. | _____<br>Email | _____<br>Phone |

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

\_\_\_\_\_  
Date