

10/19/2018

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**RE: Re-Zoning [15.87 Ac. Tract of Land in McKinney, TX]**

**1. Acreage:**

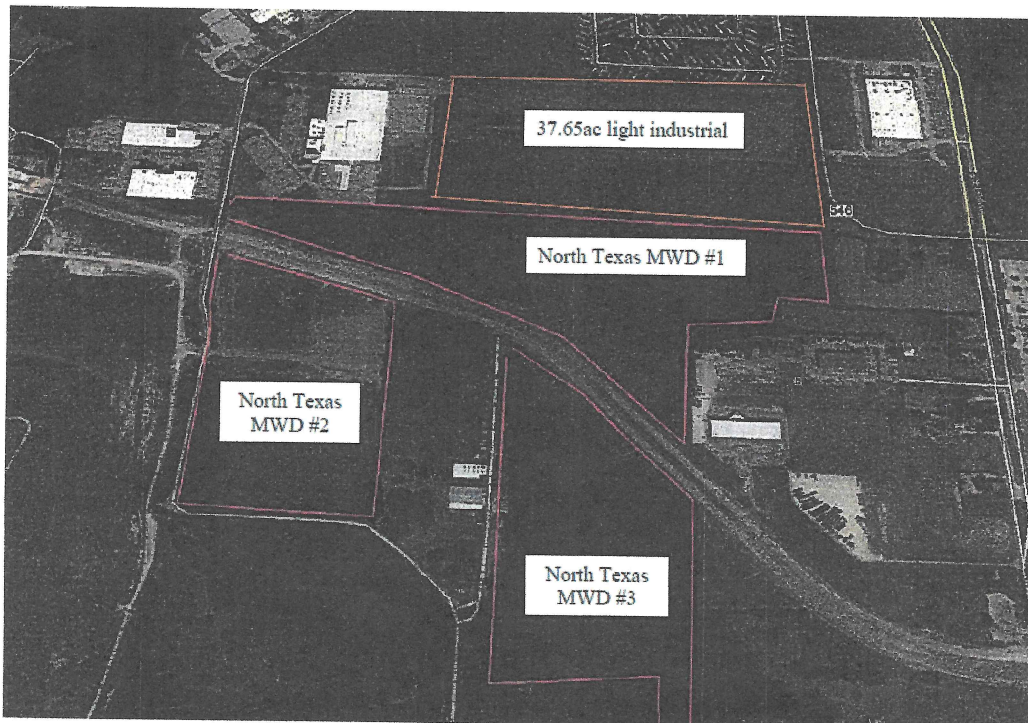
15.87 Acres

Parcel #: R-6287-000-0700-1

**2. Property Location:**

The subject property is located on the southern bordering line of the new FM 546 road configuration, northeast of the Old Mill Rd. as it wraps around coming off of FM 546. The subject property sits opposite of the "Waste Connections of Texas – McKinney" site on the southern side of FM 546, and west of County Ln.

**On the below map this would be considered the "North Texas MWD #3"**



3. **Zoning:**

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


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 15.87 Ac. tract of land from a current zoning of Agricultural to a proposed zoning of Light 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 +/- 275,000 SF of Industrial Building Development across 1 building ranging in size. This building is proposed to service Industrial/Light Industrial/Manufacturing/Light Manufacturing and each have a component of standard Office Space.

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

