



**ZEPP  
COMPANY**

# **FOR SALE - Small Pads**

**McKinney, Texas**

**SW Quadrant of Eldorado Pkwy / Hudson Crossing**

Pad Site  
Parcels  
\$6.50-\$7.50/PSF

ZONING/TYPE  
Office-1

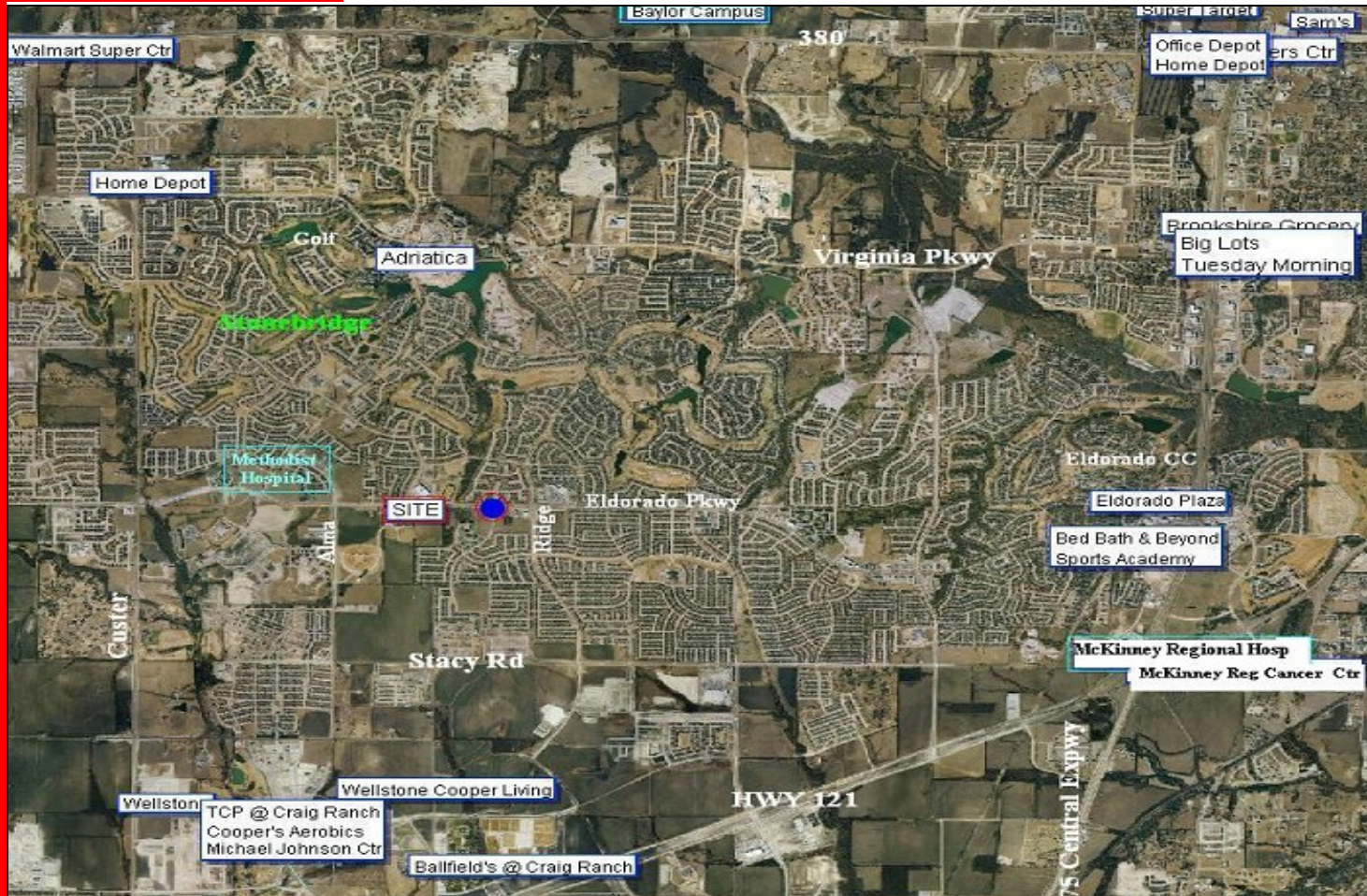
AVAILABLE  
3.01 acres

Subdivision  
Options

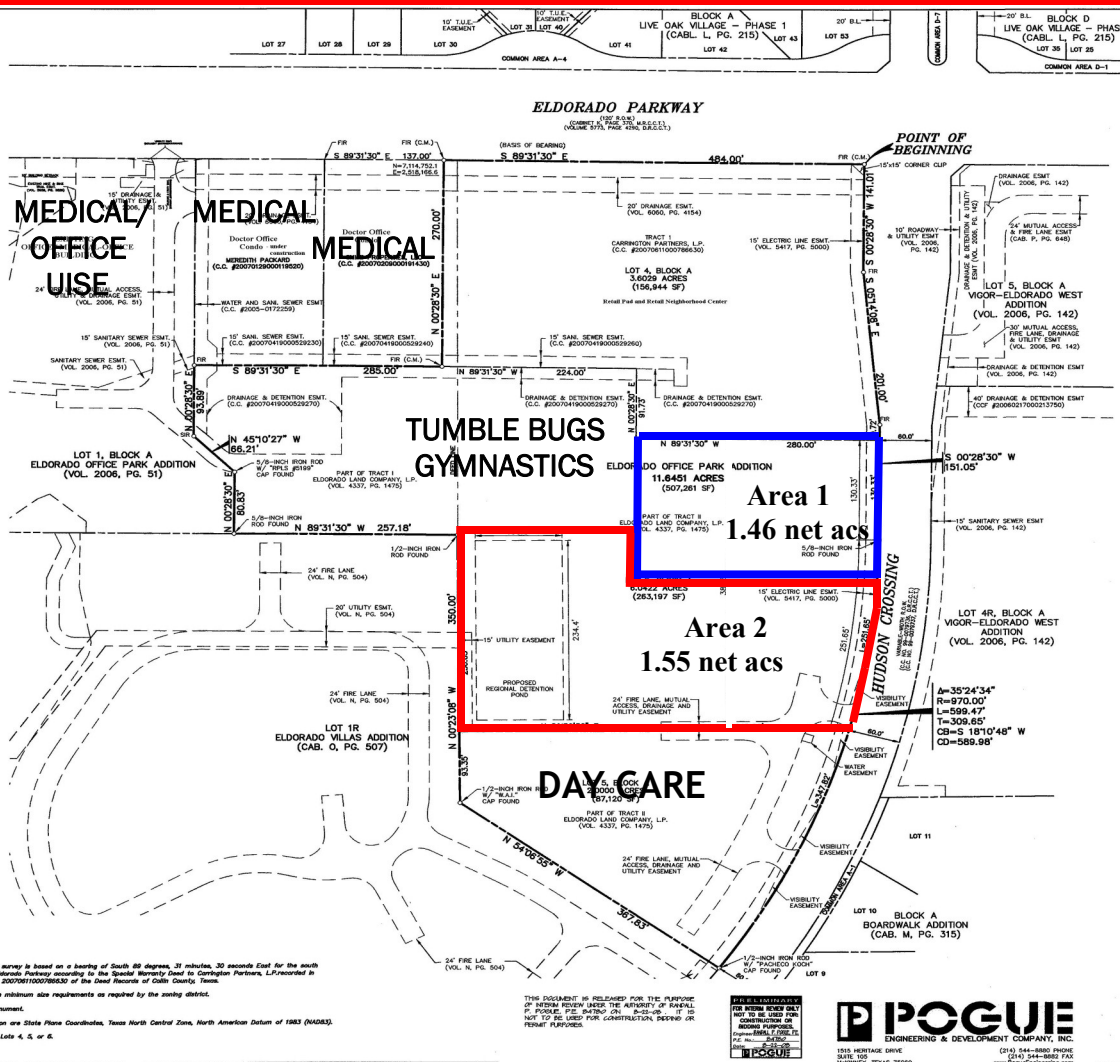
Parcel 1  
1.46 +/- ac  
\$6.50/psf

Parcel 2  
1.55 +/- ac  
\$7.50 /psf

Utilities  
At perimeter of Site



Property is located at the S W Quadrant of Eldorado Pkwy and Hudson Crossing being situated between the Eldorado area of McKinney and Stonebridge Ranch. Medical / Office uses are allowed on the current zoning of Office 1. The Subject Property is just west of Ridge and Eldorado Parkway where Market Street Grocery Shopping Center is. Also to the east of the property is Sonic, Wells Fargo and CVS Pharmacy.



Close Proximity to Methodist Hospital  
West of Market Street @ Ridge Rd  
\*\*\*  
Easy access to Alma & Stacy Roads  
Just South of Stonebridge Ranch  
Just to the North of Craig Ranch

For  
Information  
**Katina Zepp**  
Cell 214-676-3709  
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**NOTES:**  
1. Bearing system for this survey is based on a bearing of South 89 degrees, 31 minutes, 30 seconds East for the south right-of-way line of Eldorado Parkway according to the Special Survey to Deed to Carrington Partners, L.P. recorded in County Clerk's File No. 20070811000786530 of the Deed Records of Galia County, Texas.  
2. All lots comply with the minimum size requirements as required by the zoning district.  
3. (C.M.) - Controlling Monument.  
4. Coordinates shown herein are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83).  
5. No boundary exists on Lots 4, 5, or 6.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PROVIDING INFORMATION TO THE PUBLIC. IT IS NOT TO BE USED FOR CONSTRUCTION, RECORD OR PERMIT PURPOSES.



LOT LAYOUT EXHIBIT

**SW Quadrant of Eldorado Pkwy / Hudson Crossing**

Information furnished, while obtained by sources believed reliable, has not been verified by The Zepp Company or Craig International Inc.; we make no guarantee, warranty or representation as to its accuracy and completeness. It is submitted subject to independent investigation by you, without reliance on us. This submission is subject to change in price, prior to sale or withdrawal without notice.





**For Information**  
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