

McKinney Independent School District

#1 Duvall Street, McKinney, Texas 75069

To: Board of Trustees

From: Shawn Pratt, Superintendent

Subject: Consider approval of the delegation of authority to the Superintendent or designee to negotiate, finalize and execute a purchase and sale agreement for the District to sell to the City of McKinney, Texas a 110.42-acre tract of land in the Cunis Tarlton Survey, Abstract A0211, Tracts 10 and 22, City of McKinney, Collin County, Texas.

Date: January 20, 2026

McKinney ISD has negotiated a Purchase and Sale Agreement with the City of McKinney for approximately 110.42 acres of district-owned land located on the east side of FM 1461 and north of Bloomdale Road, out of the Cunis Tarlton Survey, Abstract A0211, Tracts 10 and 22, Collin County Appraisal District's Assessor Parcel Nos. 2680185 and 2567497, City of McKinney, Collin County, Texas. The agreed purchase price is \$19,000,000, consisting of \$7.5 million in cash and \$11.5 million in in-kind consideration. The in-kind components include the construction and operation of a multi-generational recreation facility featuring a competition swimming pool and long-term access rights for MISD to utilize pool lanes at both the new facility and the existing Apex Centre for 50 years. The agreement includes a provision for mutual approvals by both the McKinney ISD Board of Trustees and the McKinney City Council. If approved, closing would be scheduled to occur within 30 days after the due diligence period.

Impact Statement: Revenue from sale of real property.

It is recommended: Approval of the Purchase and Sale Agreement for 110.42 acres of Real Property located in the Tarlton Cunis Survey, Abstract No. A0211 Tracts 10 and 22, McKinney, Collin County, Texas and authorize the Superintendent to execute the agreement.

Resource Person(s): Dr. Dennis Womack, Assistant Superintendent
Greg Suttle, Chief Operations Officer

Respectfully submitted,

Shawn Pratt
Superintendent

Dr. Dennis Womack
Assistant Superintendent