

INFORMATION PACKAGE



EBG
EUREKA BUSINESS GROUP



FOR SALE

2855 COUNTY ROAD 407
McKinney, TX 75071

382' frontage on US 380
Over 44,000 VPD!

Joseph Gozlan

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6.09AC

Unrestricted Land

Executive Summary



Property Profile

Lot Size:	6.09 AC
Type:	AG Exempt
Zoning:	County Land, NOT in ETJ. No Restrictions
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!

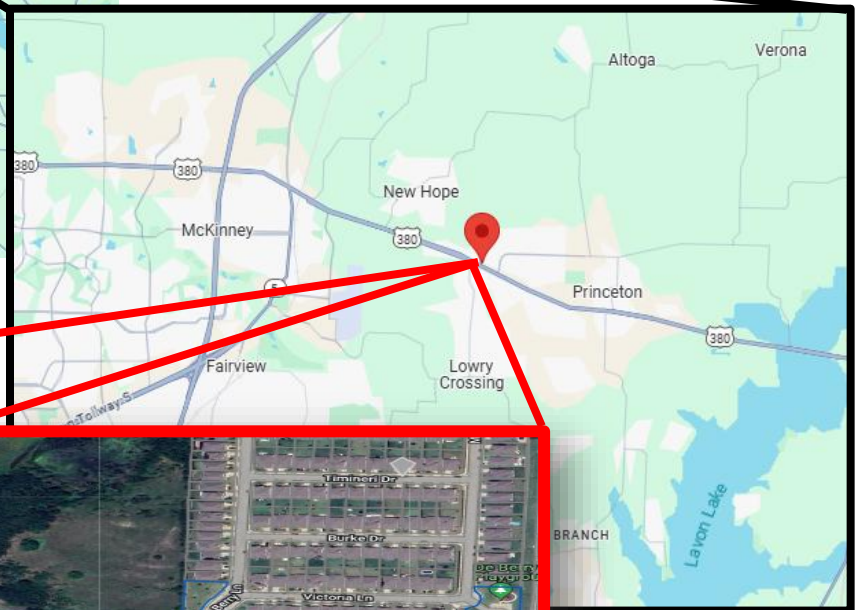
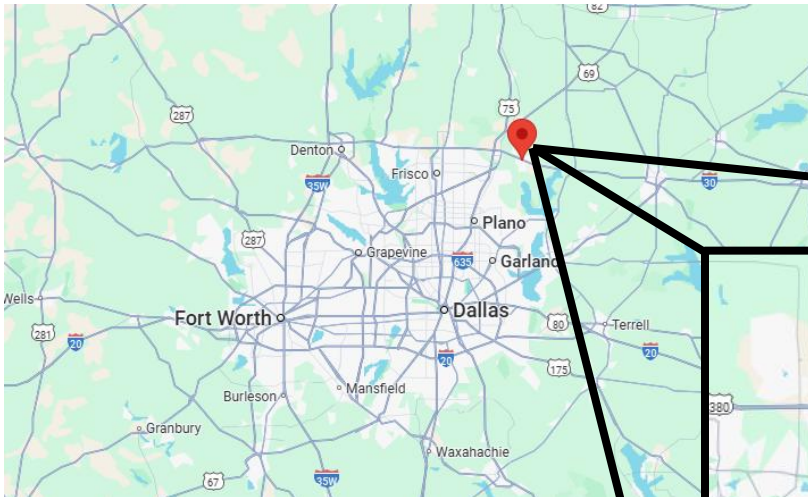


→ **Call to Schedule a Tour**
(903) 600-0616

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Location

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McKinney, TX 75071

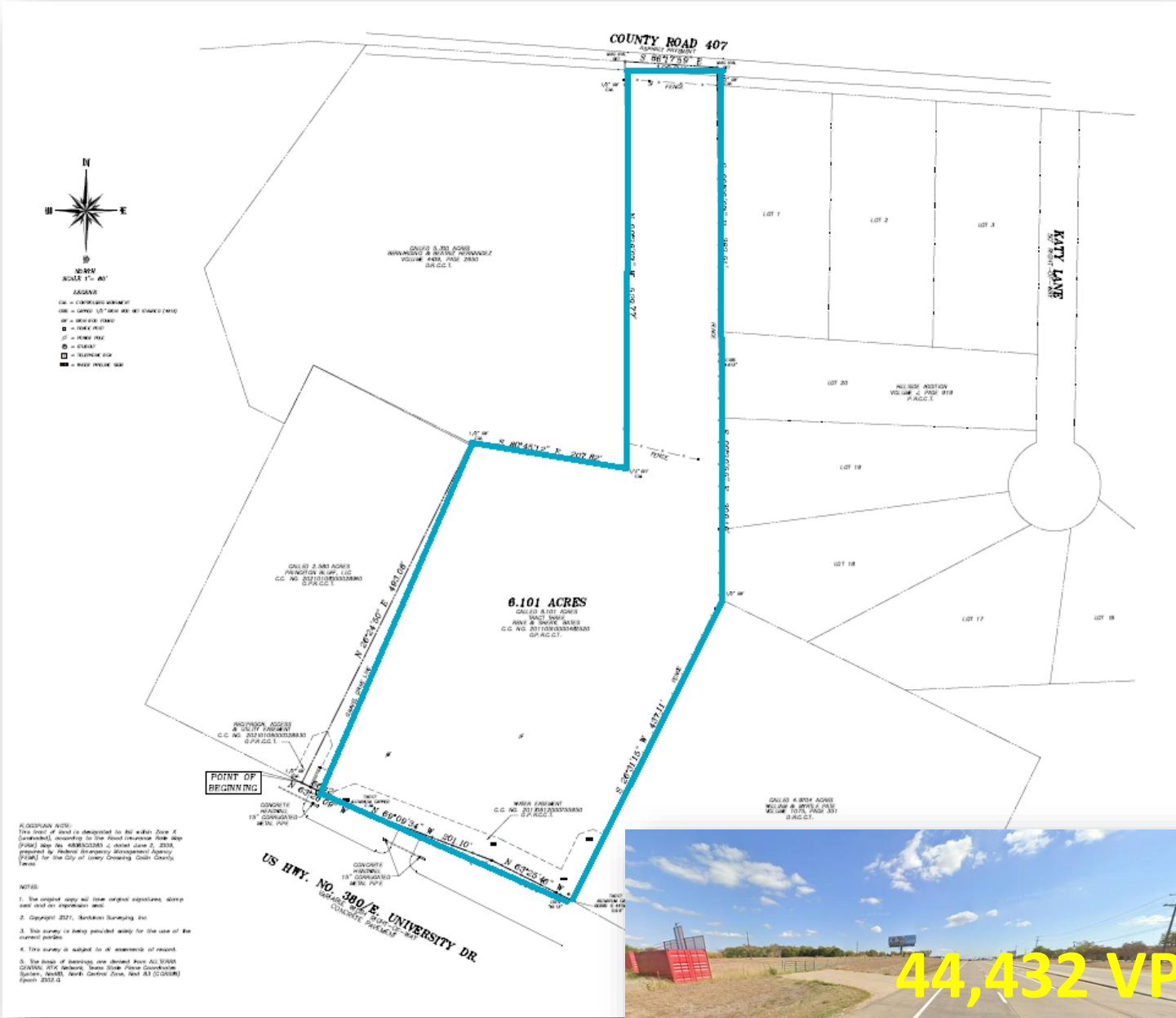


2855 COUNTY ROAD 407
→ **McKinney, TX 75071**

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Survey

2855 COUNTY ROAD 407
McKinney, TX 75071



*** Recent survey available**



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Phase I

2855 COUNTY ROAD 407
McKinney, TX 75071

1.0 EXECUTIVE SUMMARY

Integrated Environmental Solutions, LLC (IES) performed a Phase I Environmental Site Assessment (ESA) on approximately 6 acres (ac) of vacant land (Subject Property) comprised of one parcel located at 4323 East U.S. Highway (US) 380 in the City of Princeton, Collin County, Texas in accordance with ASTM International E 1527-21 *Standard Practice for Environmental Site Assessments*.

1.1 SUBJECT PROPERTY LOCATION AND DESCRIPTION

The Subject Property is located at 4323 East US 380 in the City of Princeton, Collin County, Texas. The Subject Property is approximately 6 ac of vacant land comprised of one parcel. The Collin County Central Appraisal District (CAD), Texas parcel ID is 1077088. Parcels to the north were agricultural and residential land use. To the east, parcels were residential agricultural, and commercial land use. Commercial land use included a tire shop (Princeton Car Care, 2170 West Princeton Drive), a countertop store (Jubilee Company, 2160 West Princeton Drive), and trailer dealer (380 Trailer Sales and Rental, 4748 US 380). Parcels to the south were residential land use. To the west, parcels were residential and commercial land use. Commercial land use included an auto body shop (Impact Collision Autobody and Hail Repair, 4287 East University Drive), a fence supply store (Smitty's Wood Stain, 4287 US 380), a sand blasting service (NUMO Remanufacturing Company, 2363 County Road [CR] 407), a car dealer (TYC Auto, 4225 East University Drive), a sod supplier (The Sod House, 2020 CR 404), a portable building manufacturer (McKinney Sheds, 2020 CR 404), and restaurants (Teriyaki and Bowl, 4169 East University Drive and Twisted Tails Crawfish, 100 South Bridgefarmer Road).

1.2 FINDINGS

The Subject Property has no records that indicate any environmental concern and Subject Property reconnaissance observations did not indicate any environmentally sensitive areas. Subject Property reconnaissance indicated there was no presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing significant release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water. Litter and debris were observed within the Subject Property in discrete piles/locations. These materials should be classified and disposed of properly, but there was no indication of leaks, spills, or immediate hazards which would indicate a recognized environmental condition. No data gaps were found that were deemed critical to the outcome of the ESA.

1.3 CONCLUSIONS

Per ASTM International Standard E 1527-21 Section 12.8, "We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM International Standard E 1527-21 on the property described as the Collin County CAD, Texas parcel ID 1077088. Any exceptions to, or deletions from, Standard E 1527-21 are described in Section 6.0. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property."

* Conducted December 2025.

* Full Report available

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Geotechnical

2855 COUNTY ROAD 407
McKinney, TX 75071

EVEN ENGINEERING

GEOTECHNICAL ENGINEERING REPORT

Proposed McKinney 6 Flex & Storage Development

2855 Co Rd 407

McKinney, TX 75071

Conducted December 2025
Full Report available

Prepared By:

Even Engineering, LLC
6729 Rolling Hills Drive
North Richland Hills, Texas 76182
682-419-9838

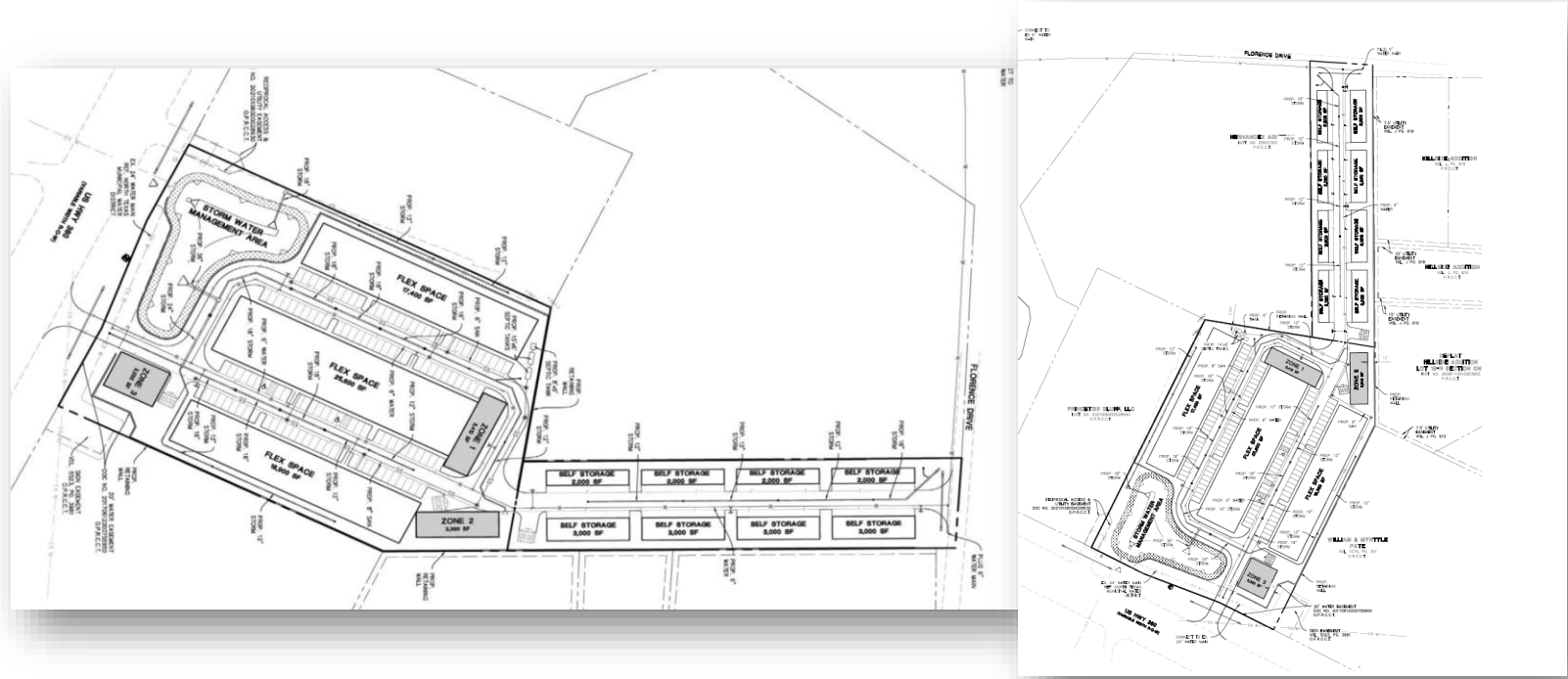
EE Report Number: 1036-104-01

Report Date: November 19, 2025



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Multiple Site Map Options were prepared by an engineering firm and can be shared with potential buyers



PROPOSED PARK RENDERINGS



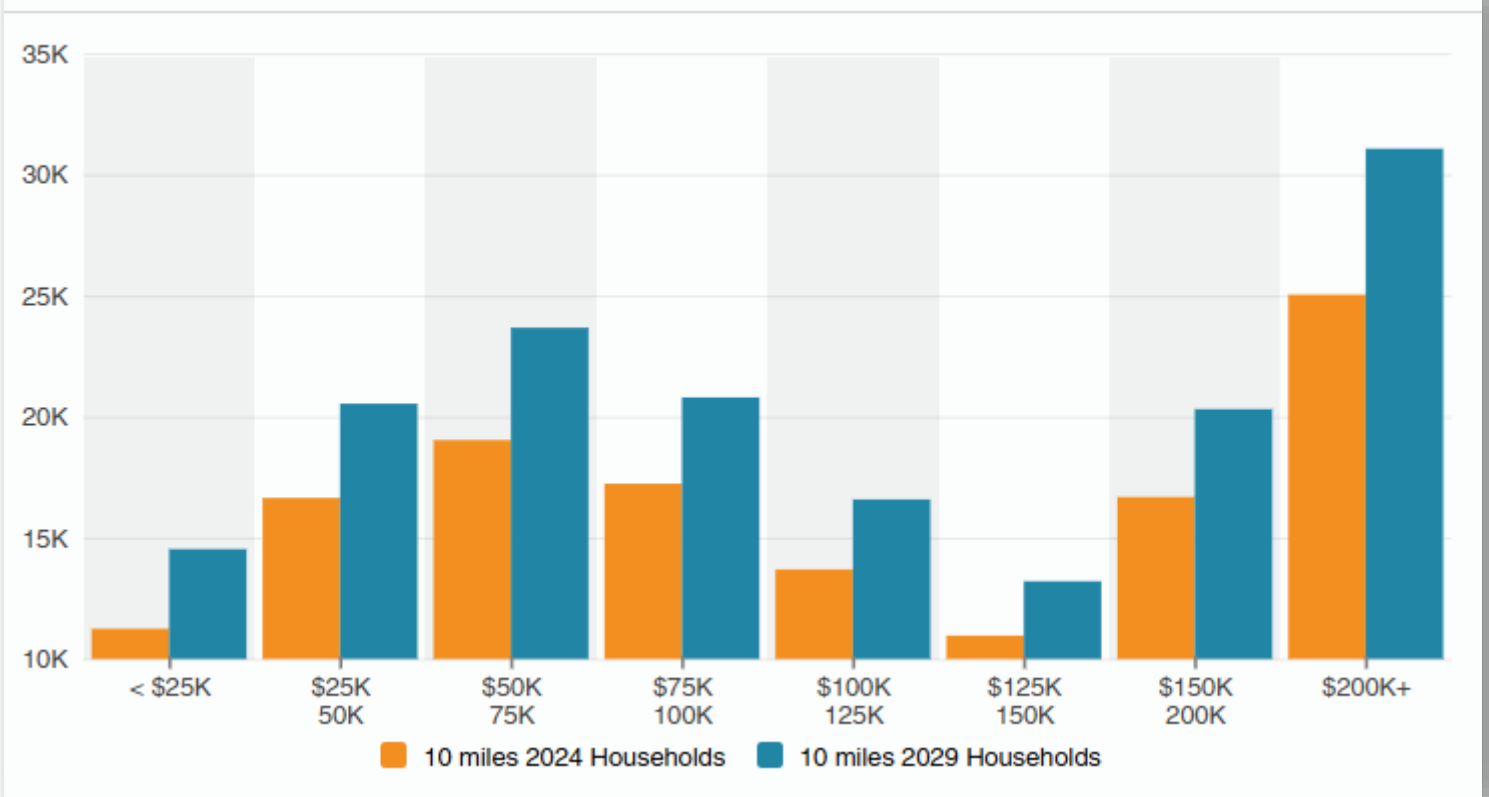
Demographics

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%

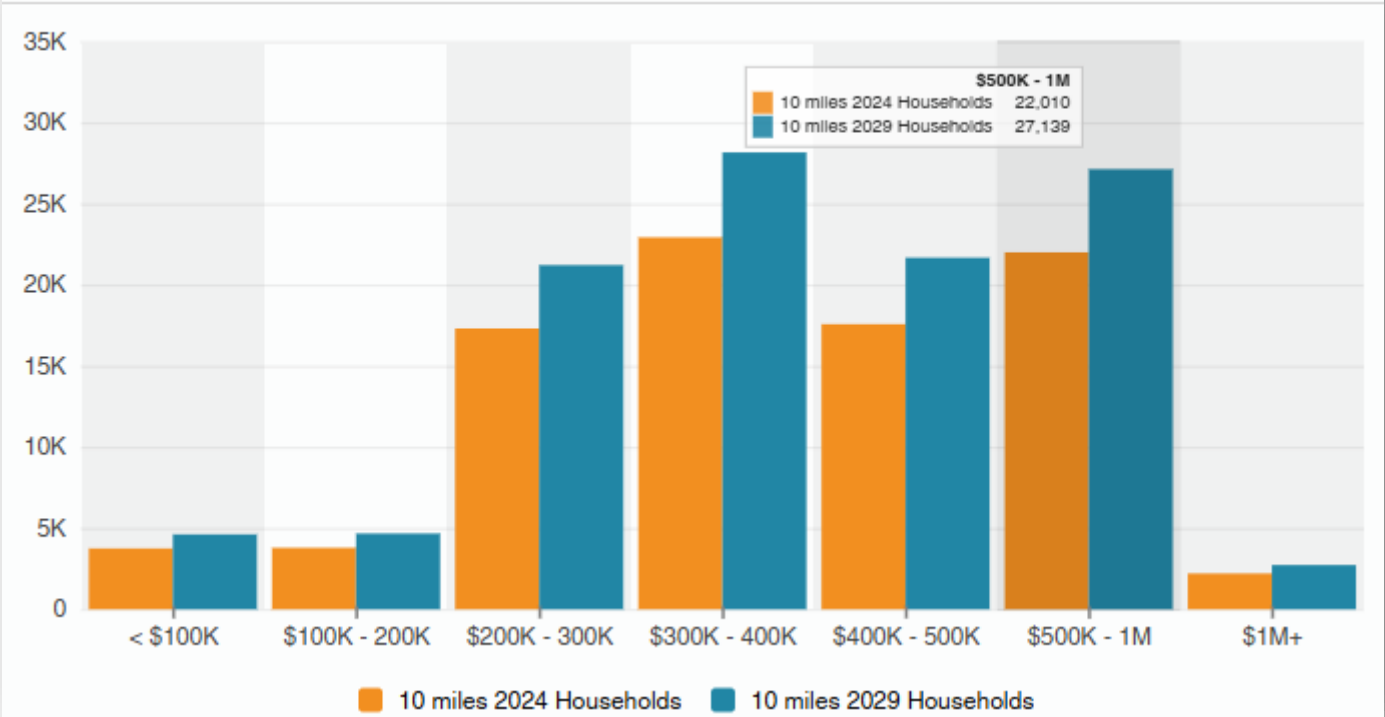
Household Income



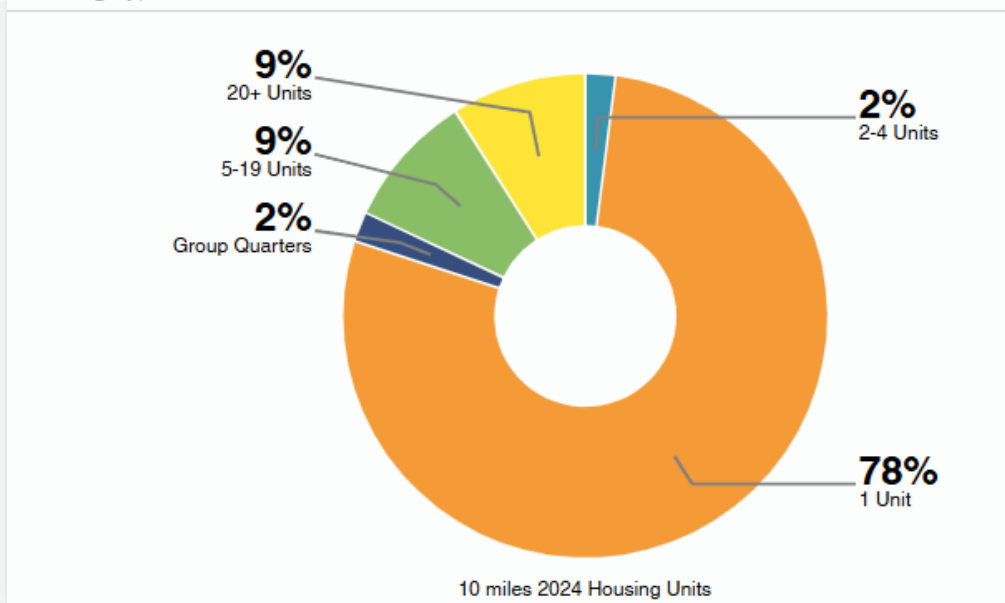
Demographics

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Home Values



Housing Type



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Airport Expansion

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Posted on: January 15, 2025

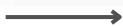
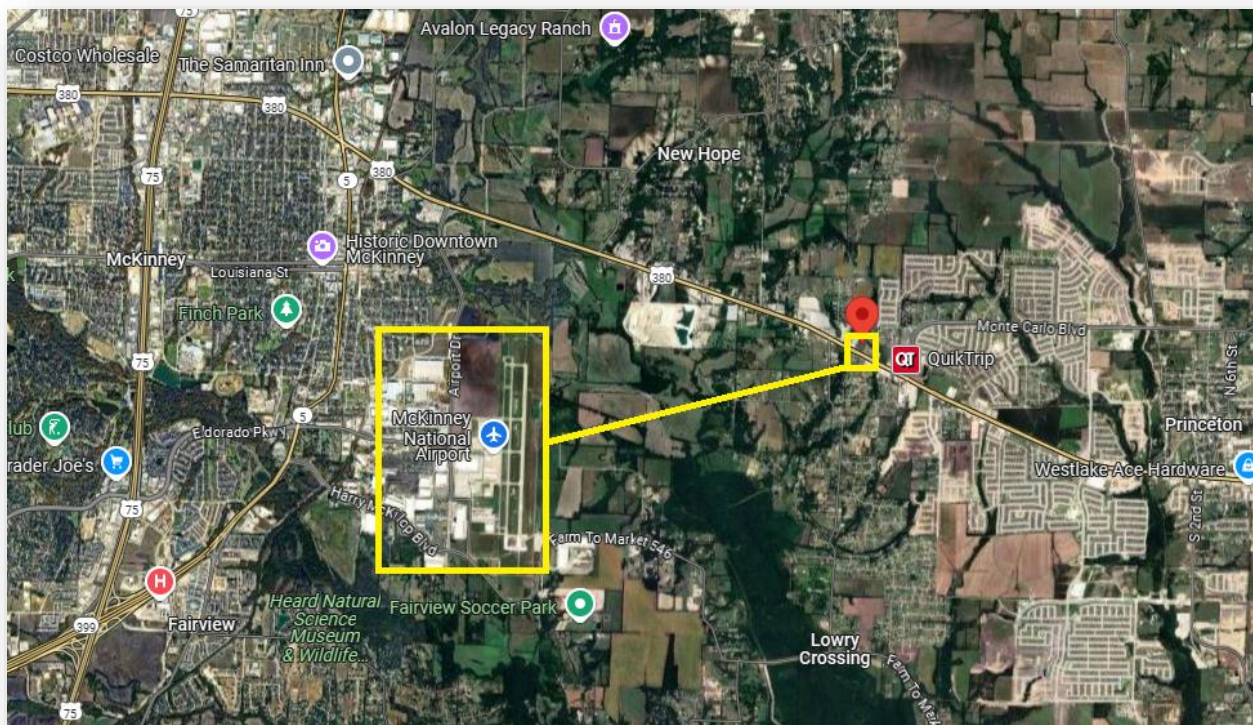
Planning & Zoning Commission approves site plan for airport terminal building

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.



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Contact



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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.



