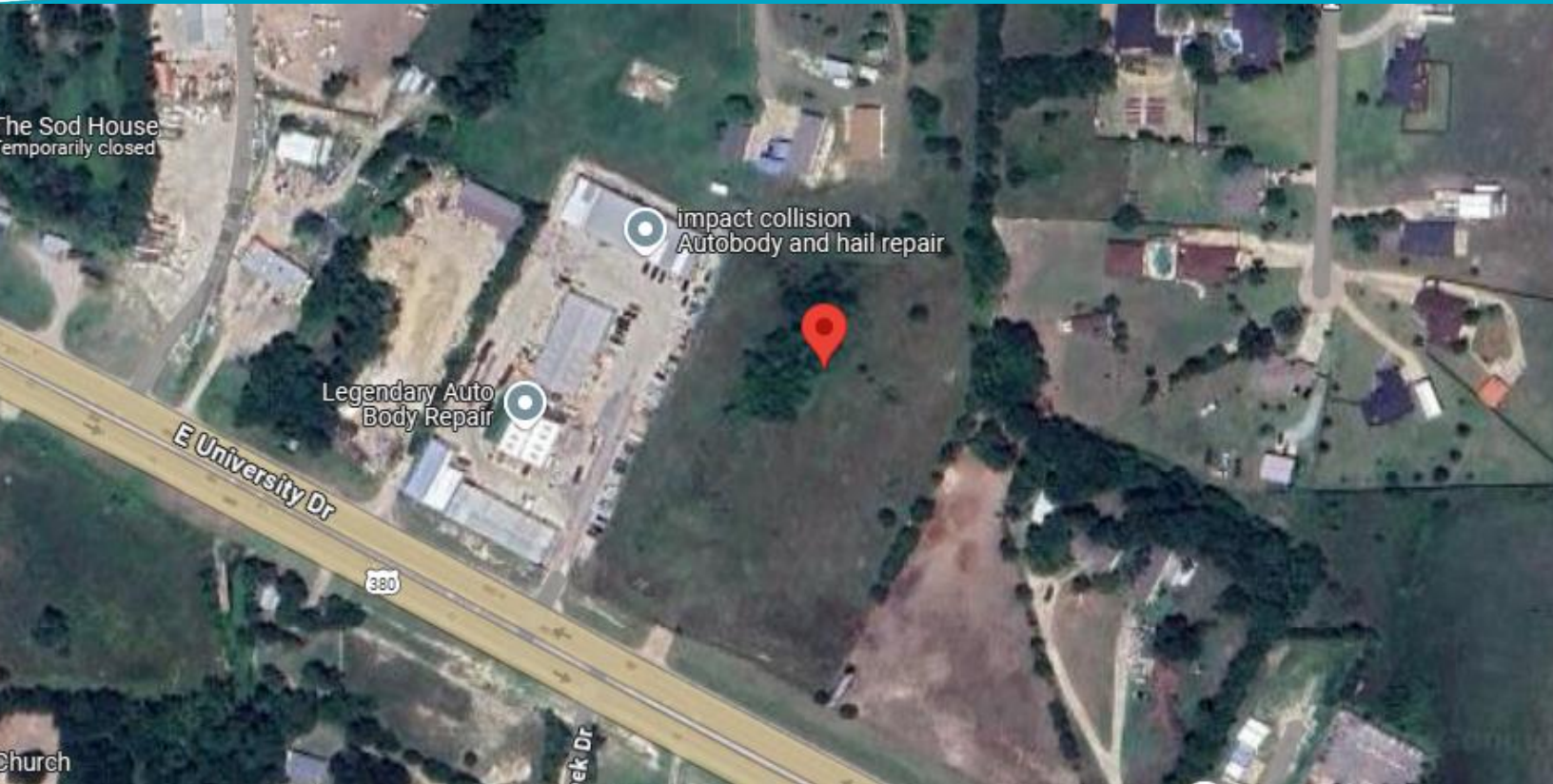


Information Package



EBG
EUREKA BUSINESS GROUP



FOR SALE

2855 COUNTY ROAD 407
McKinney, TX 75071

Joseph Gozlan

P: (903) 600-0616

E: Joseph@ebgtexas.com

6.09AC

ETJ Land

Executive Summary



Property Profile	
Lot Size:	6.09 AC
Type:	AG Exempt
Zoning:	McKinney ETJ
Traffic:	44,432 VPD in 2023 * Per TXDOT website
Access:	* US Hwy 380 Frontage * CR 407 Frontage
Environment:	NOT in a flood zone
Address:	2855 County Road 407 McKinney, TX 75071

Incredible investment opportunity!

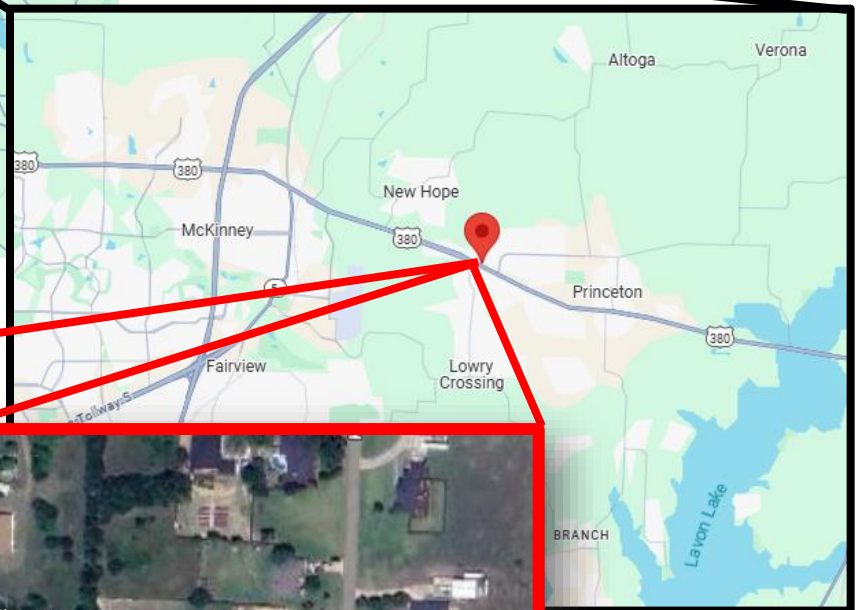
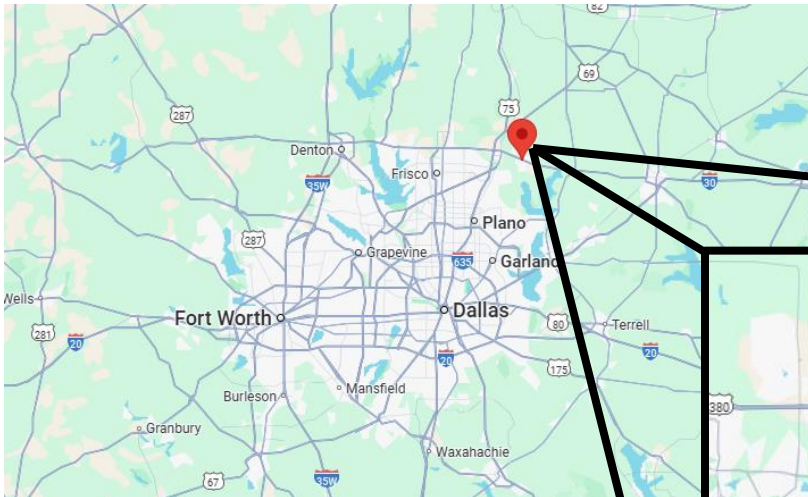
- Massively growing area of the metroplex
- City of McKinney [recently approved a \\$72M project](#) to enhance the airport (less than 3 miles away)
- **No zoning restrictions!**
- Build Retail, flex, mixed use, outside storage, self storage and more!
- **382' frontage on US 380 Hwy with over 44,000 VPD!**
- NOT in a Flood Zone!
- **Available: Immediately!**



→ **Call to Schedule a Tour**
(903) 600-0616

Location

2855 COUNTY ROAD 407
McKinney, TX 75071



2855 COUNTY ROAD 407
→ **McKinney, TX 75071**

Survey

2855 COUNTY ROAD 407
McKinney, TX 75071



* Recent survey available



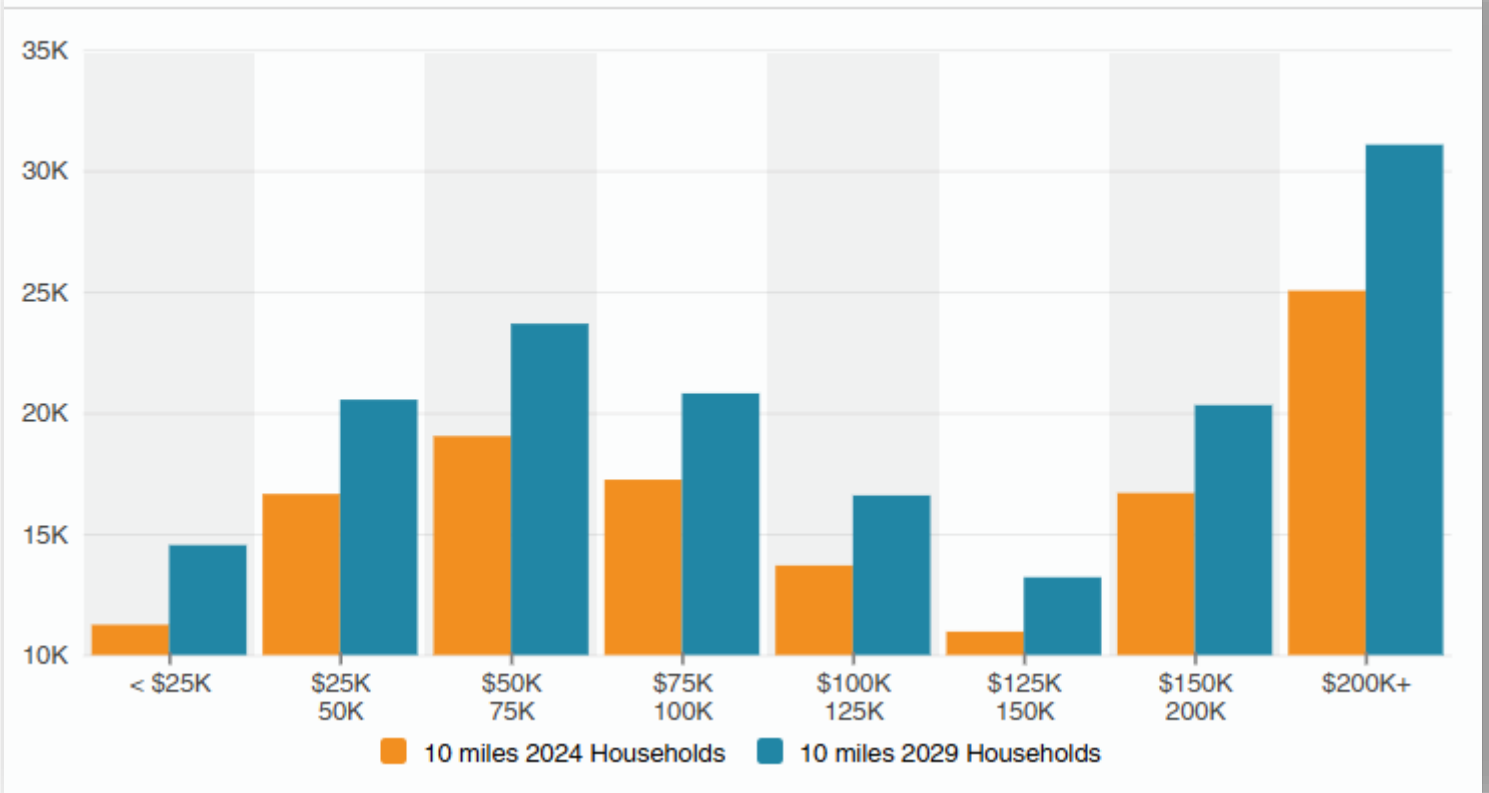
Demographics

2855 COUNTY ROAD 407
McKinney, TX 75071

Population

	5 miles	10 miles
2020 Population	60,254	319,888
2024 Population	73,097	380,558
2029 Population Projection	90,018	467,312
Annual Growth 2020-2024	5.3%	4.7%
Annual Growth 2024-2029	4.6%	4.6%
Median Age	36.5	38
Bachelor's Degree or Higher	28%	45%

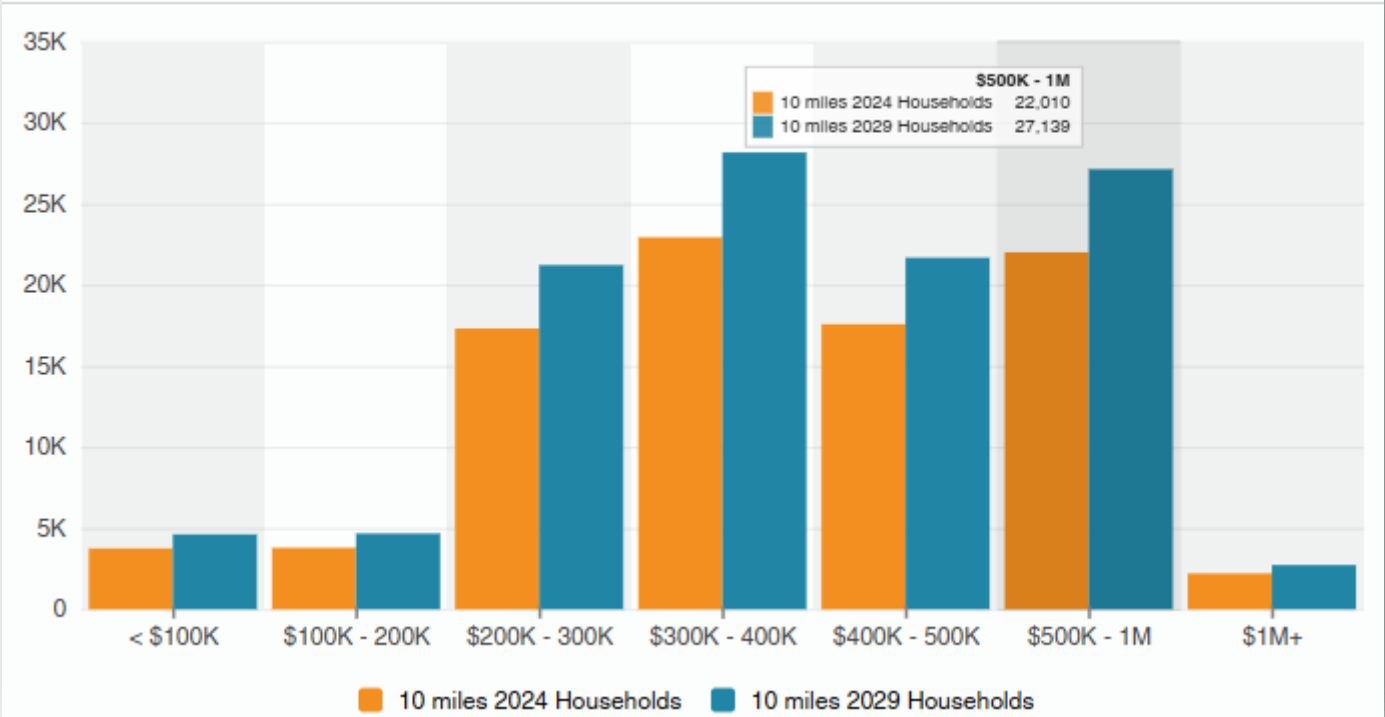
Household Income



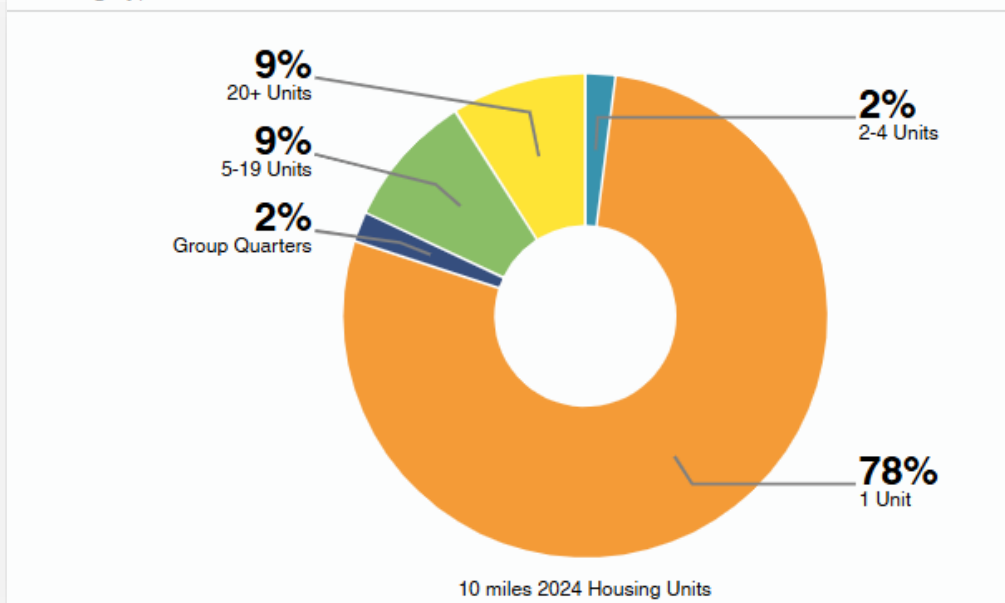
Demographics

2855 COUNTY ROAD 407
McKinney, TX 75071

Home Values



Housing Type



Airport Expansion

2855 COUNTY ROAD 407
McKinney, TX 75071

Posted on: January 15, 2025

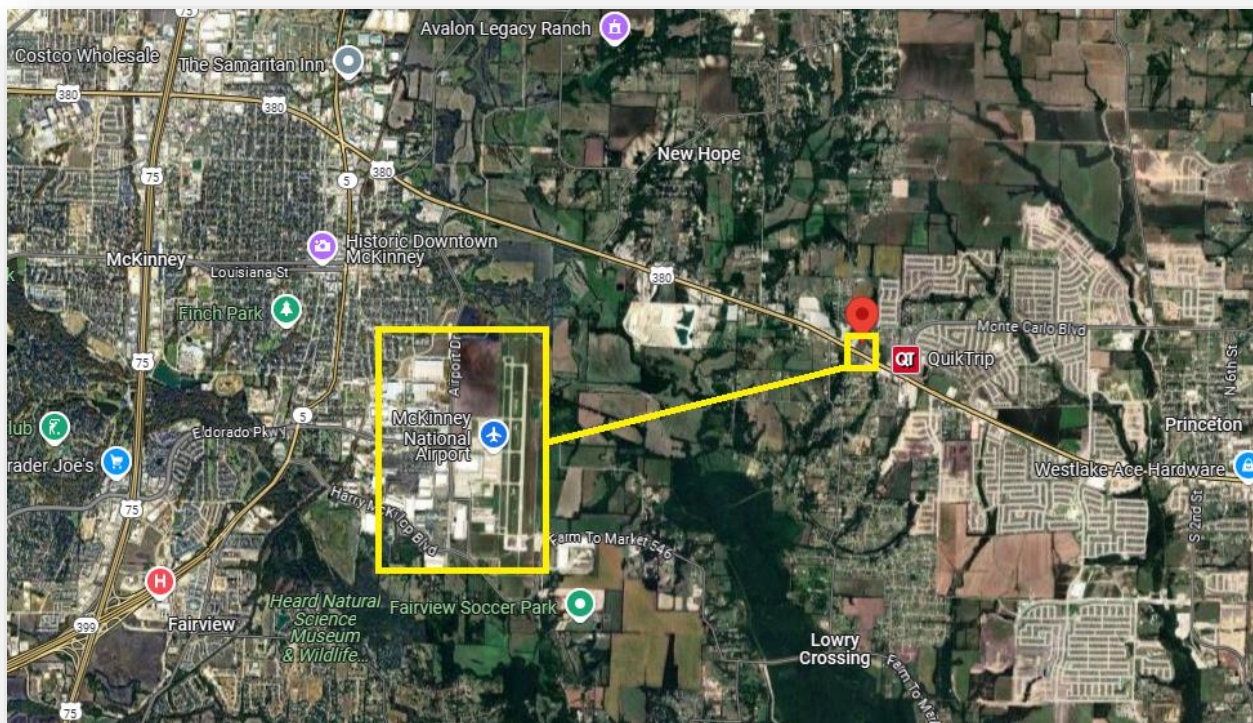
Planning & Zoning Commission approves site plan for airport terminal building

McKINNEY, Texas (Jan. 14, 2025) – Members of the Planning & Zoning Commission approved a site plan for an airport terminal building at the McKinney National Airport during its meeting Tuesday, Jan. 14. City Council voted to support the site plan at its Jan. 7 meeting.

McKinney is uniquely positioned to sustain commercial passenger service, offering convenience to the region and competition in the market that will ultimately benefit residents of McKinney, Collin County, and North Texas. The \$72 million terminal project encompasses:

- Passenger Terminal Building: 45,000 sq. ft. facility with 3 gates and the ability to expand to 5 gates.
- Terminal Features: Central concessions with food and beverage options, including quick-service choices.
- Spacious, open hold rooms will offer passenger comfort and convenience.
- Aircraft Parking and Taxiway: Six aircraft parking positions for general and commercial aviation.
- Parking and Vehicle Access: Up to a 1,500-spot parking lot with dedicated access road and on-site car rental facilities.
- Aircraft De-Icing Facility: Dedicated de-icing pad for operational efficiency.
- Fuel Storage: Above-ground jet fuel tanks.
- Supporting Infrastructure: Essential utilities and facilities to ensure smooth operation.

Project funding will come from federal low-interest transportation and infrastructure loans, grant funding from the McKinney Economic Development Corporation and McKinney Community Development Corporation, and ongoing efforts to secure additional federal and state grants.



Contact

2855 COUNTY ROAD 407
McKinney, TX 75071

For property inquiries or tour scheduling:



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EUREKA BUSINESS GROUP

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Legal Disclaimer

2855 COUNTY ROAD 407
McKinney, TX 75071

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





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.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest 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 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.

<u>Joseph Gozlan</u>	<u>0593483</u>	<u>Joseph@EBGTexas.com</u>	<u>(903)600-0616</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
<u>Designated Broker of Firm</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	