

# FOR SALE

12.82 gross acres / 12.82 net acres | 2504 and 2500 FM 546 McKinney, TX 75069



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# FOR SALE

| 2.82 gross acres / 12.82 net acres | 2504 and 2500 FM 546 McKinney, TX 75069 |

Outstanding opportunity to acquire ±12.82 acres with 225' of frontage on FM 546 in the McKinney ETJ, just southeast of the McKinney National Airport where a new commercial terminal is underway. Strategically located within the City of McKinney's dedicated industrial growth sector, the property is ideally suited for industrial, storage, IOS or flex development. Adjacent to both proposed industrial and residential projects across FM 546, the area is poised for mixed-use expansion. The tract benefits from Milligan SUD water at the site and proximity to a City of McKinney sewer trunk line located just east within Corps of Engineer land. With expanded road frontage, excellent infrastructure access, and a strong regional growth outlook, this assembled site presents a rare investment opportunity in one of North Texas' most dynamic emerging corridors.

## 2025 Tax Rates (per \$100 valuation):

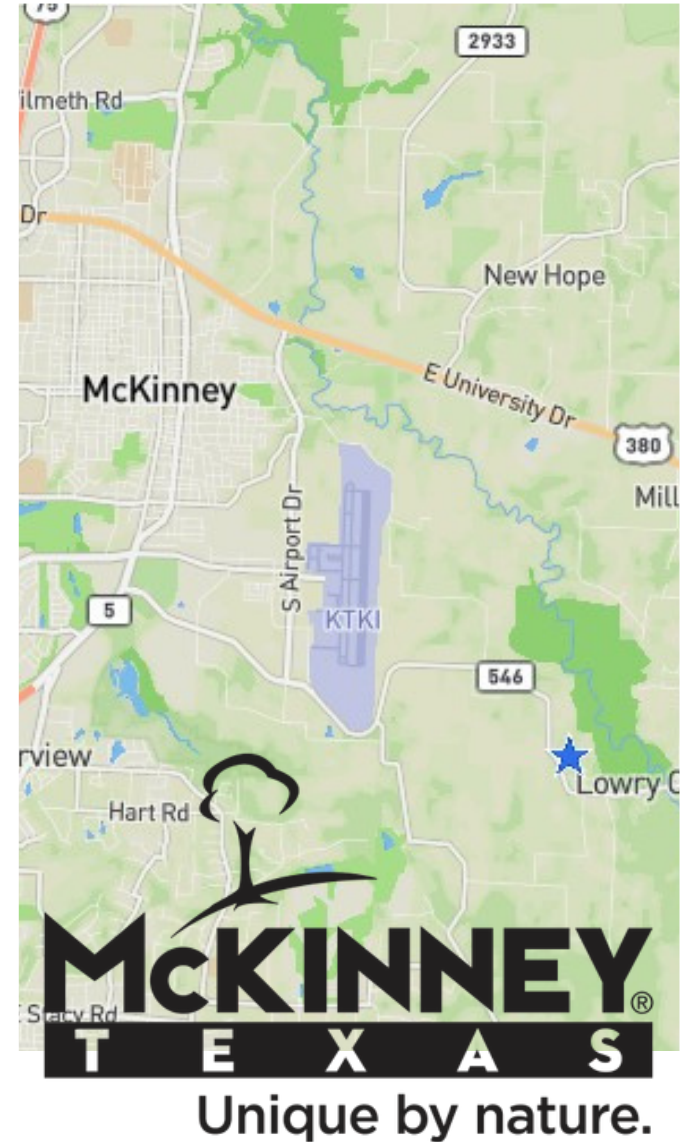
- McKinney City: 0.412284
- Collin County: 0.149343
- Collin College: 0.081220
- McKinney ISD: 1.104300
- Combined — City of McKinney + MISD: ~1.747147%

## Demographics:

- 2025 Population: 224,043
- Median Household Income: \$120,273
- Median Home Value: \$439,500
- Consumer Household Expenditure: \$75,888/year (2022-23)

## Demographics: McKinney, TX — Citywide (2026 Estimates):

- Population: 237,130
- Median Household Income: \$120,273
- Median Age: ~36.7 (36.3 male / 37.1 female)
- Population increased: ~21.4% since the 2020 Census (195,308)22-23)



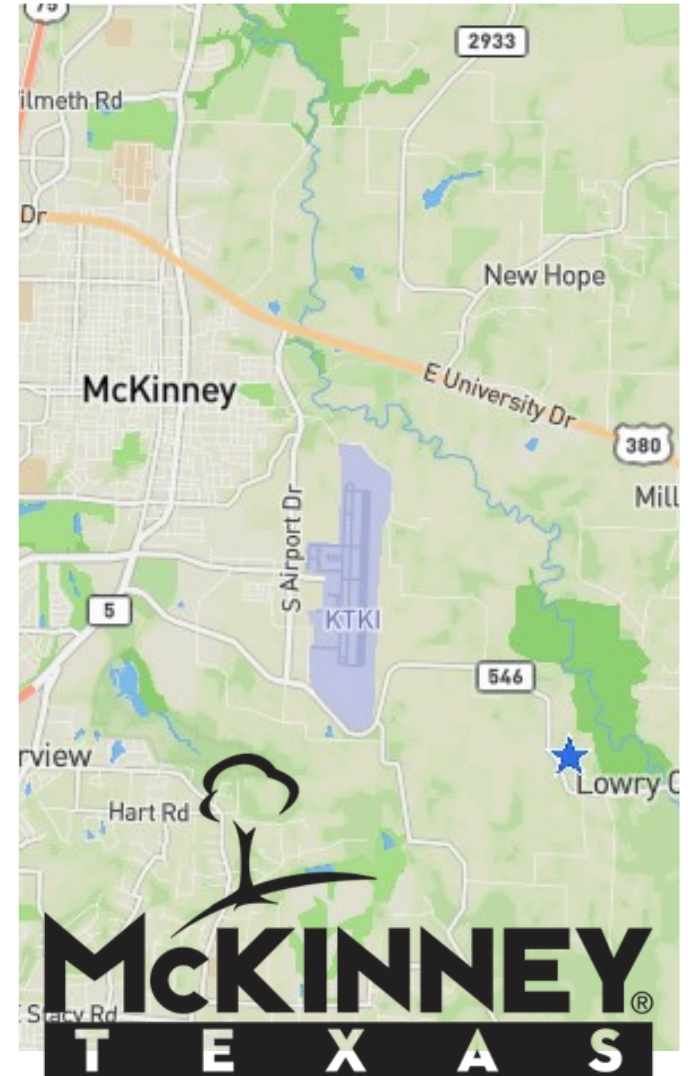
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## SITE DESCRIPTION

### Location Map

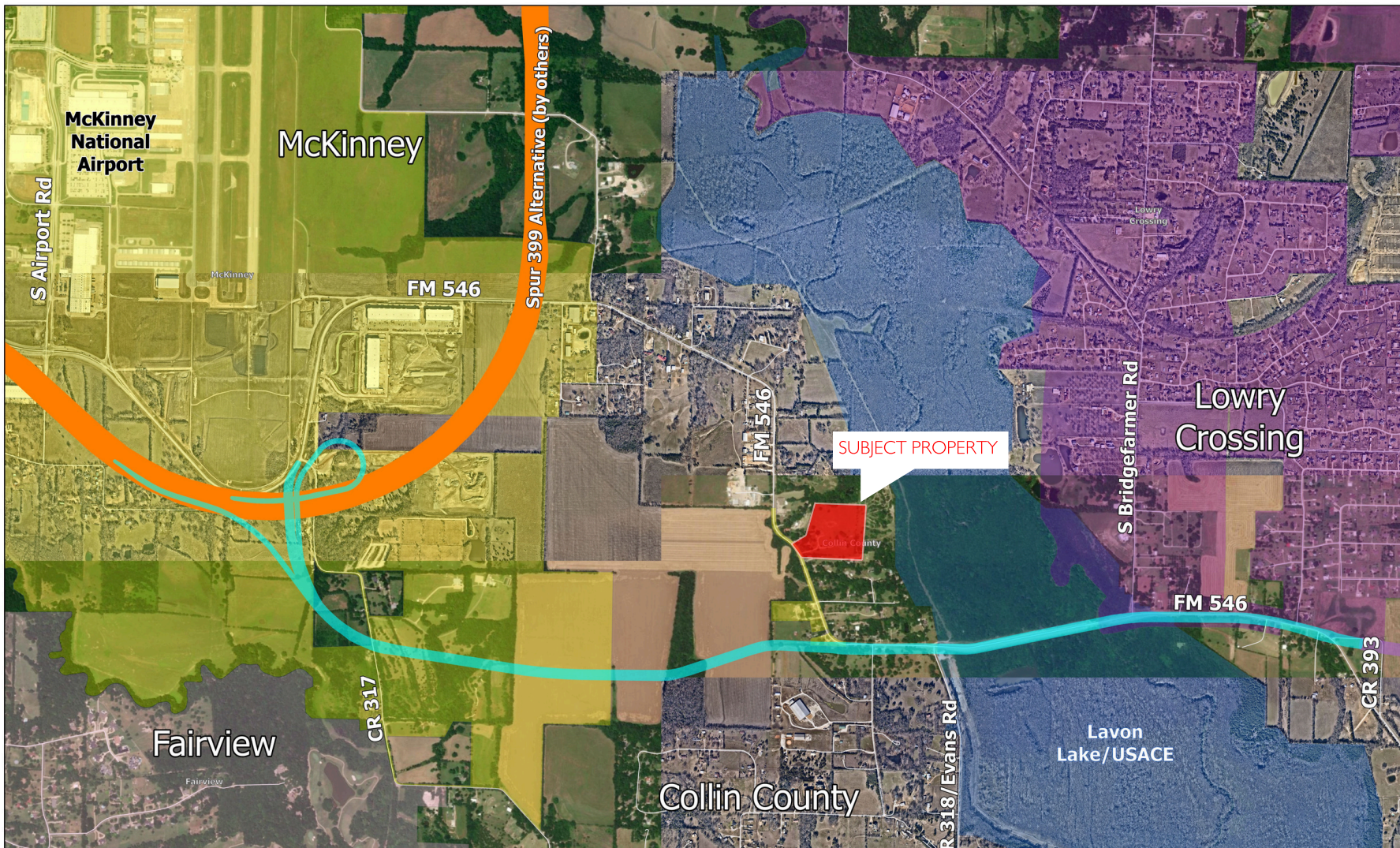
Price	Contact broker for pricing
Schools	"McKinney ISD"
Location	Fronting FM 546 just southeast of McKinney Airport
Size	±12.82 acres (1 acre and 11.82 acres)
Frontage	±225' on FM 546
Zoning	City of McKinney ETJ
Utilities	Milligan SUD Water CCN - Water Line to Site; City of McKinney Sewer CCN - Sewer main trunk line east of tract in Corps of Engineer land
Adjacent Uses	Proposed industrial and residential developments across FM 546 from the tract. City of McKinney dedicated industrial sector with commercial airport terminal underway



Unique by nature.



# Nearby Developments



In Partnership with



## LEGEND

- Phase II Preferred Alignment
- Phase I Preferred Alignment
- Spur 399 Alt (by Others)
- Fairview
- Lowry Crossing
- McKinney
- Lavon Lake/USACE

N



0 0.25 0.5  
Miles

Disclaimer:  
Every effort has been made to ensure the accuracy of the basemap data. BGE, Inc. assumes no liability or damages due to errors or omissions.

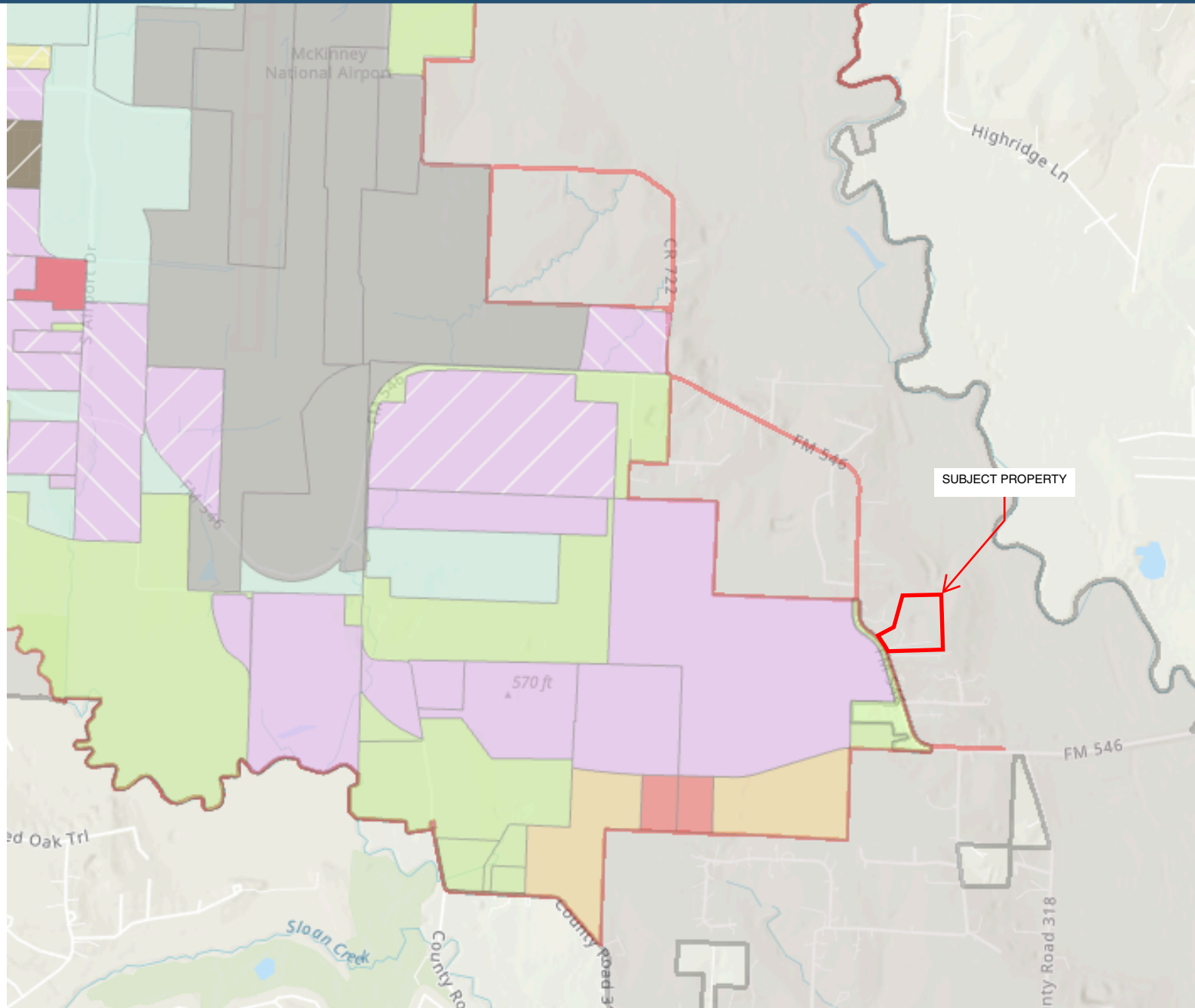




Zone A

Collin County  
Unincorporated Areas  
480130

City of McKinney



### LEGEND

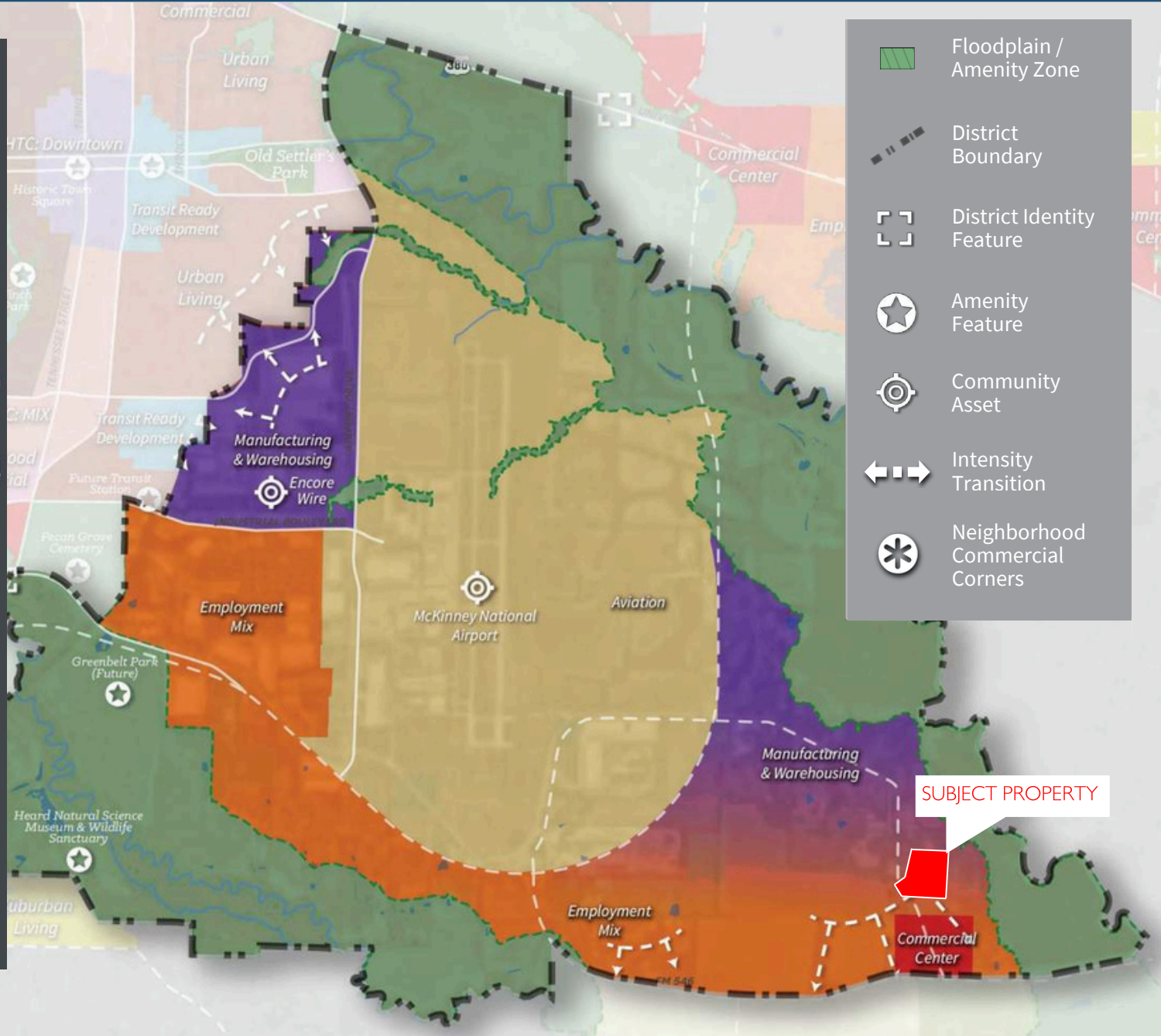
#### Placetypes

- Aviation
- Commercial Center
- Employment Mix
- Entertainment Center
- Estate Residential
- Historic Town Center - Downtown
- Historic Town Center - Mix
- Historic Town Center - Residential
- Manufacturing & Warehousing
- Mixed Use Center
- Neighborhood Commercial
- Professional Campus
- Rural Residential
- Suburban Living
- Transit-Ready Development
- Urban Living

#### Other Features

- Floodplain / Amenity Zone
- District Boundary

- Floodplain / Amenity Zone
- District Boundary
- District Identity Feature
- ★ Amenity Feature
- ⊙ Community Asset
- Intensity Transition
- ✱ Neighborhood Commercial Corners



**SUBJECT PROPERTY**



**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.

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Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	