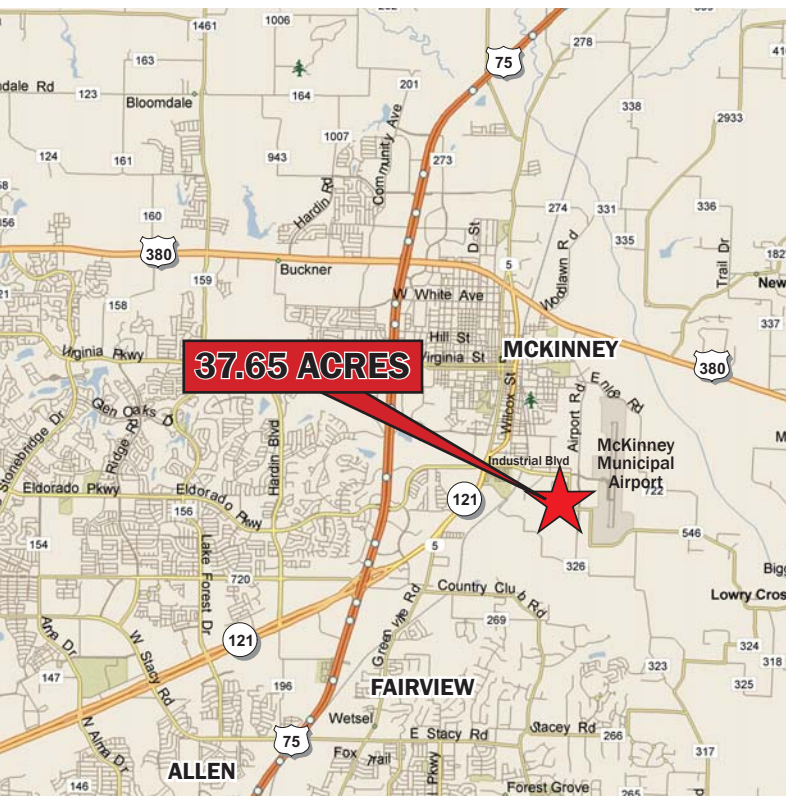


# LAND FOR SALE

37.65 Acres - 1650 FM 546 McKinney, TX



## Property Features:

Size: 37.66 Acres

Location: 1650 FM 546, McKinney, TX

- Features:
- Great access to State Highway 75, Sam Rayburn Tollway (Hwy 121) and State Highway 380
  - 893' frontage on FM 546
  - Adjacent to McKinney Municipal Airport
  - McKinney named 2nd fastest growing city in America during the past decade

Zoning: Property is split ML (Light Manufacturing) and MH (Heavy Manufacturing)

For more information, please contact:

**Jeff Patman**  
214.271.0599

[jpatman@siteselectiongroup.com](mailto:jpatman@siteselectiongroup.com)

Site Selection Group  
8300 Douglas Ave, Suite 700 Dallas, TX 75225  
p: 214.271.0580 f: 214.271.0622  
[www.siteselectiongroup.com](http://www.siteselectiongroup.com)

The information contained herein was obtained from sources believed reliable; however, Site Selection Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



# ±126.77 ACRES OF LAND

NEO US HWY 380 & WOODLAWN ROAD • MCKINNEY, TX

# FOR SALE

## PROPERTY DETAILS

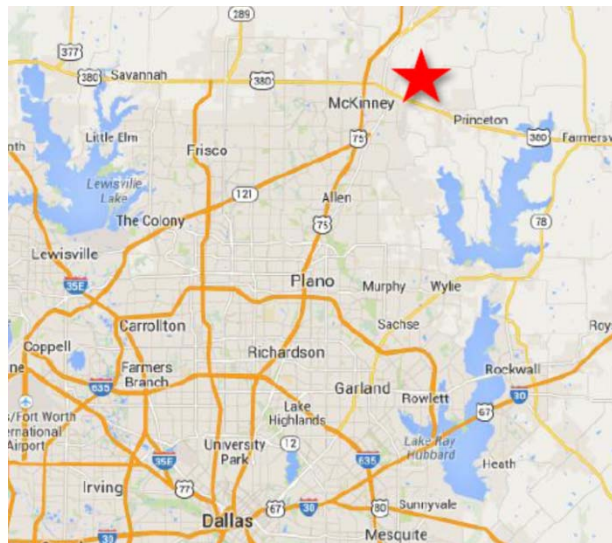
**LOCATION:** East Side of Woodlawn Road  
North of US Hwy 380 (University Drive)  
McKinney, TX 75071

**LAND SIZE:** ±126.77 Acres

Can be divided as follows:  
44.35 Acres  
17.34 Acres and  
65.08 Acres

**FRONTAGE:** Approximately 2,800 feet of frontage  
along the east side of Woodlawn Road

**ZONING:** Heavy Manufacturing  
(with an Agricultural exemption)



Radius:	1 Mile	3 Mile	5 Mile
Population:	1,334	30,391	76,088
Median H.H. Income:	\$26,428	\$43,140	\$61,739
Average Age:	31.90	33.60	34.90
# of Households:	373	9,880	25,935



**HENRY S. MILLER BROKERAGE, LLC**  
Since 1914

**FOR DETAILS  
CONTACT:**

**MARK O'BRIANT**  
p 972.419.4081

e markob@henrysmiller.com

**DARRELL HURMIS**  
p 972.419.4077

e dhurmis@henrysmiller.com

**LANE KOMMER**  
p 972.419.4093

e lkommer@henrysmiller.com

**AUSTIN EL PASO DALLAS-FORT WORTH HOUSTON SAN ANTONIO**

14001 Dallas Pkwy • 11<sup>th</sup> Floor • Dallas, Texas 75240  
p 972.419.4000 • f 972.419.4099 • www.henrysmiller.com

The above information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



# ±126.77 ACRES OF LAND

NEO US HWY 380 & WOODLAWN ROAD • MCKINNEY, TX

# FOR SALE



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# ±126.77 ACRES OF LAND

NEO US HWY 380 & WOODLAWN ROAD • MCKINNEY, TX

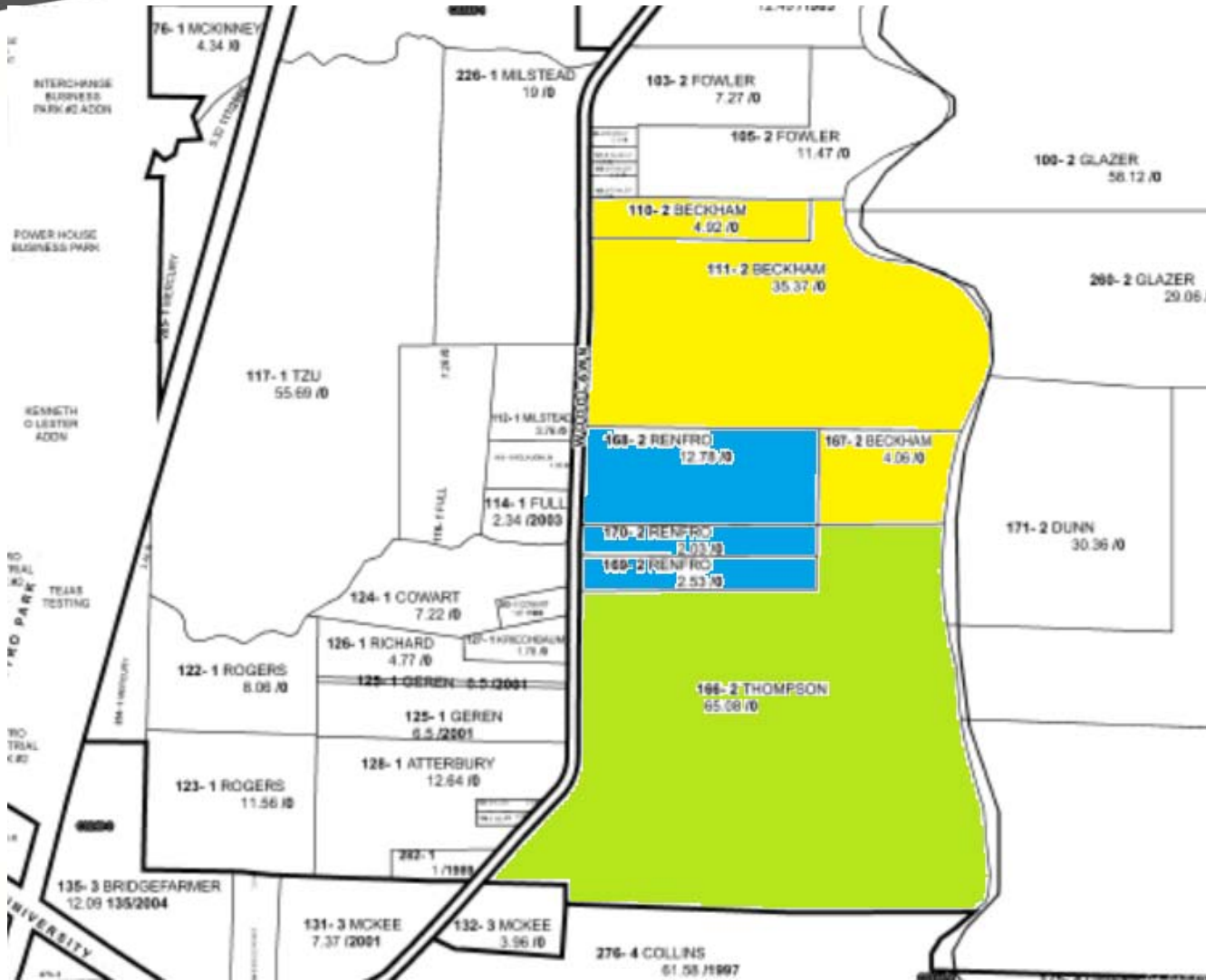
# FOR SALE

Can be divided as follows:

Beckham – 44.35 Acres

Renfro – 17.34 Acres and

Thompson - 65.08 Acres



FOR DETAILS

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# INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS ®

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;
- (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.

*Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.*

---

Buyer, Seller, Landlord or Tenant

Date

# 1392 Old Mill Rd

# \$6,500,000

1392 Old Mill Rd, McKinney, TX 75069

Land for Sale

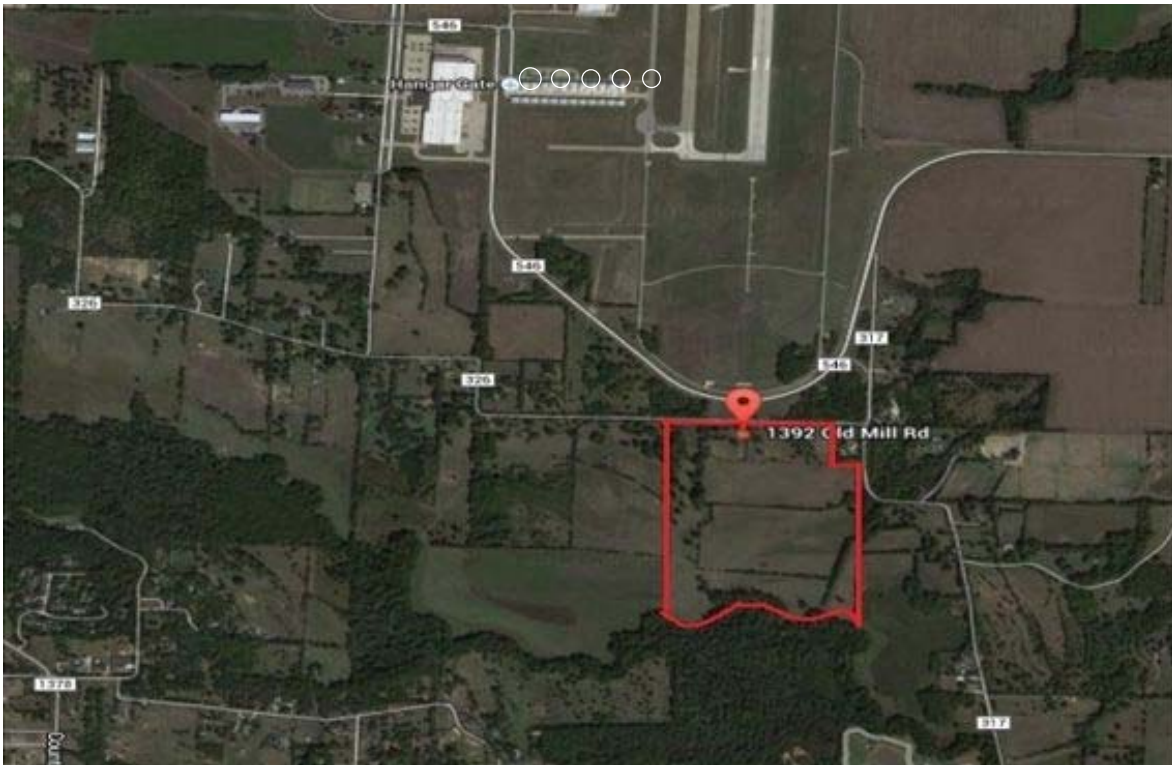
« Prev

Next »

Photos

Map

Attachments



Property is planned for Industrial use. Spectacular opportunity for the Airport, Parks & Recreation, Hospitality, Sports Complex, Warehouse and Industrial users. Lot with slope facing south towards Wilson Creek. Pasture land with meadows, trees and vegetation. Across from airport and rail. Land may be subdivided. Lots of Potential. Seller financing.

## For Sale

Price	Avail SF	Price / SF	Cap Rate
⊕ \$6,500,000			

## Property Details

---

Property Type	<b>Land</b>	Parcel (APN)	<b>R-6691-001-0120-1</b>
Lot Acreage	<b>75.07</b>	Lot SF	<b>3,270,049</b>
County	<b>Collin</b>		

### Request more info:

Please send me more information on 1392 Old Mill Rd.

Contact Listing Broker



**Alex Johnson**  
Laurex Realty Advisors  
(972) 740-3200

Email a Link

Print Details (/Listings/Print?pld=909559&reportName=ListingDetail)

### Data Source:



**Xceligent - Dallas-Fort Worth**  
*Last updated: 03/03/2015*

[Facebook](#)

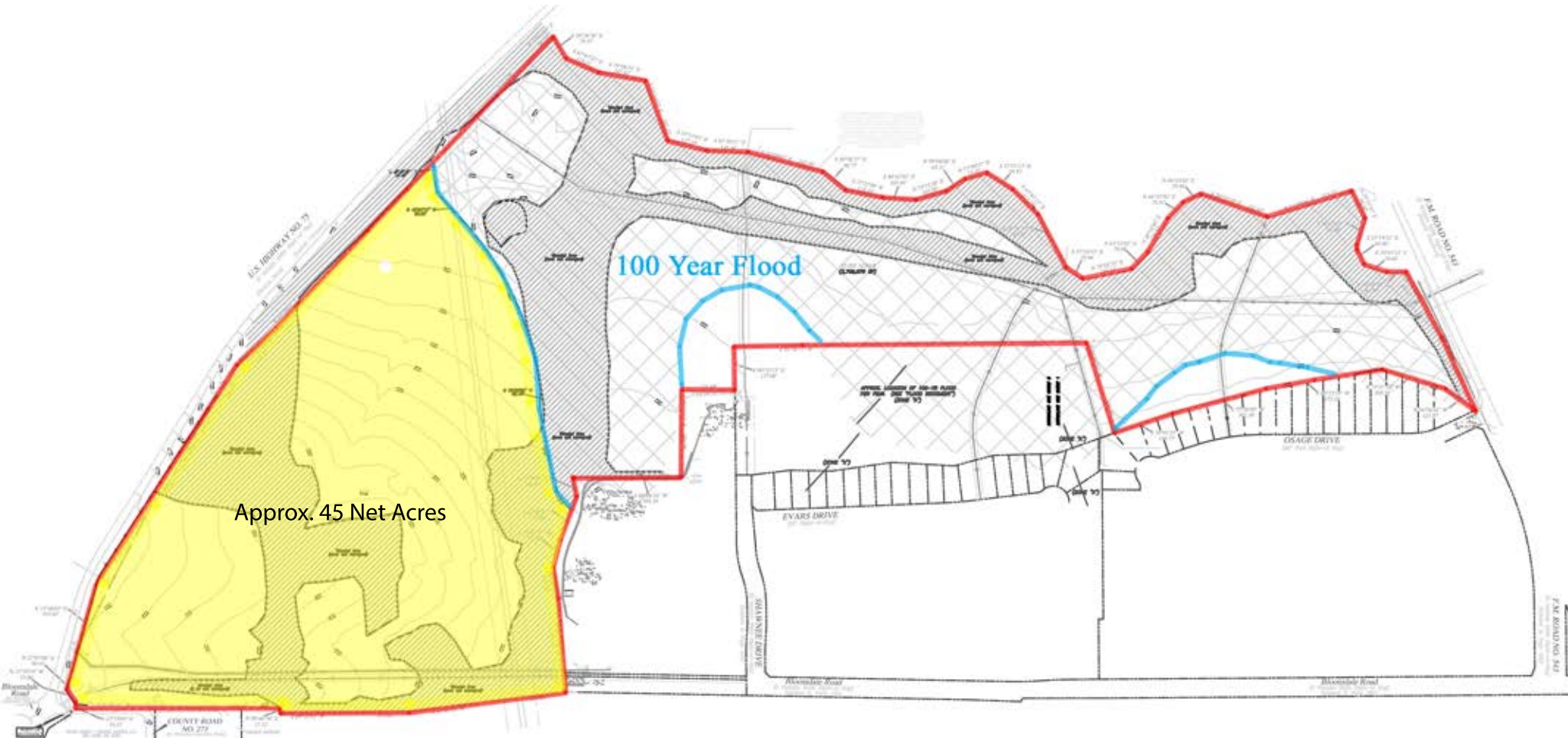
[Twitter](#)

[LinkedIn](#)









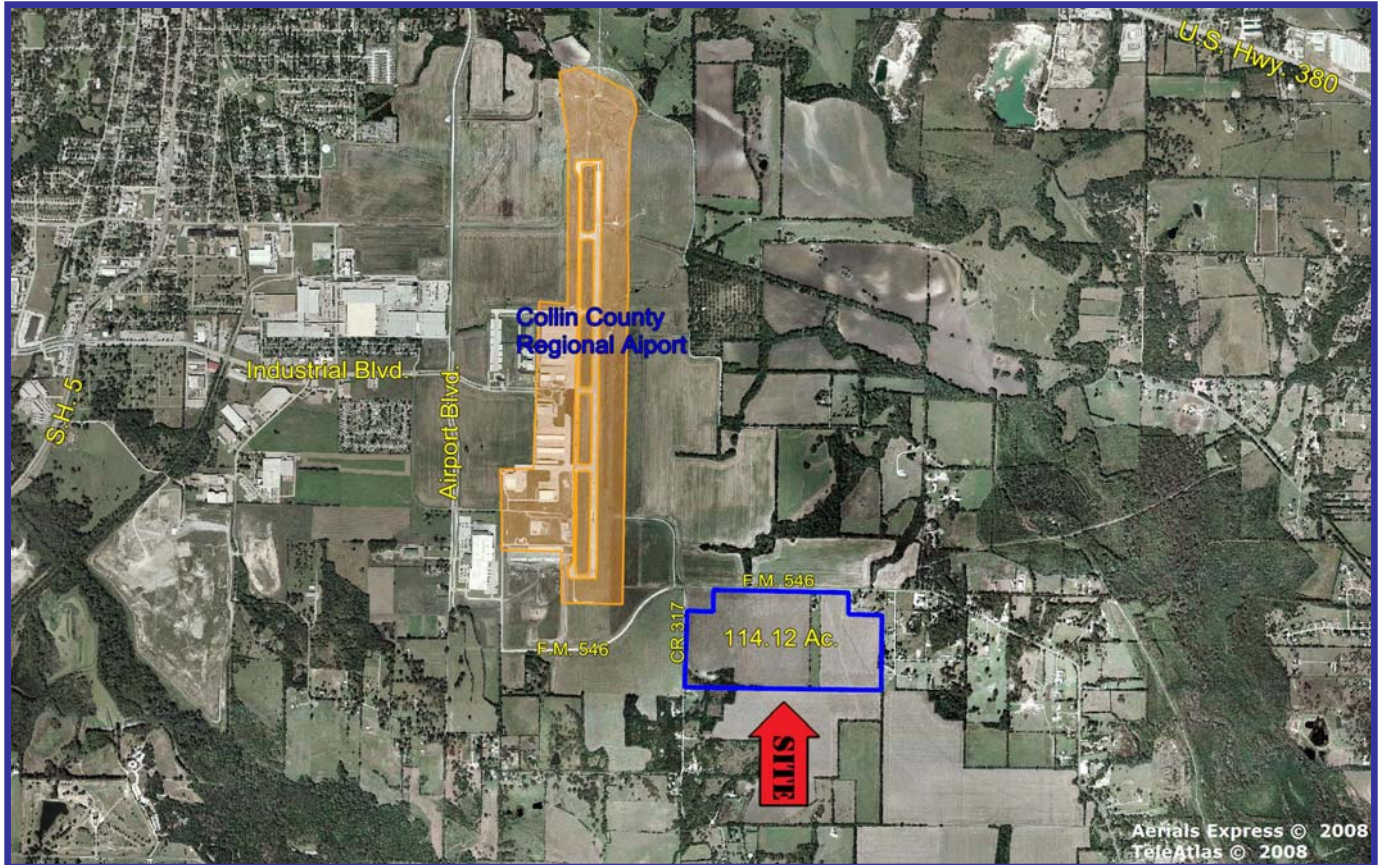
Approx. 45 Net Acres





McRoberts  
& COMPANY

# For Sale 114.12 Ac. @ Collin County Airport



- 114.12 Acres adjacent to CCRA
- New runway planned for CCRA
- McKinney ETJ
- Future Airport Industrial Zoning



David Tarrant  
214.363.9900 x 203  
dat@mcrobertsinc.com













# McRoberts & Company

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### Information About Brokerage Services

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#### IF THE BROKER REPRESENTS THE OWNER:

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**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.

*This is not a contract.*

*The real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.*

**McRoberts & Company**

Real Estate Broker Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salesman are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.