

10/02/2018

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**RE: Re-Zoning [35.98 Ac. Tract of Land in McKinney, TX]**

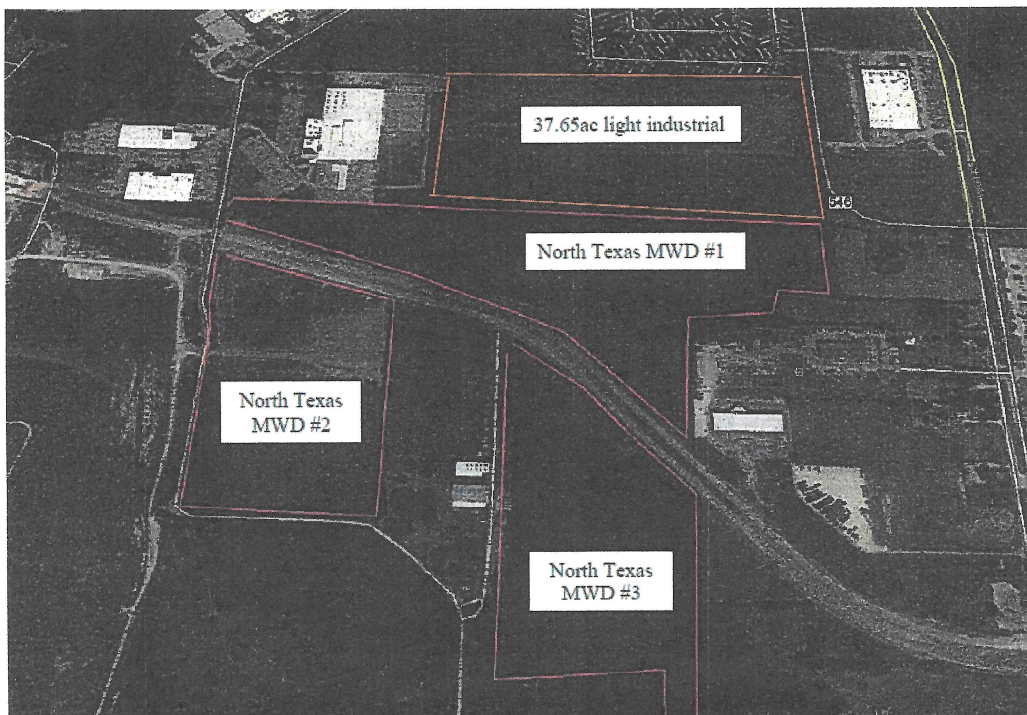
**1. Acreage:**

35.98 Acres

**2. Property Location:**

The subject property is located on the northern bordering line of the new FM 546 road configuration and east of the existing Old Mill Road. The property cuts horizontally across at the southern property line of "Wilstron Green Tech" facility and wraps around the "Waste Connections of Texas – McKinney" facilities property line; back around to cover across the new FM 546 road configuration. This is a 35.98 acre tract of land.

**On the below map this would be considered the "North Texas MWD #1"**



**3. Zoning:**

- a. **Currently** – “AG” – Agricultural District
- b. **Proposed** – Industrial (LI)

**4. Proposal:**

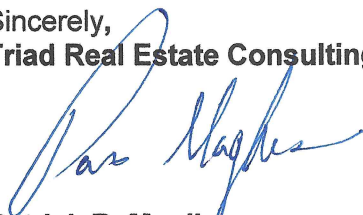
With the growth of the City of McKinney and the City's interests in expanding its industrial development sector, we are proposing a re-zoning of the subject 35.98 Ac. tract of land from a current zoning of Agricultural to a proposed zoning of Industrial (LI). We believe a proposed industrial development at this location will provide a much-needed supply for the apparent and documented demand in the City of McKinney. McKinney's effectively low occupancy for current industrial properties combined with it's rising population will effectively support the need for additional Industrial space to supply business owners. The expansion of the McKinney Airport and rising E-Commerce trade is also an anticipated factor in the demand for Industrial space.

The proposed development on the subject site consists of +/- 500,000 SF of Industrial Building Development across +/- 4 buildings ranging in size. These buildings are proposed to service Industrial/Light Industrial/Manufacturing/Light Manufacturing and each have a component of standard Office Space.

- These buildings are going to be designed with Tilt Wall Panel construction.
- The site will be meet the code requirements for parking and fire lane access.
- The landscaping design will also meet the city's code requirements for the City of McKinney.
- The site will be accessible from both FM 546 and Old Mill Road.

If you have any comments regarding this offer, please contact Patrick Magliaro at 713-547-5100

Sincerely,  
**Triad Real Estate Consulting Group, LLC**



**Patrick B. Magliaro**  
Vice President

