

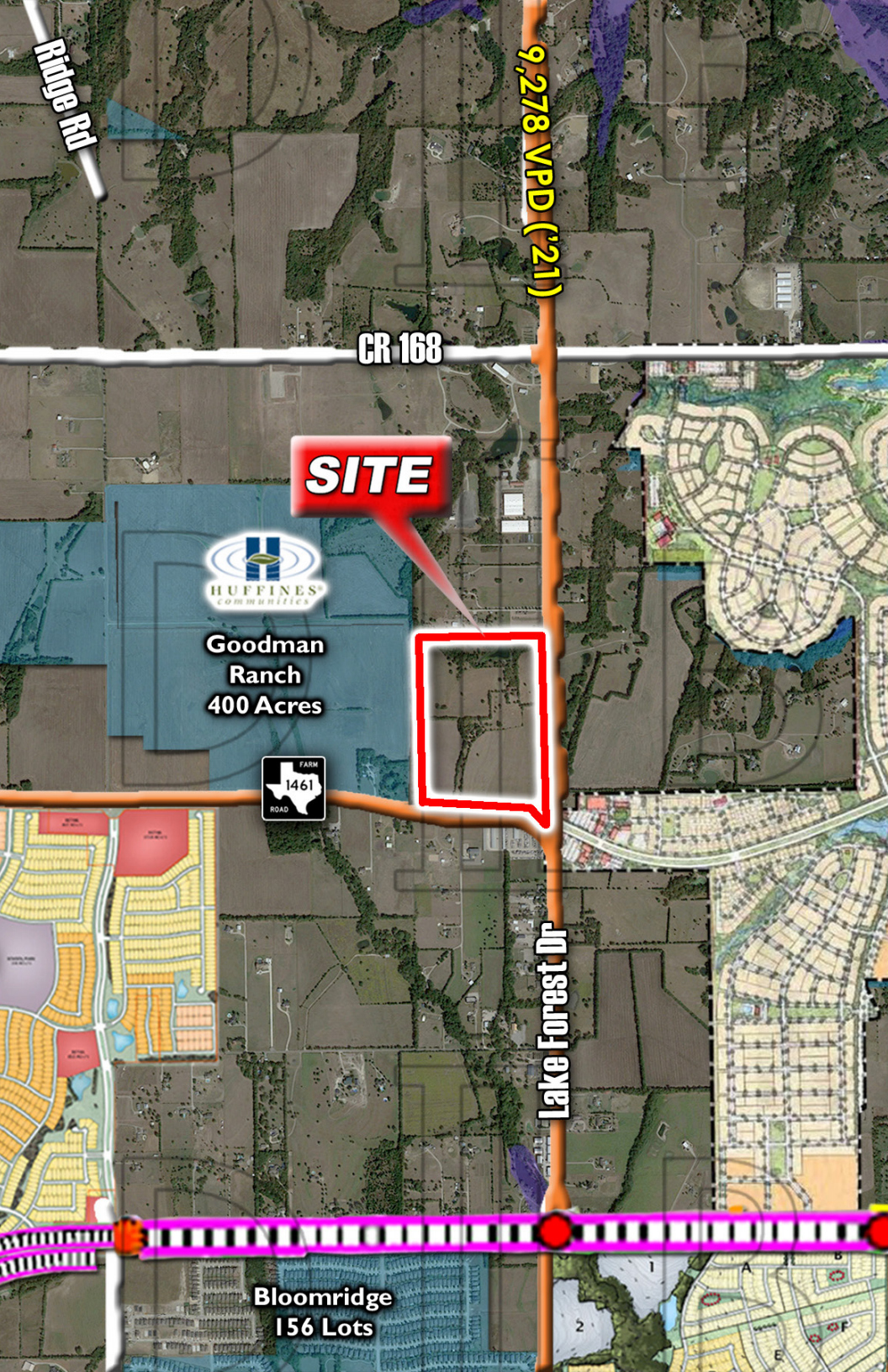
# NWC - F.M. 1461 & LAKE FOREST DR.

MCKINNEY, TX | COLLIN COUNTY | MCKINNEY I.S.D | COMMERCIAL LAND FOR SALE

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 214.526.3626 x 114

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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024



# PROPERTY INFORMATION



SIZE:  
± 77 Gross AC



TRAFFIC COUNTS:  
Lake Forest Dr.: 9,278 VPD



ZONING:  
McKinney ETJ



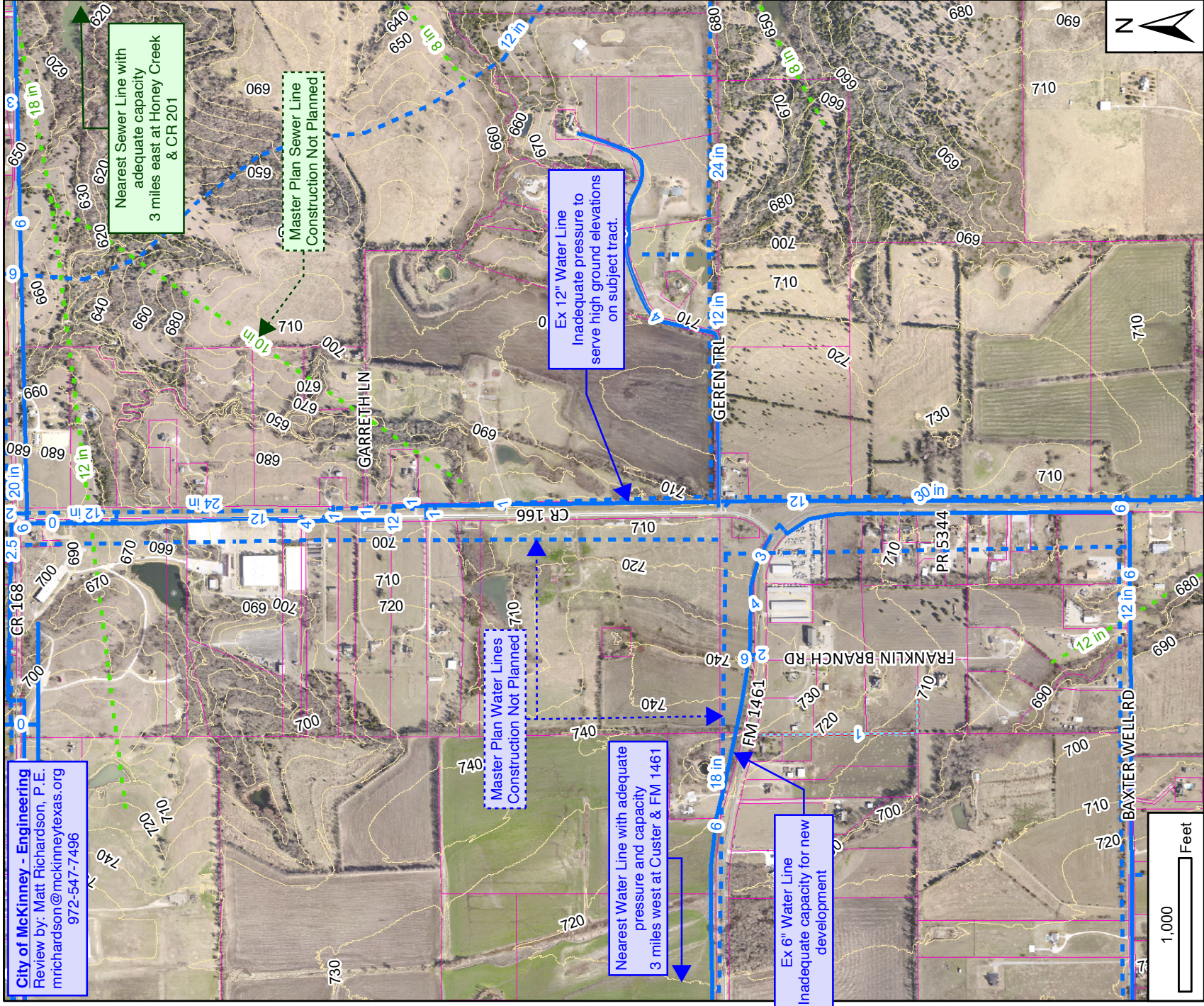
UTILITIES:  
Approx. 1 Mile West

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	7,808	64,298	160,234
% Proj Growth 2024-2029	10.96%	3.69%	3.45%
2024 Average HH Income	\$114,747	\$147,808	\$159,932
2024 Median HH Income	\$89,788	\$113,746	\$121,942

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Davidson & Bogel Real Estate, LLC © 2024

# NWC FM 1461 & Lake Forest Dr Infrastructure Map

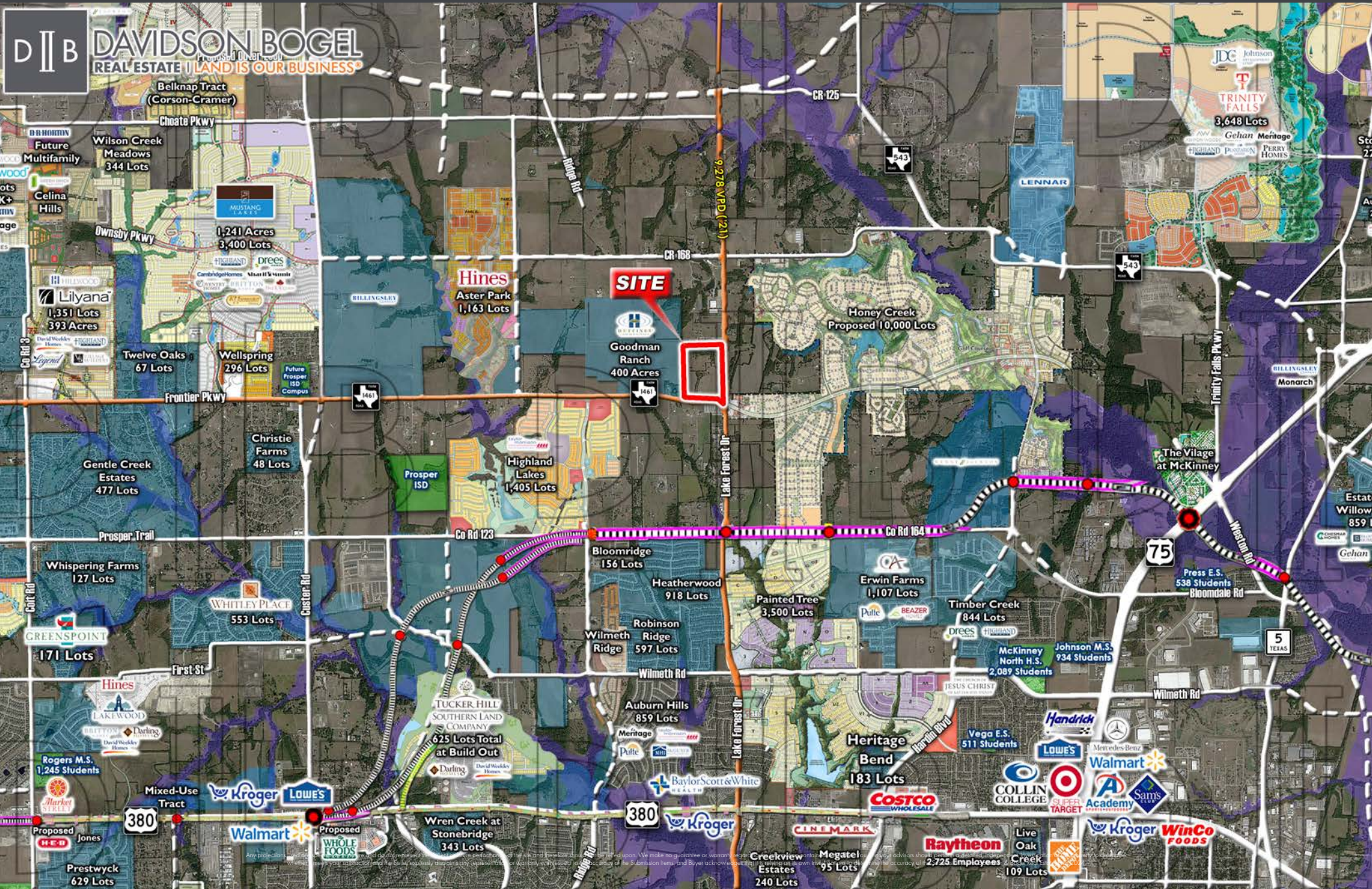


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**DISCLAIMER:** This map and information contained within it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees, for any discrepancies, errors, or variances which may exist.

# F.M. 1461 & LAKE FOREST DR.

## WIDE AERIAL



# DFW SURPASSES 8M RESIDENTS, ADDS MORE PEOPLE THAN ANY OTHER US METRO, CENSUS BUREAU REPORTS

DALLAS  
BUSINESS JOURNAL



## ESTIMATED 150,000-PLUS PEOPLE ADDED TO METROPLEX POPULATION

The Dallas-Fort Worth Metroplex experienced the largest metropolitan population growth in the nation last year, adding approximately 418 residents a day, according to recent U.S. Census Bureau data.

With an increase of 152,598 people, DFW surpassed 8 million total residents as of July 1, 2023. The Houston-Pasadena-Woodlands metro area experienced the second largest increase in the country and added 139,789 residents, bringing its total population to 7.5 million. The Austin metro area was seventh and added 50,105 people.

Roughly 60% of U.S. counties experienced population growth in the mid-2022 to mid-2023 time frame, and counties in the South had the fastest

growth, the Census Bureau reported. Roughly 67% of counties in the southern region saw population growth, up from 59% in 2022.

Six out of the 10 fastest growing counties in the nation were in Texas. Kaufman and Rockwall counties grew the fastest and saw 7.6% and 6.5% growth, respectively.

Eight out of the 10 counties with the largest population gains were also in the state.

Collin County experienced the second largest population increase in the country and added 36,364 people to reach 1.19 million total residents. Houston's Harris County was No. 1 with the addition of 53,788 residents — making it the third most populous county in the U.S. at 4.83 million residents.

Half of the counties with the highest levels of domestic migration were also in Texas. Collin County saw the fourth-largest domestic inflow with 20,749 residents relocating into the area. Denton County was fifth and saw 19,262 people move into the area.

Dallas County, however, placed eighth for outflow and saw 34,330 people leave the county, up from the 18,985 who left in 2022.

# DEVELOPER PROPOSES NEW MCKINNEY COMMUNITY WITH MORE THAN 10,000 HOMES

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## THE DALLAS MORNING NEWS

**The Dallas Morning News**

The company behind Fort Worth's Walsh neighborhood and Celina's Light Farms has big ideas for the 1,800-acre site.

A prominent North Texas developer is working to bring a sprawling community to an 1,800-acre site in northern McKinney.

Dallas-based Republic Property Group presented a proposal in December to the McKinney City Council for Honey Creek, a property west of Highway 75 and next to the future U.S. Route 380 bypass. The proposed development would include more than 10,000 homes as well as commercial and office space.

"The goal would be to have future commercial [space], corporate relocations and business parks," Republic Property Group co-CEO Jake Wagner told the council in a work session Dec. 6. "It really all starts with a proper framework up front and quality residential, and that's what we would be focused on when starting the project."

Republic Property said it has been in discussions with the landowner for several years about the property. Despite the recent slowdown in the local housing market due to higher mortgage rates and affordability challenges, the company appears to be bullish on the region in the long term. A spokesman said executives were not available for an interview.

"Communities of this nature are complex and take a long time to come to fruition," the company said in a statement. "Republic Property Group believes in the future growth and demand for homes in D-FW and McKinney."

Republic Property is known for developing the 7,200-acre Walsh community southwest of Fort Worth and the more than 1,000-acre Light Farms in Celina. The firm also recently purchased land in Frisco's 2,500-acre Fields development to build rental homes.

The developer has an agreement with the landowner to develop a 400-acre southwest portion of the site but is considering broadening its partnership, Wagner said. The company is seeking to create a financing district for the entire site that would allow for future development.

# DEVELOPER PROPOSES NEW MCKINNEY COMMUNITY WITH MORE THAN 10,000 HOMES

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## THE DALLAS MORNING NEWS

**The Dallas Morning News**

Republic Property estimates the proposed development would represent more than \$2 billion in taxable value. The community would have a mix of housing options, from large and small single-family homes to townhomes, cottages and apartments.

The property, previously known as Cross F Ranch, is owned by entities affiliated with Santiago Jorba, Collin County records show. Jorba is the founder of Creu Capital, a private equity real estate investor that develops and invests in large tracts of land. Jorba is the son of Jaime Jorba Sr., who invested in Texas real estate and co-founded Bimbo Bakeries, which owns brands including Thomas', Entenmann's and Mrs. Baird's Bread.

Creu Capital previously proposed a \$300 million development for the site in 2017 with a different developer, Sanchez Advisory Group. It was pitched to Amazon as a potential second headquarters location that same year, but the e-commerce giant ultimately settled on Arlington, Va.

Republic Property Group hopes to form a municipal management district for the site. The financing tool is similar to a public improvement district, which finances infrastructure, services and neighborhood amenities through assessments and taxes. But unlike a public improvement district, municipal management districts are primarily controlled by a district board rather than the city.

The McKinney City Council gave its support for the financing district Dec. 20. Republic Property plans to submit a bill during the current legislative session, as the Texas Legislature is responsible for creating such districts. The company also plans to pursue a development agreement with McKinney that would annex portions of the property that are not already annexed and zone them for the proposed uses.

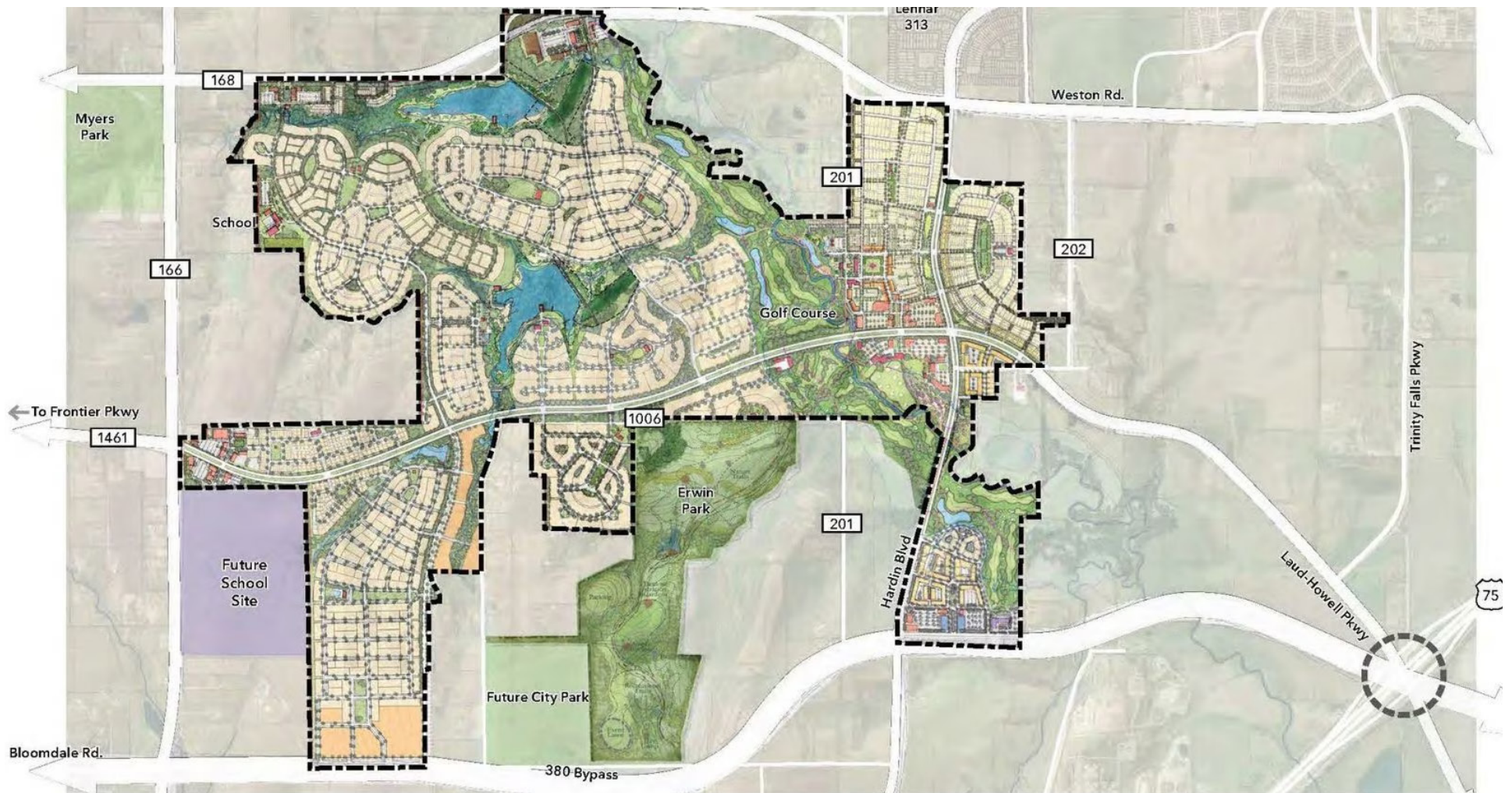
Wagner told the council that the majority of the property is still zoned under a zoning code from the 1980s. Currently, "You have a hodgepodge of a land-use framework that would be challenging to use to create a cohesive place," he said.

The new agreement, according to Wagner, "would allow us to have a very wide variety of product offerings and really approach housing affordability and attainability, which is a continuing challenge in this market."

# DEVELOPER PROPOSES NEW MCKINNEY COMMUNITY WITH MORE THAN 10,000 HOMES

THE DALLAS MORNING NEWS

The Dallas Morning News



## Honey Creek Master Plan

A conceptual plan for the Honey Creek development in northern McKinney was submitted to the city for approval of a financing district. (Republic Property Group)

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# F.M. 1461 & LAKE FOREST DR.

## DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

### INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**DAVIDSON BOGEL REAL ESTATE, LLC**  
LICENSED BROKER / BROKER FIRM NAME  
**MICHAEL EDWARD BOGEL II**  
DESIGNATED BROKER OF FIRM  
**COLLINS MEIER**  
SALES AGENT/ASSOCIATE

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**598526**  
LICENSE NO.  
**714822**  
LICENSE NO.

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# 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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Davidson Bogel Real Estate, LLC</b>	<b>9004427</b>	<b>info@db2re.com</b>	<b>214-526-3626</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael Edward Bogel II</b>	<b>598526</b>	<b>ebogel@db2re.com</b>	<b>214-526-3626</b>
Designated Broker of Firm	License No.		Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Collins Meier</b>	<b>714822</b>	<b>cmeier@db2re.com</b>	<b>214-526-3626</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date