

# *Stone Hollow*

*A Standard Pacific Homes Community*



**City Of McKinney, Texas  
City Council  
September 2, 2014**





*Stone Hollow*  
*McKinney, Texas*



**STANDARD PACIFIC HOMES**  
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# STONE HOLLOW MASTER PLAN



- PD approved for 485 lots in 2011
- Masterplan reflects three product lines
  - 50' x 110' lots
  - 62' x 115' lots
  - 75' x 120' lots
- Phase One (111 lots) opened July 2012
- 313 lots delivered to date
- 84 lots currently under development
- 187 sales to date

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# STONE HOLLOW SALES DATA

Lot Size	50' x 110'	62' x 115'	75' x 120'	Total/Average
Sales to Date	96	71	20	187
Average Sales Price	\$412,000	<b>\$420,000</b>	<b>\$498,000</b>	\$424,235
Average Home Size (SF)	2,800	<b>3,679</b>	<b>3,972</b>	3,259

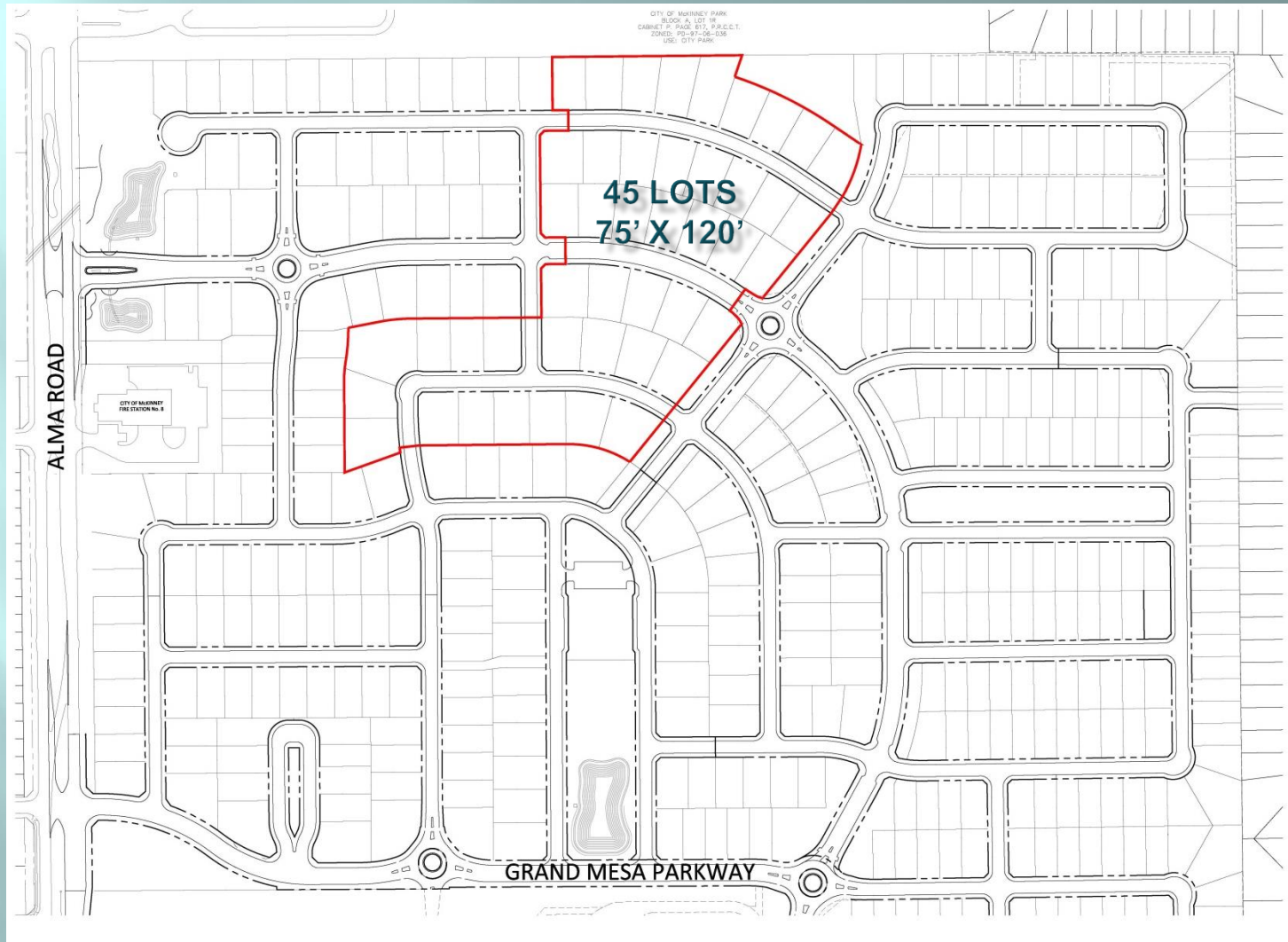
- Sales of 62' x 115' product outpacing 75' x 120' product 3.5 to 1
- Increased lot depth (120' minimum vs. 115' minimum) expected to increase values of 62' product
- Discounting 75' x 120' product could be necessary to increase sales
- Overall community value is not reduced by zoning

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# EXISTING LAYOUT

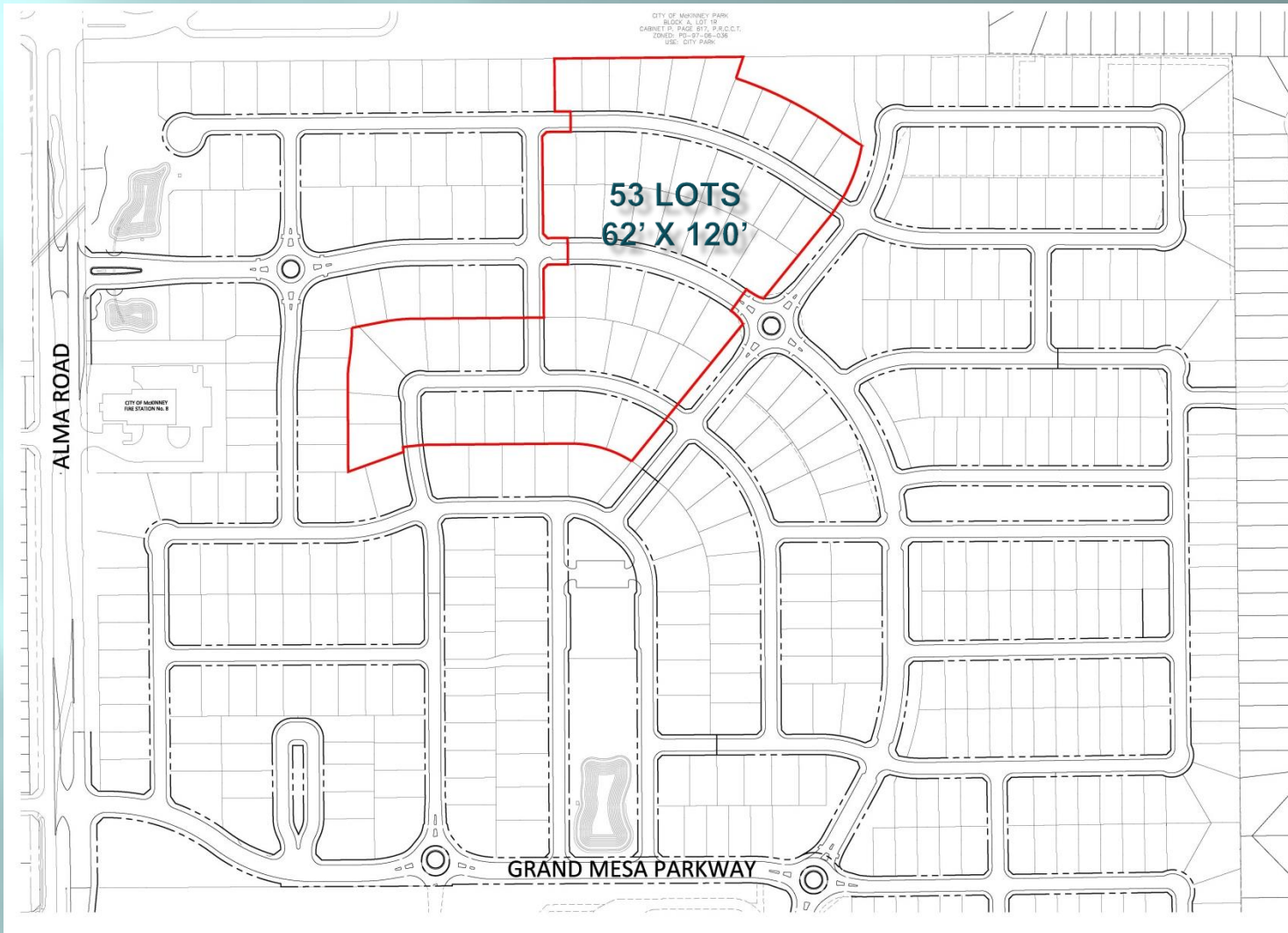


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# PROPOSED LAYOUT



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**City Of McKinney, Texas  
Planning & Zoning Commission  
August 12, 2014**