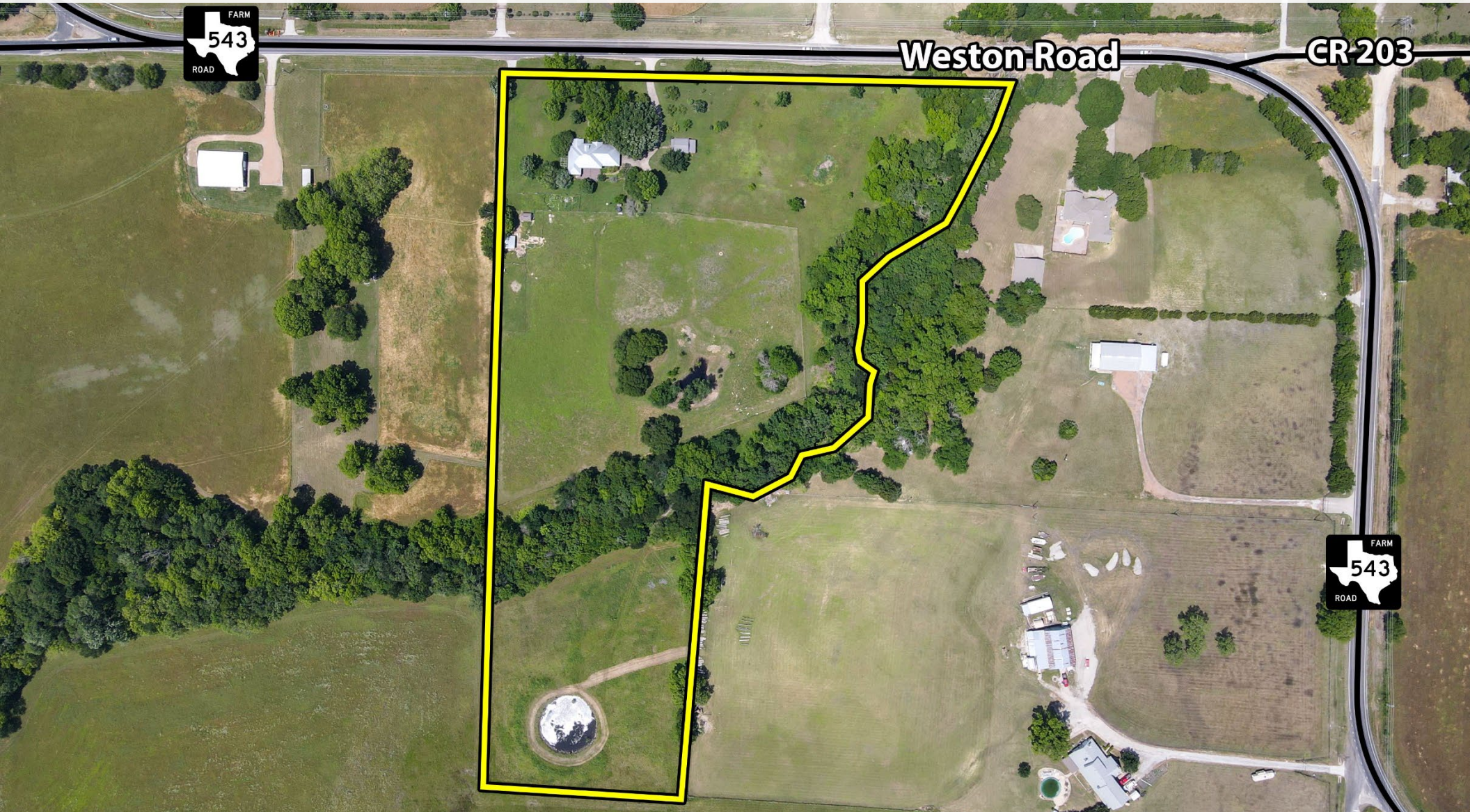


# LAND FOR SALE

# \$6.50 SF 12.96 Acres


## 6159 FM 543

## McKinney, Texas 75071



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# 12.96 ACRES FOR SALE

Land  
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# 12.96 ACRES FOR SALE

Land  
6159 FM 543  
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Melissa

McKinney




Future Hardin Blvd

CR-203

Weston Road

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## PROPERTY DETAILS

- |  |  |
|--|--|
| <ul style="list-style-type: none"><li>• <b>Price:</b> \$6.50 SF</li><li>• <b>Property Type:</b> Land</li><li>• <b>Available AC:</b> 12.96 Acres</li><li>• <b>Address:</b> 6159 FM 543 McKinney, TX 75071</li><li>• <b>City:</b> McKinney</li><li>• <b>County:</b> Collin</li><li>• <b>Cross Street:</b> Trinity Falls Pkwy &amp; Weston Road</li></ul> | <ul style="list-style-type: none"><li>• <b>Cross Street:</b> Trinity Falls Pkwy &amp; Weston Road (FM 543)</li><li>• <b>Zoning:</b> McKinney ETJ</li><li>• <b>Improvements:</b> 1,990 SF House, Workshop w/Electric</li><li>• <b>Utilities:</b> Grayson Collin Electric Coop &amp; Collin Water Supply Corp. Septic System</li></ul> |
|--|--|


## PROPERTY INFORMATION

Discover 12.96 acres of prime land at 6159 FM 543, McKinney, TX 75071. This versatile property offers exceptional development potential for residential, commercial, or mixed-use projects. Situated on a major thoroughfare, it boasts excellent visibility, accessibility, and proximity to essential utilities. McKinney's rapid growth and strategic infrastructure improvements enhance the property's value, making it an ideal investment.

\*The information contained herein was obtained from sources deemed reliable; however, Appian Commercial Realty makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice



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## City of McKinney Future Land Use Plan

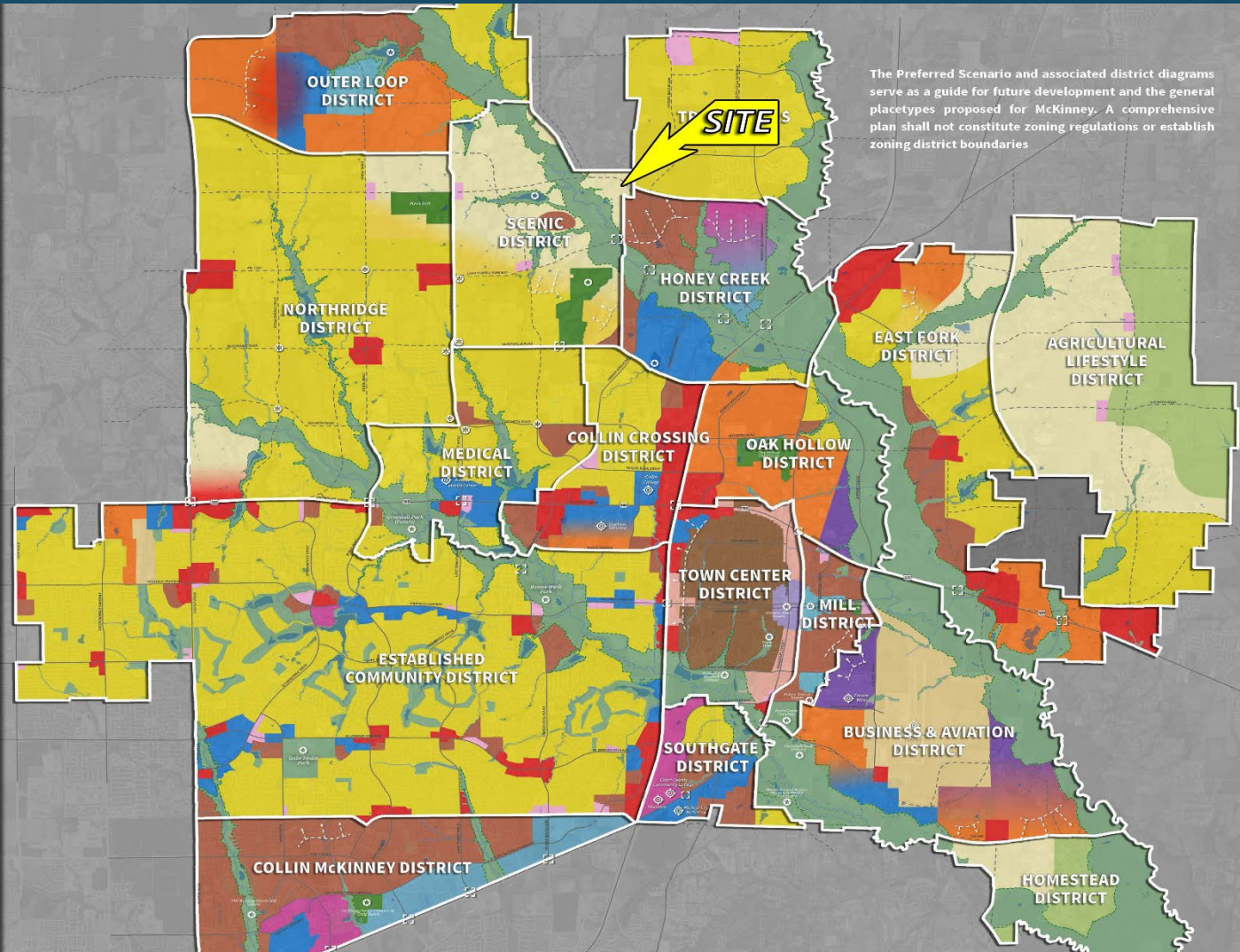
### LAND USE DIAGRAM

#### LEGEND Placetypes

- Aviation
- Commercial Center
- Employment Mix
- Entertainment Center
- Estate Residential
- Historic Town Center - Downtown
- Historic Town Center - Mix
- Historic Town Center - Residential
- Manufacturing & Warehousing
- Mixed Use Center
- Neighborhood Commercial
- Professional Campus
- Rural Residential
- Suburban Living
- Transit-Ready Development
- Urban Living

#### Other Features

- Floodplain / Amenity Zone
- District Boundary



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.



# 12.96 ACRES FOR SALE

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McKinney, TX 75071

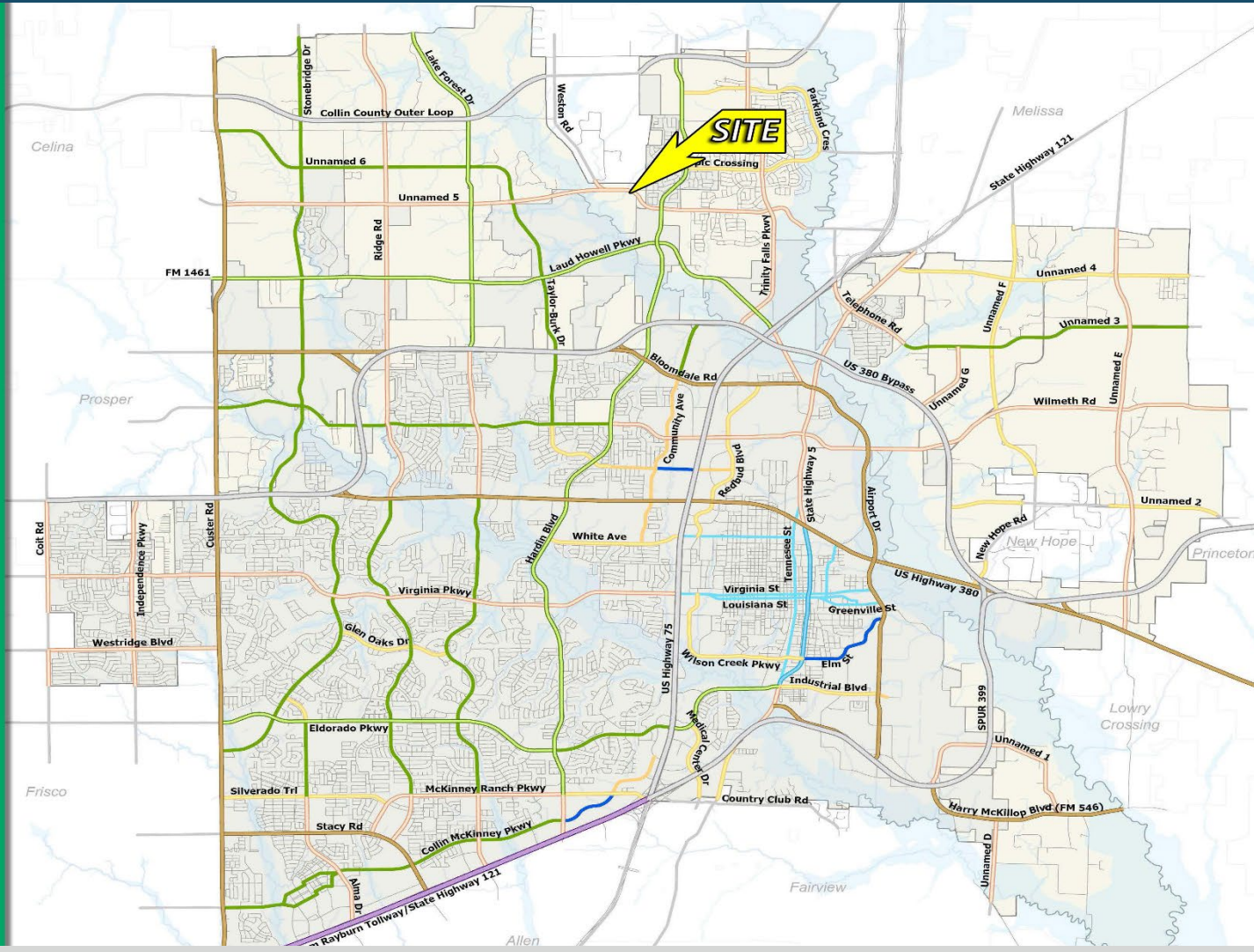
## City of McKinney Master Thoroughfare Plan

### 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.



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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.

**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.

### Appian Commercial Realty

Licensed Broker / Broker Firm Name or Primary Assumed  
Business Name

579746

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Email

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Phone

### Ray Eckenrode

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Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date