



A DEVELOPMENT BY:



SHOPS AT PAINTED TREE

NEC OF S HARDIN BLVD AND TAYLOR BURK DR
McKinney, TX 75071

Townhomes
+/- 14.4 Net AC
Under Construction

Skyway Villas

Taylor Burk Dr

N Hardin Blvd

13,855 VPD

100% LEASED

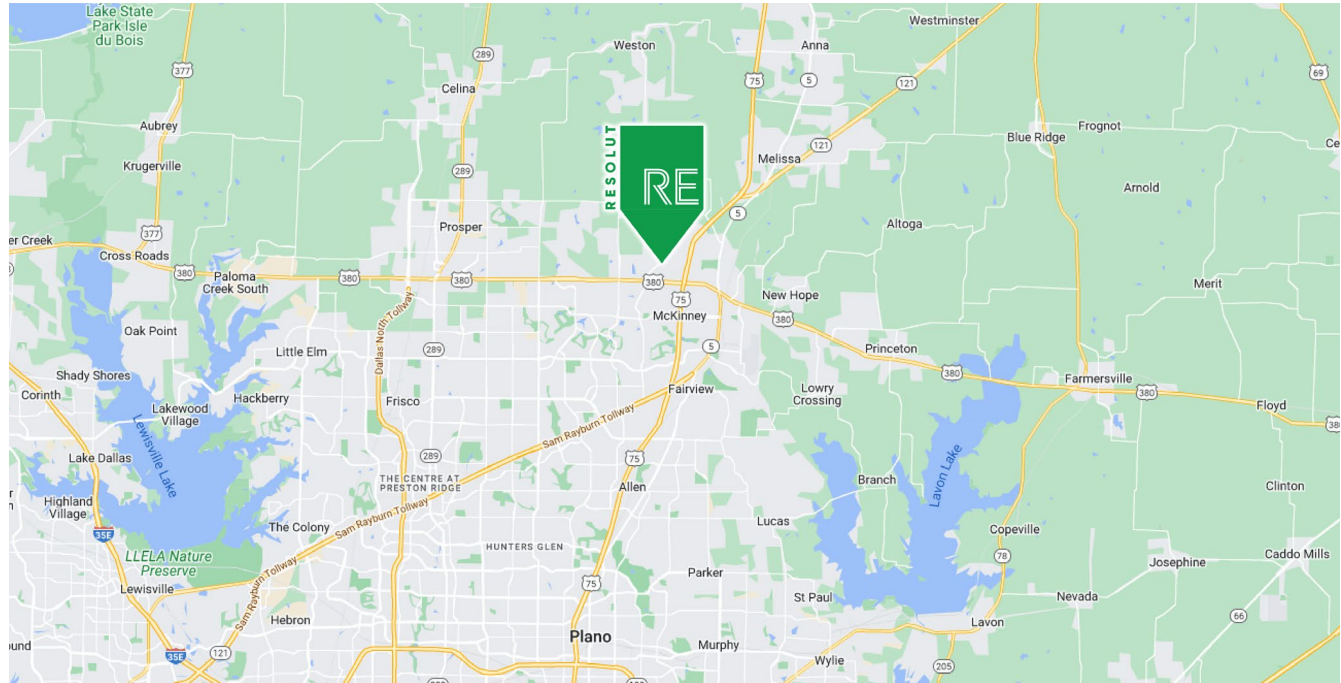
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PROPERTY HIGHLIGHTS

- Site is situated at the NEC of S. Hardin BLVD and Taylor Burk Dr. The intersection is a lighted intersection with Taylor Burk Drive going from US 75 to Lake Forest and S. Hardin going directly to US 380.
- Located in the heart of the Painted Tree residential development located on 1,100 acres with 3,400 lots currently under development.
- Just a few blocks away from Costco, Petco, Marshalls, Hobby Lobby, Cinemark and 24-Hour Fitness.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



27,970
POPULATION
2-MILE RADIUS



\$134,217.00
AVG HH INCOME
2-MILE RADIUS



19,441
DAYTIME POPULATION
2-MILE RADIUS

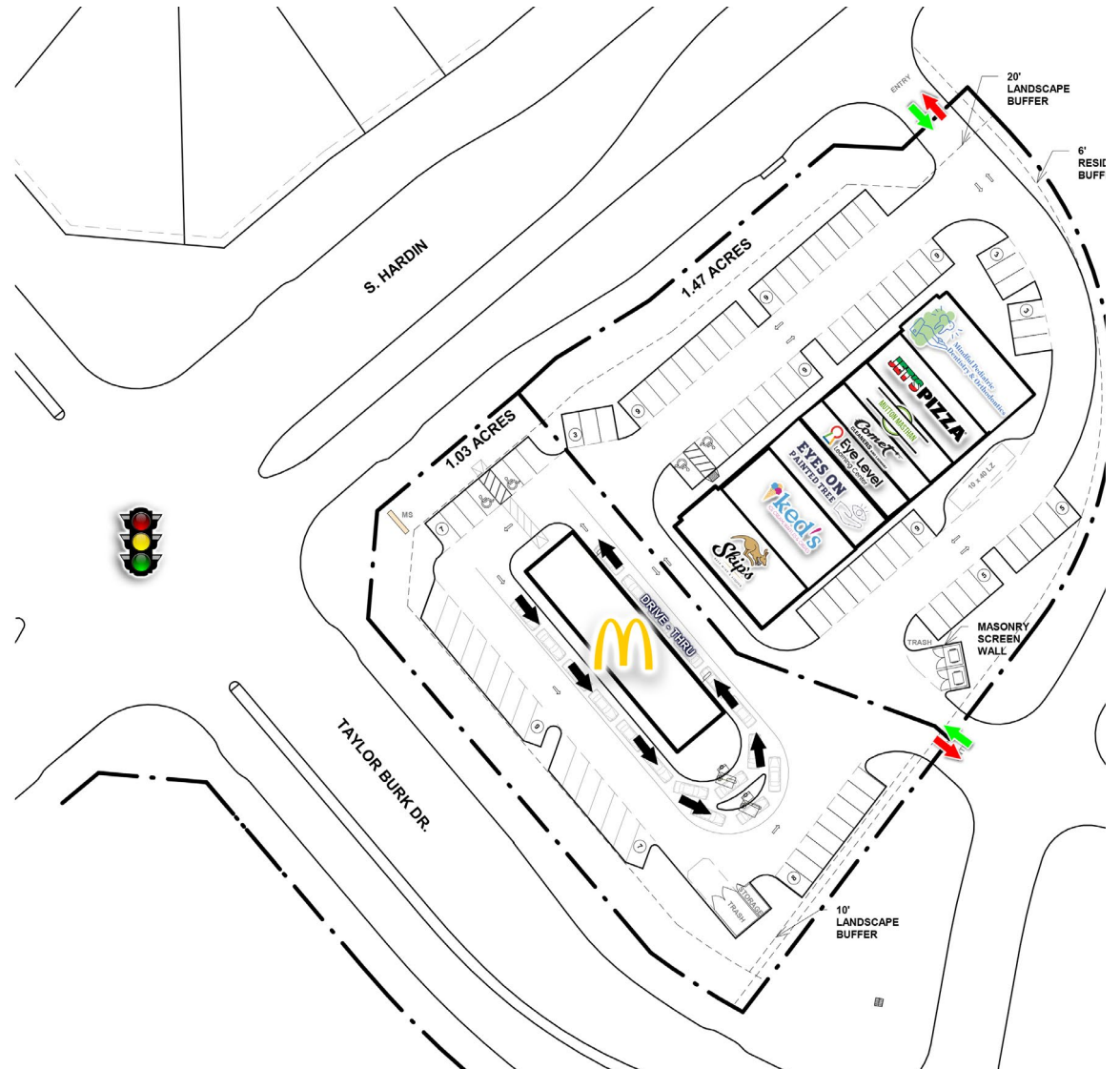


TRAFFIC COUNTS
S Hardin Blvd: 13,855 VPD
(Costar 2022)

 AVAILABLE
 PENDING
 LEASED

LINE AND SYMBOL LEGEND

 EASEMENT
 PROPERTY LINE
 BUILDING
 GREEN SPACE



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**PAINTED
TREE**

1,100-acre Master Planned Community
25 mi of Greenways, Paths & Nature Trails
3,158 Lots

**Townhomes
+/- 14.4 Net AC
Under Construction**

13,855 VPD

N Hardin Blvd

Taylor Burk Dr



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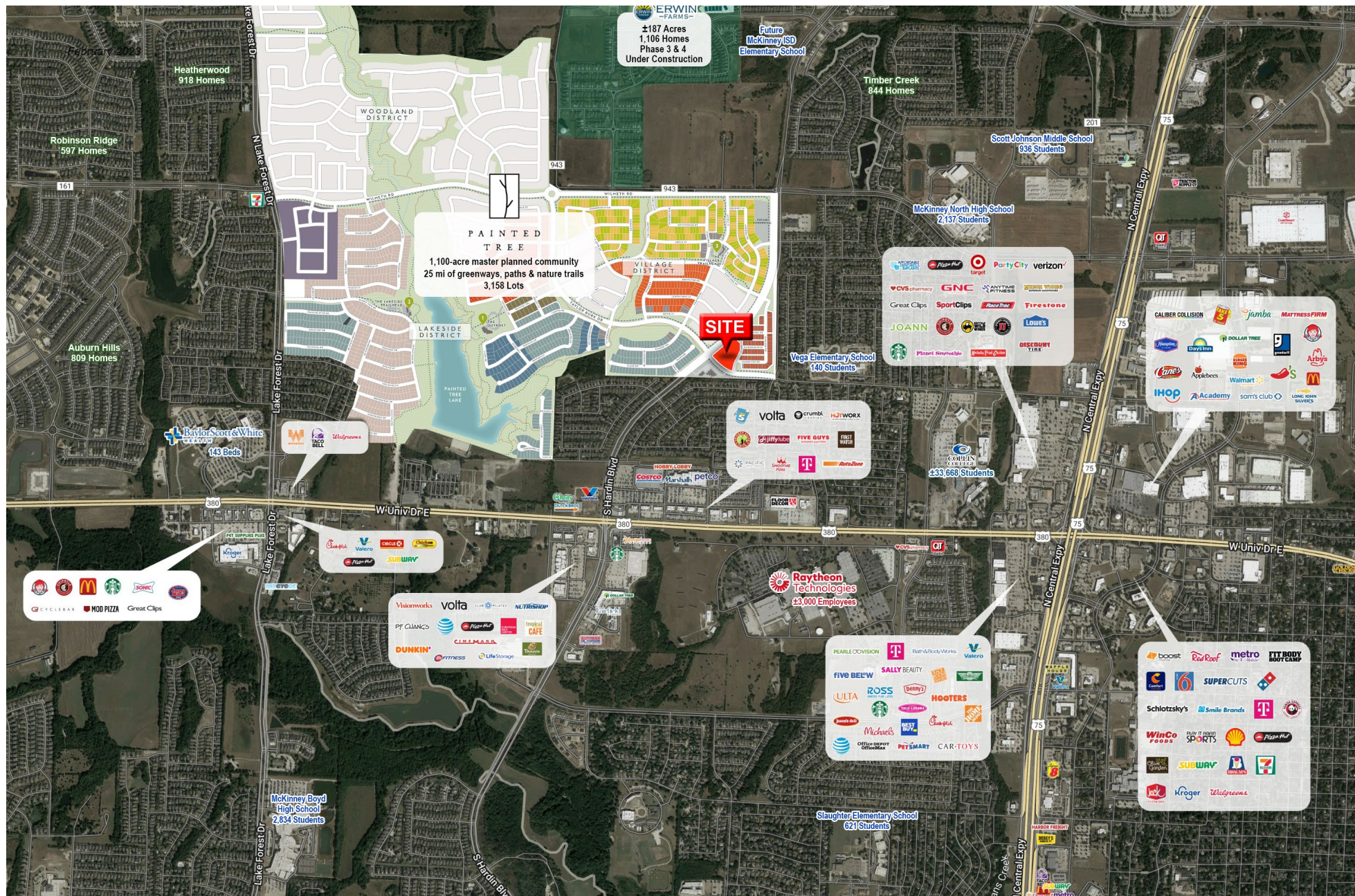
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PAINTED TREE MODEL HOMES, AMENITIES DEBUT AT GRAND OPENING IN NORTH MCKINNEY

Over 3,500 people attended the grand opening of Painted Tree, an 1,100-acre master planned community in north McKinney, according to a news release. Painted Tree, a project by Dallas-Fort Worth-based residential development firm Oxland Group, features three districts and 25 miles of trails. The community will include 3,400 total residences once completed, including single-family homes and multifamily units.

Homes in the development range in cost from high \$400,000s to over \$800,000, and include options from nine homebuilders. Additional homebuilders are expected to be announced in 2024, according to the release. The grand opening event included tours of nine model homes along with live music, food trucks and a ribbon-eating ceremony with a goat. The event also included comments from McKinney Mayor George Fuller as well as the co-president and founder of Oxland Group, Tom Woliver.

"We are proud to create a welcoming and vibrant community for the people of North Texas and to see residents and future homeowners enjoy the experience that is Painted Tree," Woliver said in the release.

The event was held in the community's Village District at the Village Trailhead and Pool. The Village Trailhead also includes The Outpost, a community space featuring a pavilion, a lookout tower, a park and more. Construction on The Outpost is underway and is expected to be complete in 2024. The development was included on RCLCO's list of the 50 top-selling communities nationwide in July. Over 220 homes have been sold in the Painted Tree community since the beginning of the year, according to the release.

"It's nearly unprecedented to make this list prior to a grand opening," Woliver said in the release. "This is a great testament to the health of the housing market in McKinney and North Texas."

<https://communityimpact.com/dallas-fort-worth/mckinney/development/2023/09/15/painted-tree-model-homes-amenities-debut-at-grand-opening-in-north-mckinney/>



Photo Credit: Kira Vos Photography



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1