

551 E University Dr, McKinney, TX



2.46 Acres For Sale
533' ft of Frontage on US-380
40,927+ Vehicles Per Day
Raw, Level Land w/ Dual Access
Ideal for Industrial Development

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Property Overview

M&D CRE is pleased to present 2.46 acres on US 380 in McKinney with ± 533 feet of frontage, dual access points, all utilities on-site, and traffic counts exceeding 40,927 VPD — a level, floodplain-free development site positioned just off Loop 5 and 1.5 miles from Highway 75.

Listed By:
Ross Miller | 469.352.8147



Property Overview

M&D CRE is pleased to present a premier development opportunity, ideal for flex/industrial, consisting of 2.46 acres. This level, undeveloped site is strategically positioned on East University Drive / US 380 with ±533 feet of frontage. Located in McKinney, Texas within Collin County, the property offers immediate access to a major regional transportation corridor and benefits from traffic counts exceeding 40,927 vehicles per day. The site also offers excellent ingress, egress, and overall accessibility. Utilities are available on-site, including city water, city sewer, and electricity, establishing a strong foundation for near-term development. Dual access points add to the site's functionality and allow for flexible site planning across a variety of commercial applications. The property is located entirely outside of FEMA-designated floodplain boundaries, minimizing potential insurance requirements and reducing development-related constraints.

Located just off Loop 5 and 1.5 miles from Highway 75, the property presents a prime location with easy access to surrounding cities, including Dallas, Denton, Greenville, and more. With a strong job market and economic profile, 551 E University Dr, McKinney presents a prime opportunity for investors and developers seeking a high-impact commercial site. Contact Ross Miller for more information.

Size	2.46 Acres
Zoning	Light Manufacturing
Vehicles Per Day	40,927+
Topography	Raw
Grading	Level
Access	Dual
Easements	Drainage
Frontage	533 Ft



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Highlights

2.46 Acres development-ready

Raw, Level Land

±533 Ft of Frontage on US-380

High Visibility w/ 40,927+ VPD

All Utilities Available On-Site

Dual Access Points

Outside FEMA Floodplain

Prime Location Near Hwy 75

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Location Overview

Open your business within the thriving community of McKinney, TX.

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Number One Best Real Estate Market (By Wallethub 2024)

McKinney, TX Overview

McKinney, Texas, has recently been recognized as the 2024 Best Real Estate Market by WalletHub and ranks as the fourth fastest-growing city in the state. With an impressive 379% population growth between 1999 and 2019, coupled with a robust workforce of 601,539 within Collin County, McKinney offers a prime location for business operations and investment opportunities. This dynamic market presents an exceptional environment for commercial real estate investors seeking long-term growth and stability.

1,293,047

Residents
Expected
by 2028
(Collin County)

1,600,000

Jobs
Expected
by 2035
(Collin County)

224,043

Total
City
Population
(McKinney, TX)

379%

1999-2019
Population
Growth
(McKinney, TX)

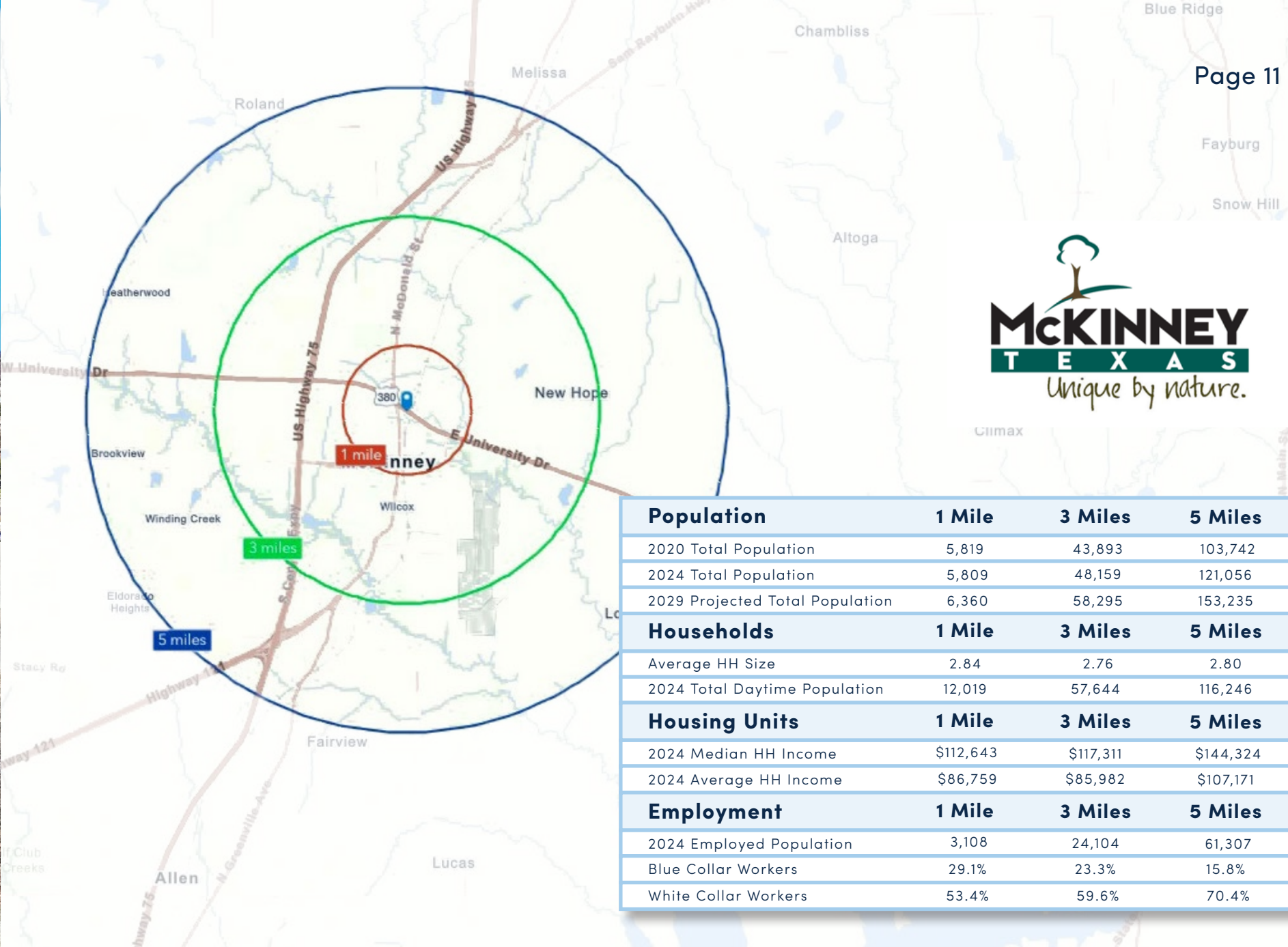


Highway 380 34,922 VPD

U-HAUL
SPARKY'S
CAR WASH

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MD
& CRE



	1 Mile	3 Miles	5 Miles
Population			
2020 Total Population	5,819	43,893	103,742
2024 Total Population	5,809	48,159	121,056
2029 Projected Total Population	6,360	58,295	153,235
Households			
Average HH Size	2.84	2.76	2.80
2024 Total Daytime Population	12,019	57,644	116,246
Housing Units			
2024 Median HH Income	\$112,643	\$117,311	\$144,324
2024 Average HH Income	\$86,759	\$85,982	\$107,171
Employment			
2024 Employed Population	3,108	24,104	61,307
Blue Collar Workers	29.1%	23.3%	15.8%
White Collar Workers	53.4%	59.6%	70.4%

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Non-Endorsement & Disclaimer Notice

Disclaimer: This Marketing Brochure has been created to provide a summary of unverified information to prospective buyers and to generate an initial level of interest in the subject property. The information provided herein is not a replacement for a comprehensive due diligence investigation. M&D Real Estate has not conducted any investigation and makes no warranties or representations regarding the size and square footage of the property and its improvements, the presence of contaminants such as PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements, or the financial status or business prospects of any tenant. While the information contained in this brochure has been obtained from sources we believe to be reliable, M&D Real Estate has not verified, nor will it verify, any of the details and assumes no responsibility for the accuracy or completeness of the information provided. It is the responsibility of all potential buyers to independently verify all information set forth herein.

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Special Covid-19 Notice: All prospective buyers are strongly encouraged to fully utilize their opportunities and obligations to conduct detailed due diligence and seek expert advice as needed, particularly in light of the unpredictable effects of the ongoing COVID-19 pandemic. M&D Real Estate has not been hired to conduct, and is not responsible for conducting, due diligence on behalf of any prospective purchaser. M&D Real Estate's core expertise is in marketing properties and facilitating transactions between buyers and sellers. M&D Real Estate and its professionals do not and will not serve as legal, accounting, contractor, or engineering consultants. We strongly advise all potential buyers to engage other professionals for assistance with legal, tax, regulatory, financial, and accounting matters, as well as inquiries regarding the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and in light of the volatility created by COVID-19, buyers should rely solely on their own projections, analyses, and decision-making processes.

M&D Commercial Group is a service mark of M&D Real Estate, LP.





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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Buyer/Tenant/Seller/Landlord Initials			Date