

10/19/2018

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RE: Re-Zoning [24.48 Ac. Tract of Land in McKinney, TX]

1. **Acreeage:** 24.48 Acres

2. **Property Location:**

This property is located at the Southeastern Hard Corner of Couch Dr. and the new FM 546 road configuration. The property sits just south of the new FM 546 road configuration, it runs East to West roughly 900' along FM 546; roughly 1,140' North to South at the Northeast point of the subject property; roughly 900' on the southern boundary of the property which connects to Couch Road; and roughly 1,300' along the western side of the property which runs along couch road from the corner of Couch Rd. and FM 546.

3. **Zoning:**

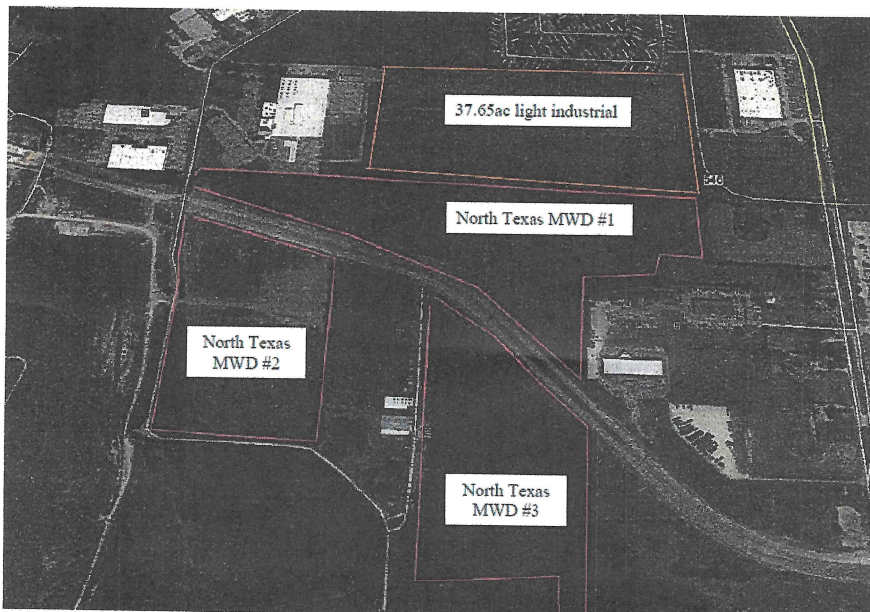
a. **Currently** – "AG" – Agricultural District

b. **Proposed** –

i. Industrial – "LI" – Light Industrial District

ii. Commercial – "C3" – Regional Commercial District

On the below map this would be considered the "North Texas MWD #2"



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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 24.48 Ac. tract of land from a current zoning of "AG" – Agricultural District to a proposed zoning of Industrial (LI) and Commercial (C3). We believe a proposed industrial and commercial 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 will consist of a combination of Retail and Flex Research and Development (R&D) space. We plan to carve out a parcel on the hard corner of Couch Rd. and FM 546 for 50,000-60,000 SF of Retail. The retail will consist of standard retail space and an aspect of Gas Station/Convenience. We believe the demand given the major impact of FM 546 on travel, more specifically on distribution, delivery, and trucking will command a location for refueling and refreshment services. The subject sites location, so close to the industrial aspect of McKinney and the Airport we believe will create a justification of demand for such amenities.

The remaining parcels of land situated elsewhere on the subject site will consist of Research and Development Flex Space. As documented by several local leasing companies we have partnered with, the demand for traditional R&D Flex Space is of high count. Local businesses looking for smaller footprint square footages (10,000-25,000 SF) which supply their necessity for warehouse space with a portion of office will be the main point of attraction here. Our preliminary site plan estimates a total square footage of this Research and Development Flex Space to be among 150,000-250,000 SF.

- These buildings are going to be designed per the City of McKinney guidelines regarding permitted finishes.
- 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 Couch 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

