



**NEC LOOP 288 & MCKINNEY** | NEC LOOP 288 & MCKINNEY ST, DENTON, TX 76209

**Features**

Hard corner signalized pad site available along Loop 288 and McKinney Street. Could be divided into two pads to maximize the value for a developer. Near Billy Ryan High School with over 2,000 students and surrounded by several multifamily developments.

**FOR LEASE & SALE**

**AVAILABLE ACRES:** 2.157  
**TOTAL ACRES:** 2.157  
**CONTACT FOR MORE INFORMATION**

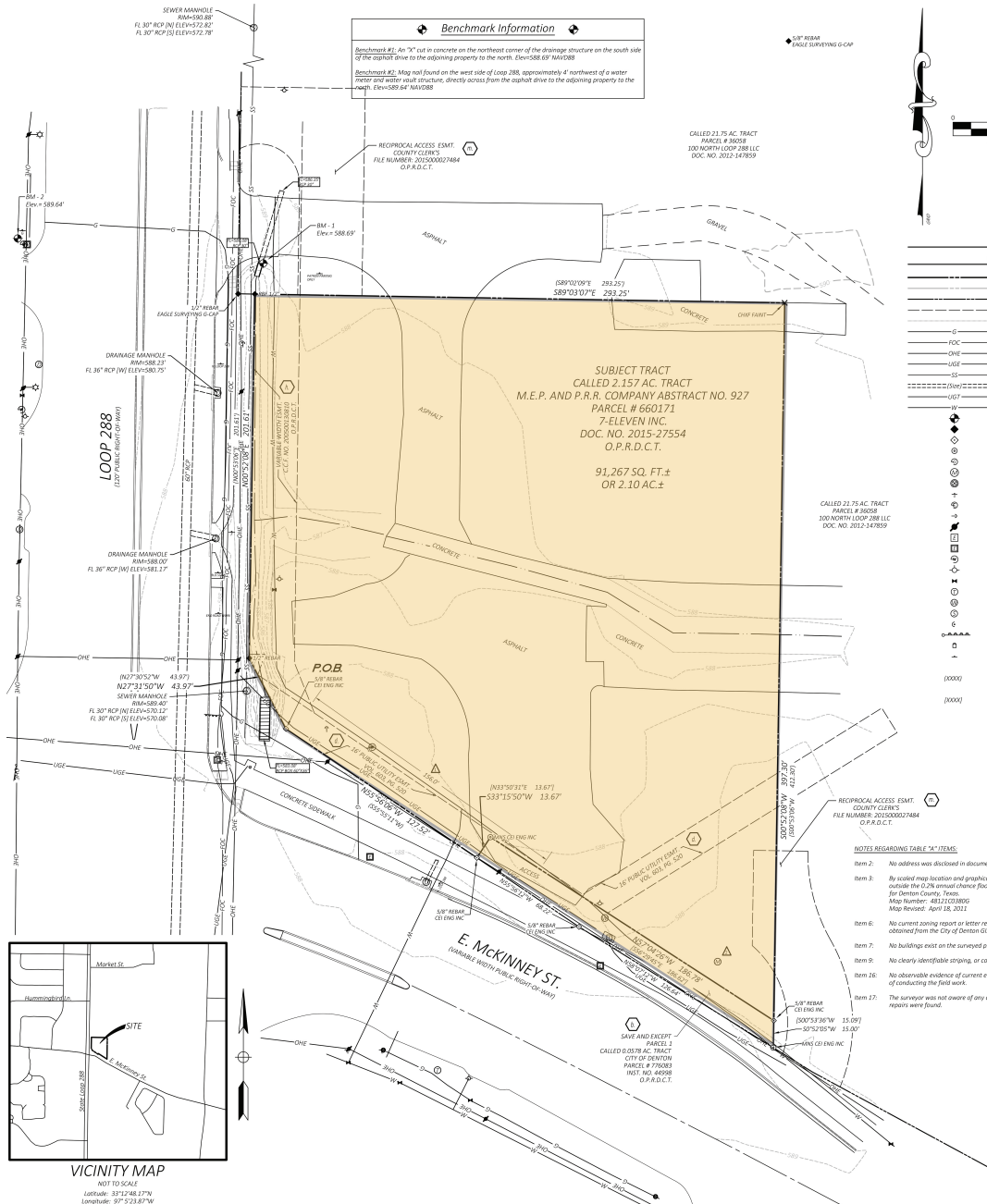
Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Loop 288	11,450 VPD	Total Population		7,597	69,613	153,306
McKinney St	33,282 VPD	Total Households		2,996	28,432	59,546
		Average Household Income		\$62,980	\$86,680	\$99,942
		5 Year Population Growth		19.03%	5.32%	6.55%

**Matthew Rosenfeld**  
 Executive Vice President  
 214.720.6676  
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**Area Retailers & Businesses**



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Title Commitment provided by Stewart Title Guaranty Company, File Number 21000331806, Countersigned by Stewart Title Guaranty Company Effective Date: October 14, 2021.

Exemptions	Effect on Survey
a. Rights of parties in possession.	Not survey related
b. Rights of the public and any governmental unit in any part of the land taken, devoted or used for road, street or highway purposes.	As shown hereon
c. Easement, Right of Way and/or Agreement granted to Texas Power and Light Company, by instrument recorded in Under Volume 442, Page 49 of the Real Property Records of Denton County, Texas.	The location cannot be determined from the record document
d. Easement, Right of Way and/or Agreement granted to Fawcett-Galbraith Lumber Company, by instrument recorded in Under Volume 603, Page 320 of the Real Property Records of Denton County, Texas.	As shown hereon
e. Easement, Right of Way and/or Agreement granted to Texas Power and Light Company, by instrument recorded in Under Volume 197, Page 6 of the Real Property Records of Denton County, Texas.	The location cannot be determined from the record document
f. Easement, Right of Way and/or Agreement granted to Texas Power and Light Company, by instrument recorded in Under Volume 196, Page 85 of the Real Property Records of Denton County, Texas.	The location cannot be determined from the record document
g. Easement, Right of Way and/or Agreement granted to Texas Power and Light Company, by instrument recorded in Under Volume 262, Page 307 of the Real Property Records of Denton County, Texas.	The location cannot be determined from the record document
h. Easement, Right of Way and/or Agreement granted to The City of Denton, Texas, by instrument recorded in Under County Clerk's File Number 20200023883 of the Official Public Records of Denton County, Texas.	As shown hereon
i. Easement, Right of Way and/or Agreement granted to The City of Denton, Texas, by instrument recorded in Under County Clerk's File Number 20200023883 of the Official Public Records of Denton County, Texas.	The surveyor has information indicating that it may have been released or otherwise terminated
j. Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.	As shown hereon
k. Rights of tenants, and assigns, as tenants only, under currently effective lease agreements.	Not survey related
l. All terms, conditions, and provisions of that certain Restrictive Covenant Agreement, recorded in Under County Clerk's File Number 201500027555 of the Official Public Records of Denton County, Texas.	Subject Tract as referenced in document
m. All terms, conditions, and provisions of that certain Reciprocal Access Easement Agreement recorded in Under County Clerk's File Number 201500027484 of the Official Public Records of Denton County, Texas.	As shown hereon
n. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with some all of which are expressly excepted herefrom and not reserved hereunder, as same are set forth in instrument recorded in Under County Clerk's File Number 2012147859 of the Official Public Records of Denton County, Texas.	Parent Tract as referenced in document
o. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of interest interests that are not listed.	Not survey related

The land referred to in this Commitment is described as follows:

TRACT 1: BEING A 2.157 ACRE TRACT OUT OF THE M.E.P. & P.R.R. CO. SURVEY, ABST. NO. 922, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; AND BEING A PORTION OF THAT TRACT CONVEYED TO 105 NORTH LOOP 288, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN UNDER INSTR. NO. 2010-147858, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS; TRACTS 2 AND 3 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEING A 2.157 ACRE TRACT, BEING IN THE SOUTHWEST CORNER OF SAID 2.157 ACRE TRACT, BEING IN THE SOUTHWEST CORNER OF SAID 100 NORTH LOOP 288 TRACT AND THE NORTHEAST RIGHT-OF-WAY LINE OF MCKINNEY STREET, VARIABLE WIDTH RIGHT-OF-WAY FROM WHERE A 1/2 INCH IRON ROD FOUND WITH CAP MARKED 880 SURVEYS SET FOR CORNER, THENCE DEPARTING THE NORTHEAST LINE OF SAID MCKINNEY STREET AND THE SOUTHWEST LINE OF SAID 100 NORTH LOOP 288 TRACT, NORTH 27 DEGREES 40 MINUTES 52 SECONDS WEST, TRAVERING THROUGH SAID 100 NORTH LOOP 288 TRACT AND WITH THE WEST LINE OF SAID 2.157 ACRE TRACT, A DISTANCE OF 48.35 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED 880 SURVEYS SET FOR CORNER, THENCE NORTH 88 DEGREES 53 MINUTES 05 SECONDS EAST, TRAVERING THROUGH SAID 100 NORTH LOOP 288 TRACT AND WITH THE WEST LINE OF SAID 2.157 ACRE TRACT, A DISTANCE OF 201.61 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED 880 SURVEYS SET FOR THE NORTHWEST CORNER OF SAID 2.157 ACRE TRACT, A DISTANCE OF 293.25 FEET TO A SET "X" IN CONCRETE FOR THE NORTHWEST CORNER OF SAID 2.157 ACRE TRACT.

TRACT 2 and 3 (Easement Estates): NOTE RELATIVE RECIPROCAL ACCESS EASEMENTS AS DESCRIBED IN RECIPROCAL ACCESS EASEMENT AGREEMENT FILED MARCH 29, 2015, RECORDED IN COUNTY CLERKS NUMBER 2015-27484 OF THE REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. SAVE AND EXCEPT 0.578 ACRES IN A DEED 7-ELEVEN, INC. TO THE CITY OF DENTON AS SHOWN IN COUNTY CLERKS FILE NUMBER 20200004968 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.

- GENERAL NOTES:**
- This survey does not support to be a proposed tract split or replat, or any other subdivision plot as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for any other existing procedures before proceeding with this development.
  - Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
  - This plat represents an ALTA/NSIS Land Title Survey of the parcel recorded in Document Number 2015-27554 Official Public Records, of Denton County, Texas.
  - The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
  - Base of Bearings: All bearings and distances shown hereon are grid based on Texas State Plane Coordinate System, NAD83, North Central Zone.
  - Base of Elevation: NAVD83
  - This survey is valid only if the drawing includes the seal and signature of the surveyor.
  - This survey meets current Texas Standards of Practice for Property Boundary Surveys and Plats.
  - No attempt was made to show building setbacks graphically on this drawing. The assignment, location, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdiction/agency. Setback dimensions will be based on the orientation of the buildings to be constructed as approved.
  - Subsurface and environmental conditions were not examined nor considered a part of this survey.
  - Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field notes. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
  - The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making P.A. call. Not all utility companies are members of the One-Call System. Therefore the contractor is advised to contact all non-members as well as the One-Call System.

**SURVEYOR CERTIFICATION TO:**  
Stewart Title Guaranty Company  
J. Weitzman, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSIS Land Title Surveys, jointly established and adopted by ALTA and NSIS, and includes items 1, 2, 3, 4, 5, 6a, 7c, 8, 9, 15a, 12, 14, 26, and 27 of table 1 of the 2021 Minimum Standard Detail Requirements, effective 12/31/2021.

Date of Plat or Map: 1/19/2022  
2022.01.19 12:54:34:007  
James G. Temple, TX RPLS No. 6256





The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:P/D/FA/288 & McKinney St-Denton 1.5mi January 2025

# 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 on 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.

The Weitzman Group

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Buyer/Tenant/Seller/Landlord Initials

Date