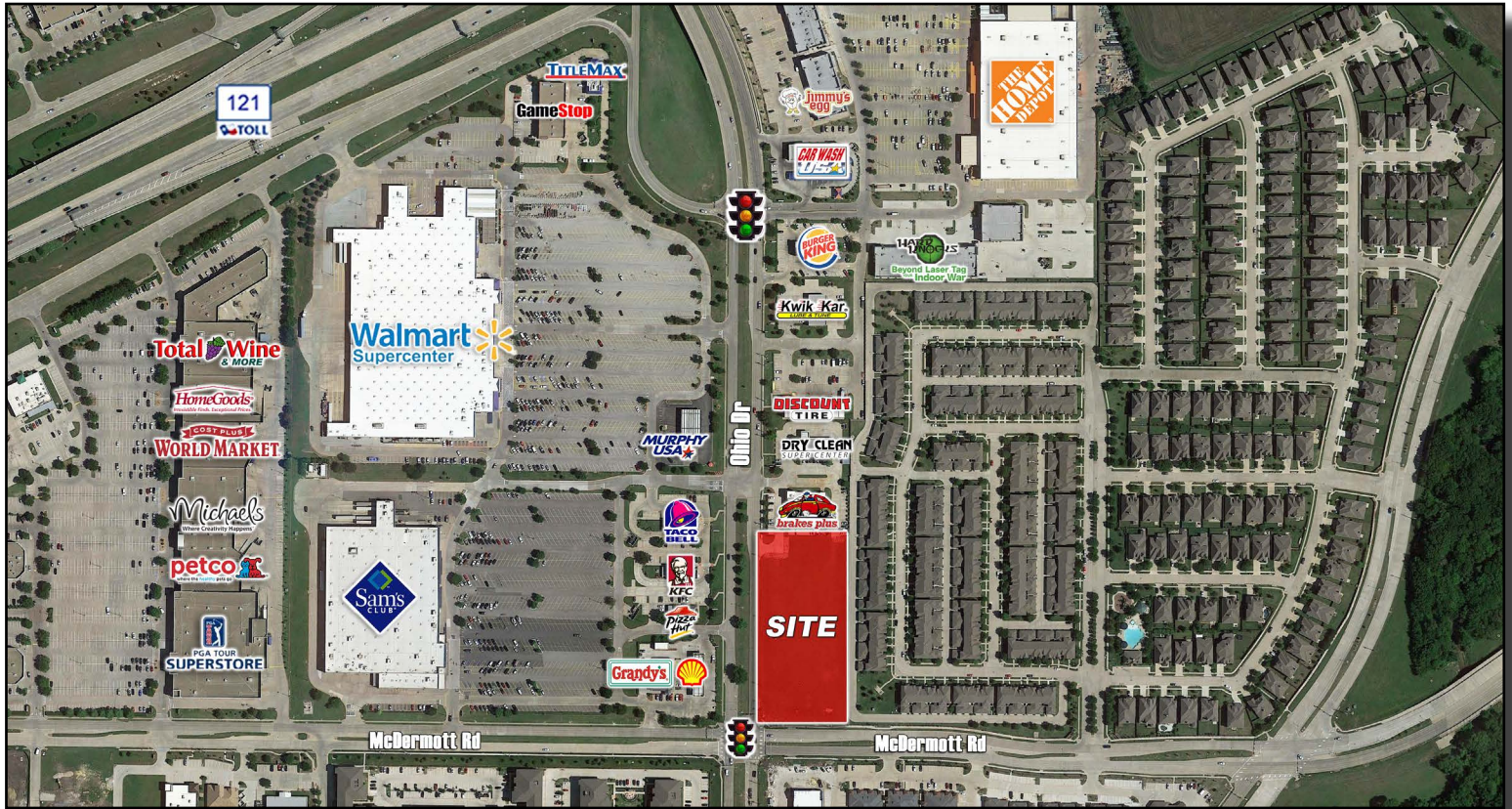


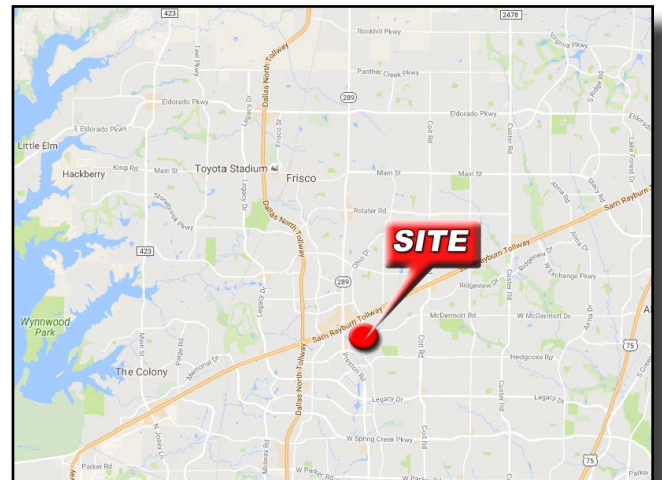
# Morgan Village

NEC of Ohio & McDermott - Plano, Texas



## Property Description

- **Location:** NEC of Ohio & McDermott  
Plano, Texas 75024
- **Available:** 12,500 SF - Now Pre-Leasing!  
2 End Caps Available
- **Rates:** Call for Pricing
- **Description:** Proposed shopping center with great visibility offers space in a dense residential & retail area. Close proximity to Stonebriar Mall, Nebraska Furniture Mart & numerous employers including the corporate headquarters for Toyota, Liberty Mutual, FedEx JCPenney, Frito Lay & many others.



## Demographics

	1-mile	3-miles	5-miles
2015 Population	8,257	100,783	281,411
Total Daytime Population	15,538	142,171	293,897
Average Household Income	\$118,422	\$123,810	\$122,892

## Traffic Counts

Ohio Dr: 21,889 VPD (City of Plano, 2015)  
McDermott Rd: 14,889 VPD (City of Plano, 2015)

## Dick Ferrell & Company

214-369-8805  
dferrell1@sbcglobal.net

7557 Rambler Road  
Suite 570  
Dallas, Texas 75231





# Untitled Map

Write a description for your map.

## Legend

- Brakes Plus
- Feature 1
- Feature 2
- McDermott Rd & Ohio Dr



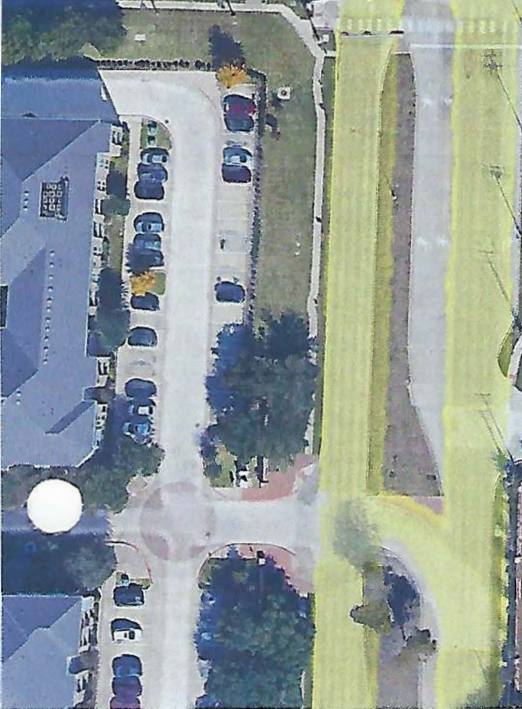
Google Earth  
Image Landsat / Copernicus



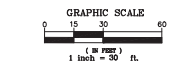
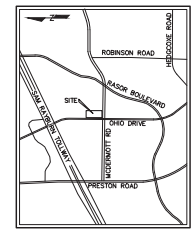
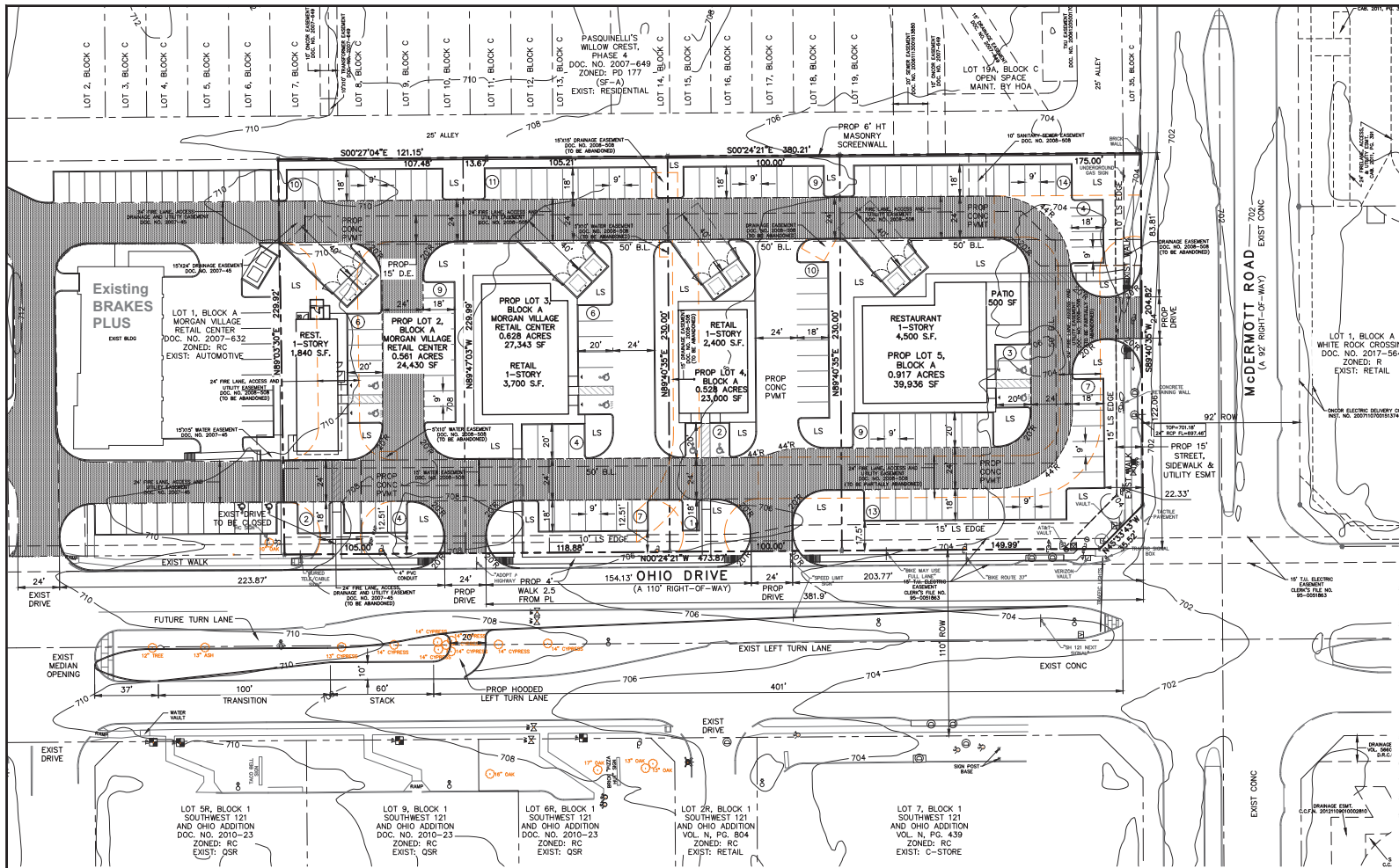
400 ft

McDermott Rd & Ohio Dr

McDermott Rd





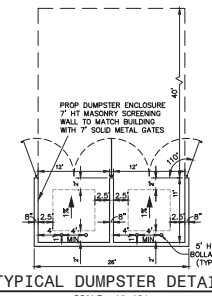


EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	PAVEMENT	---
---	CENTER LINE	---
---	CONTOUR	---
---	WATER LINE	---
---	SAN. SEW. LINE	---
---	STORM SEWER	---
---	ELECTRIC LINE	---
---	FIRE LINE	---
---	BARRIER FREE RAMP	---
---	LANDSCAPE	---
---	TREE COVER	---
---	SCREEN WALL	---

- SITE PLAN GENERAL NOTES**
- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
  - FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
  - HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
  - FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
  - MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - ALL STORAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
  - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITH SECTION 6-466 OF THE CODE OF ORDINANCES.
  - PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
  - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND UNLESS REQUIRED.
  - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 5-1500 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

**SITE SUMMARY**

GENERAL SITE DATA	CONCEPT PLAN LOT 2, BLOCK A	CONCEPT PLAN LOT 3, BLOCK A	CONCEPT PLAN LOT 4, BLOCK A	CONCEPT PLAN LOT 5, BLOCK A
ZONING	RC RESTAURANT	RC RETAIL	RC RETAIL	RC RESTAURANT
LAND USE				
LOT AREA	0.561 ACRES, 24,430 SF	0.628 ACRES, 27,343 SF	0.528 ACRES, 23,000 SF	0.917 ACRES, 39,936 SF
BUILDING FOOTPRINT AREA	1,840 SF	3,700 SF	2,400 SF	4,500 SF W/500 SF PATIO
TOTAL BUILDING AREA	1,840 SF	3,700 SF	2,400 SF	5,000 SF
BUILDING HEIGHT	1-STORY	1-STORY	1-STORY	1-STORY
BUILDING HEIGHT	25'	25'	25'	25'
LOT COVERAGE	1,840/24,430 = 7.53%	3,700/27,343 = 13.53%	2,400/23,000 = 10.43%	5,000/39,936 = 12.53%
FLOOR AREA RATIO	1,840/24,430 = 110.08	3,700/27,343 = 110.14	2,400/23,000 = 110.10	5,000/39,936 = 110.13
PAVING				
PARKING RATIO	1 SPC/100 SF	1 SPC/200 SF	1 SPC/200 SF	1 SPC/100 SF
PARKING REQUIRED	19 SPACES	19	12	50
PROVIDED PARKING	31 SPACES	28	22	50
ACCESSIBLE PARKING REQUIRED	2 SPACES	2	2	2
ACCESSIBLE PARKING PROVIDED	2 SPACES	2	2	0
PARKING IN EXCESS OF 110% OF REQUIRED PARKING	10 SPACES	7	8	0



NOTE: SITE IS CLEAR OF TREES  
NOTE: NO FLOOD PLAIN ON SITE

**OWNER**  
DICK FERRELL & CO.  
11700 PRESTON ROAD  
SUITE 660, BOX 551  
DALLAS, TEXAS 75230  
214-369-8805 TELE  
email:referred@gmail.com

**DEVELOPER**  
DICK FERRELL & CO.  
11700 PRESTON ROAD  
SUITE 660, BOX 551  
DALLAS, TEXAS 75230  
214-369-8805 TELE  
email:referred@gmail.com

**ENGINEER**  
VASQUEZ ENGINEERING, L.L.C.  
JUAN J. VASQUEZ, P.E.  
1919 S. SHILOH ROAD  
SUITE 440, LB 44  
CARLAND, TEXAS 75042  
972-278-2948 TELE  
email:vasquez@vasquezengineering.com

**CONCEPT PLAN**  
CP2023-XXX  
MORGAN VILLAGE RETAIL CENTER ADDITION,  
LOTS 2-5, BLOCK A  
2.634 ACRES  
COLLIN COUNTY SCHOOL LAND SURVEY NO.7  
ABSTRACT NO. 153  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
SEPTEMBER 5, 2023

**VASQUEZ ENGINEERING, L.L.C.**  
1919 S. Shiloh Road  
Suite 440, LB 44  
Carland, TX 75042  
Ph: 972-278-2948  
TX Registration # F-12266

**DEVELOPER**  
DICK FERRELL & CO.  
11700 PRESTON ROAD  
SUITE 660, BOX 551  
DALLAS, TEXAS 75230

**CONCEPT PLAN**  
LOTS 2, 3, 4, 5, BLOCK A  
MORGAN VILLAGE RETAIL CENTER ADDITION  
CITY OF PLANO, TEXAS

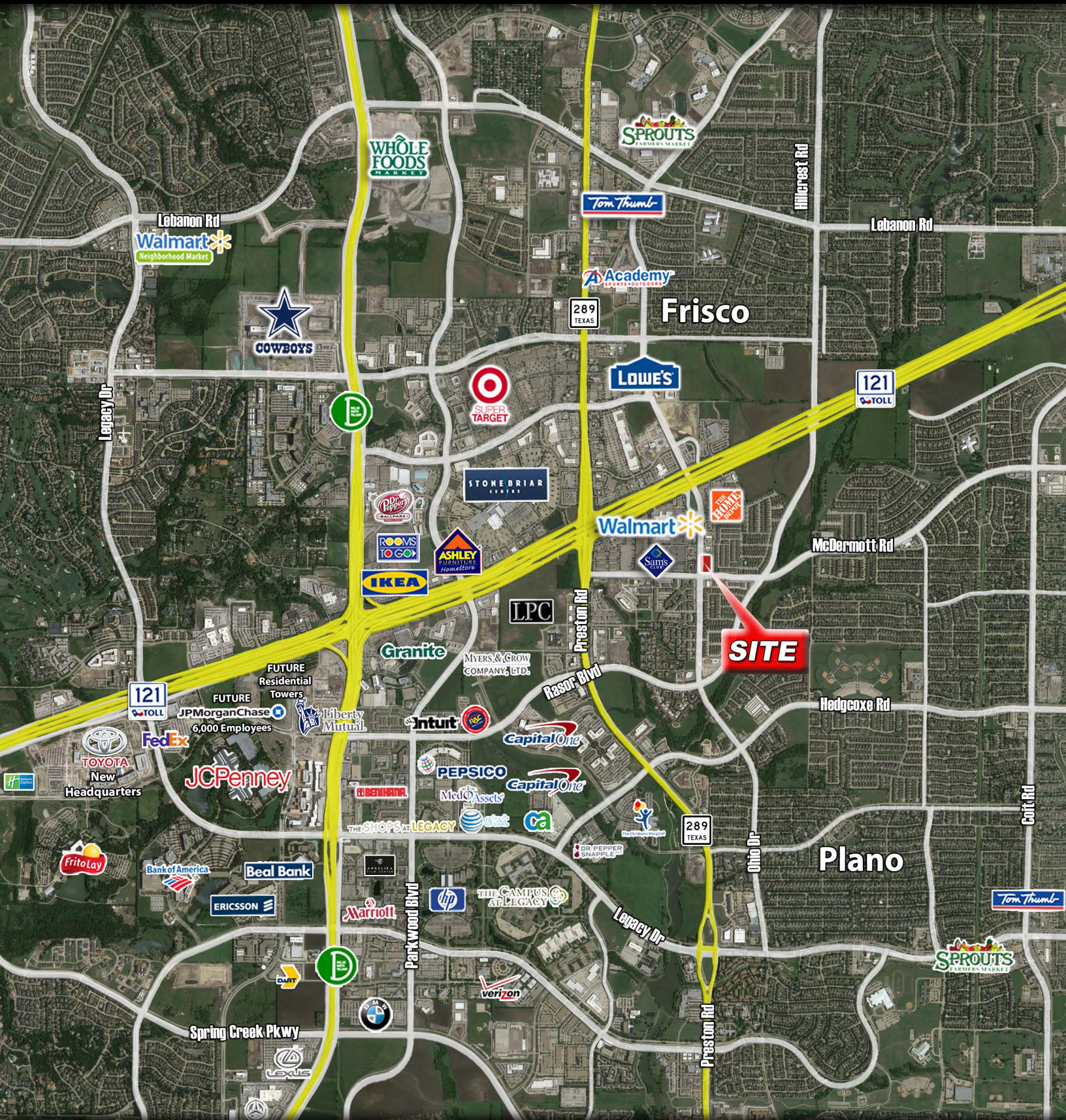
Scale: 1" = 30'  
Designed by: JUY  
Drawn by: JUY  
Checked by: DMS  
TOP ENGINEERING CONSULTING PLANNING  
Date: 08/05/2023

**SHEET**  
CP1



# Morgan Village

NEC of Ohio & McDermott - Plano, Texas



Dick Ferrell & Company

214-369-8805  
dferrell1@sbcglobal.net

7557 Rambler Road  
Suite 570  
Dallas, Texas 75231



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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:
  - 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.

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
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