

FOR SALE

+/-52 Acre Development Opportunity

5378 County Road 201
McKinney, TX



McKinney 380 Bypass



Logan Call, Land Coordinator
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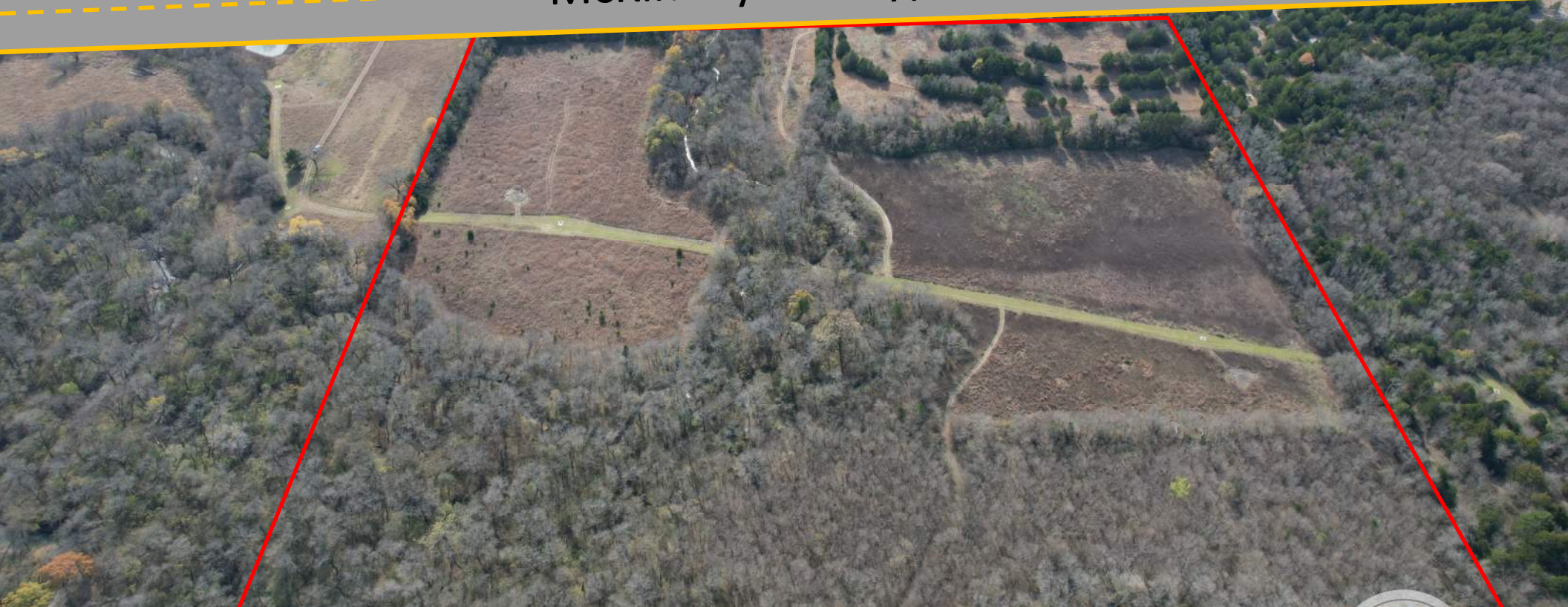
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UTILITIES MAP | Nearby Developments



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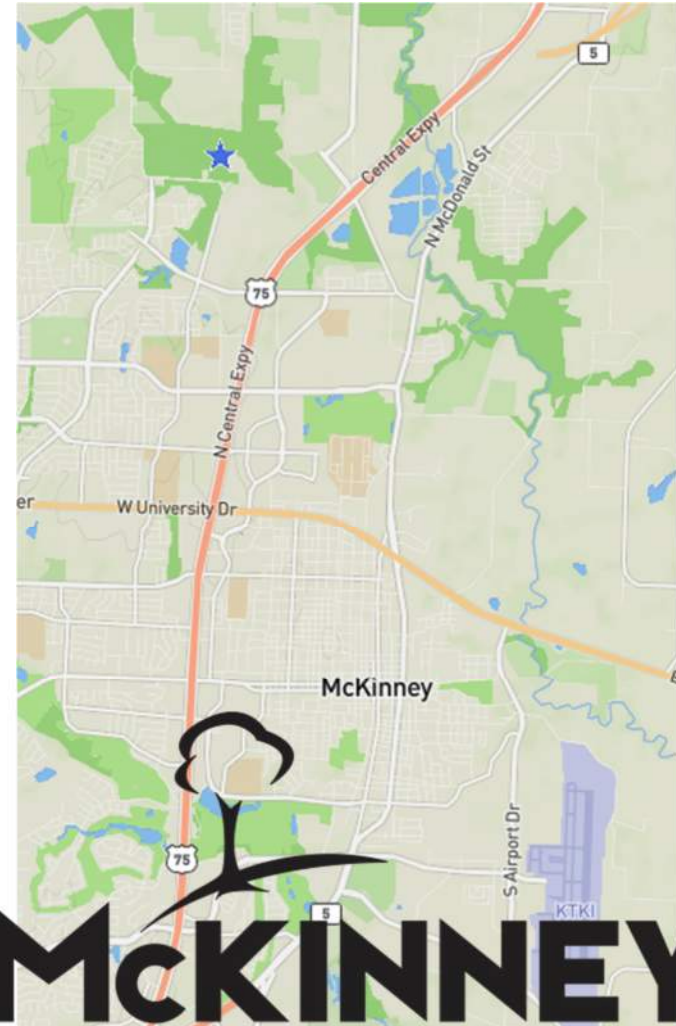
Outstanding opportunity to acquire ±52 acres in the McKinney ETJ, positioned next to the new Wildwood development and other emerging residential communities. With frontage near the planned 380 bypass and close proximity to the Collin County services campus, the site delivers excellent visibility and long-term value. Located just minutes from downtown McKinney and major North Dallas employment hubs, this property is a rare large-acre offering in one of the region's fastest-growing markets.

SITE DESCRIPTION

Location	Fronting Future 380 Bypass East of N Hardin Blvd
Size	+/-52 Gross Acres
Zoning	City of McKinney ETJ
Utilities	Water and sewer to site
Adjacent Uses	Proposed multifamily to west adjacent, Collin County services campus to the south and east adjacent.

DEMOGRAPHICS

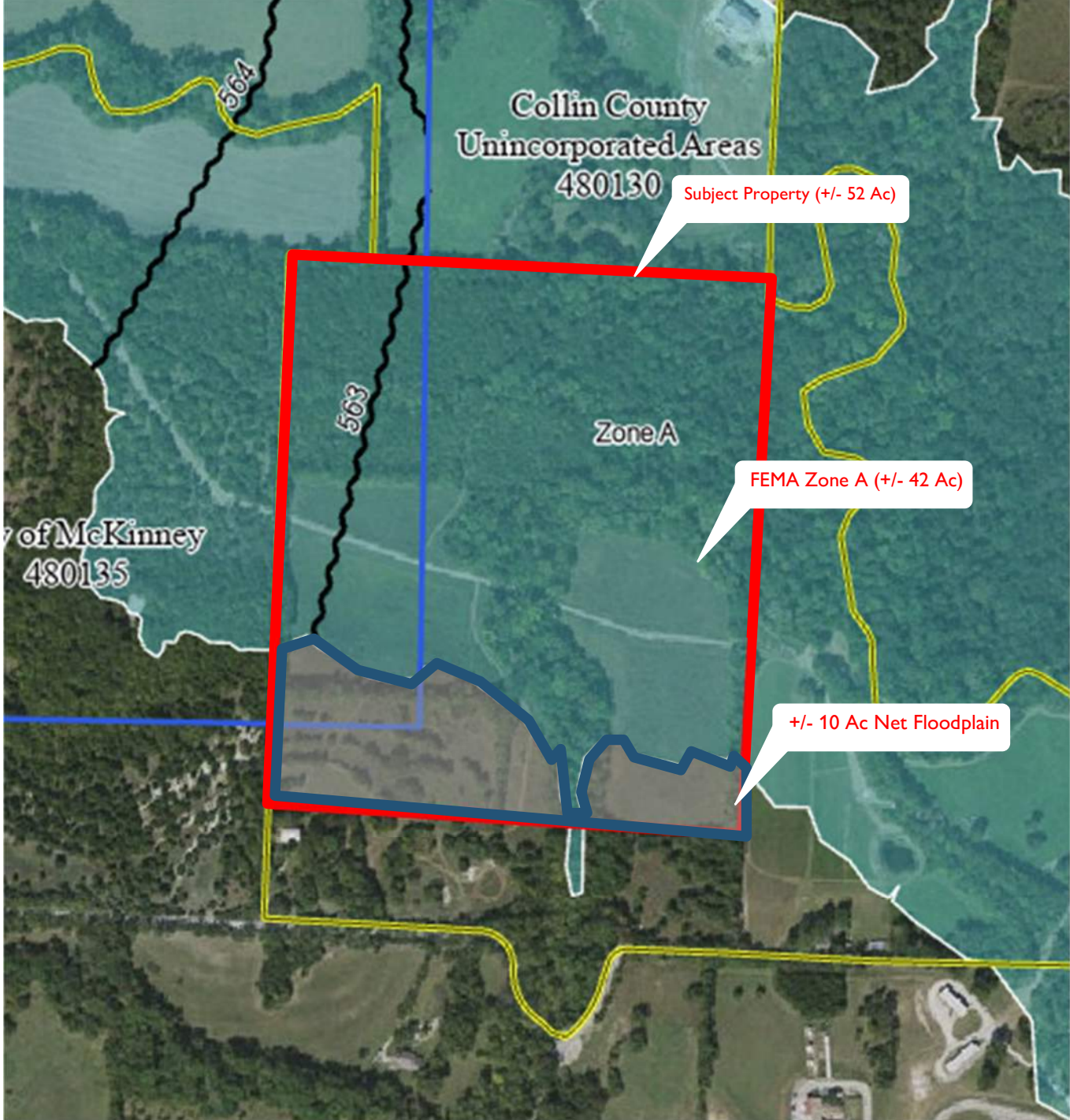
2025 Population	224,043
Median Household Income	\$120,273
Median Home Value	\$439,500
Consumer Household Expenditure	\$75,888/year (2022-23)



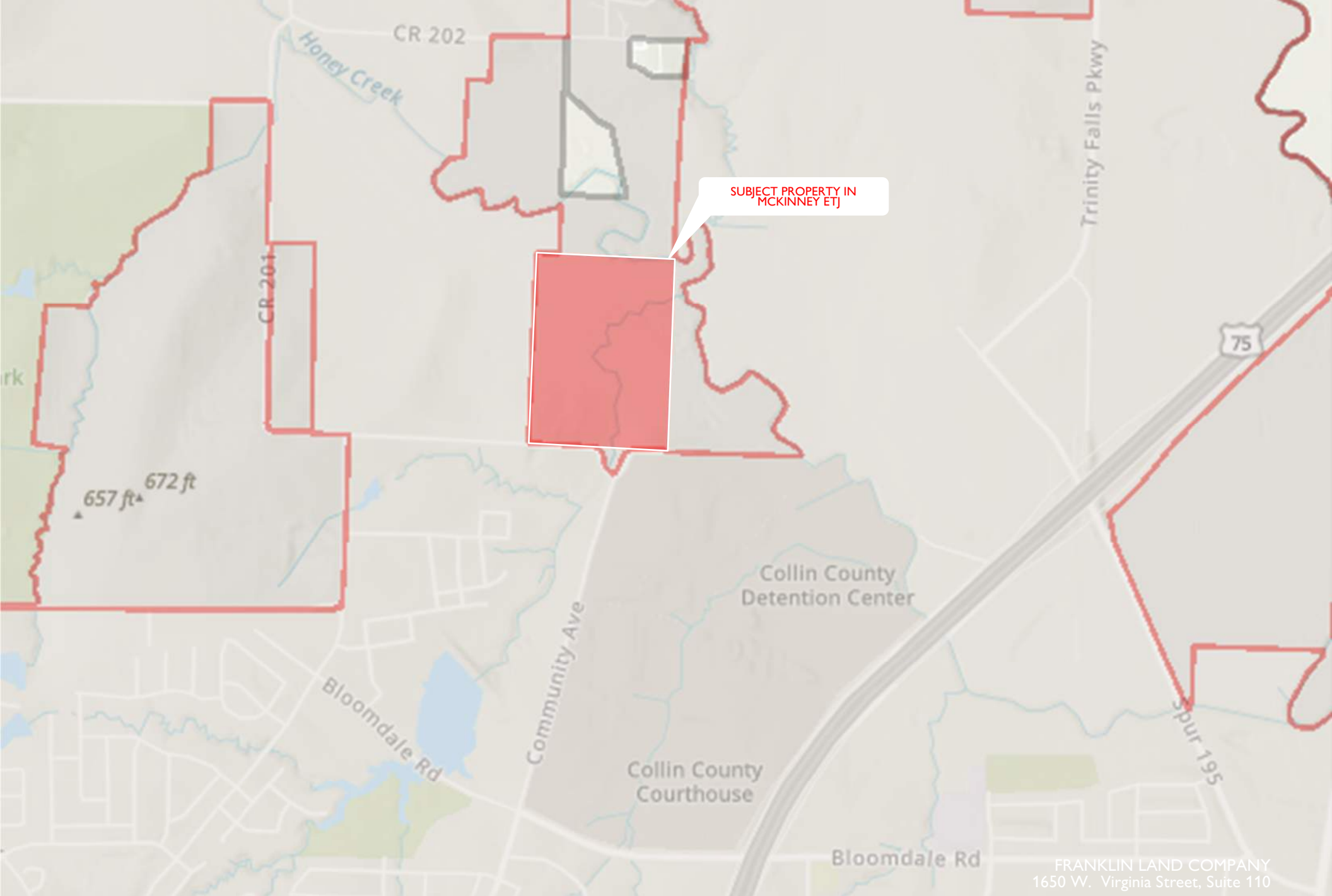
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FRANKLIN LAND COMPANY
1650 W. Virginia Street, Suite 110
McKinney, TX 75069

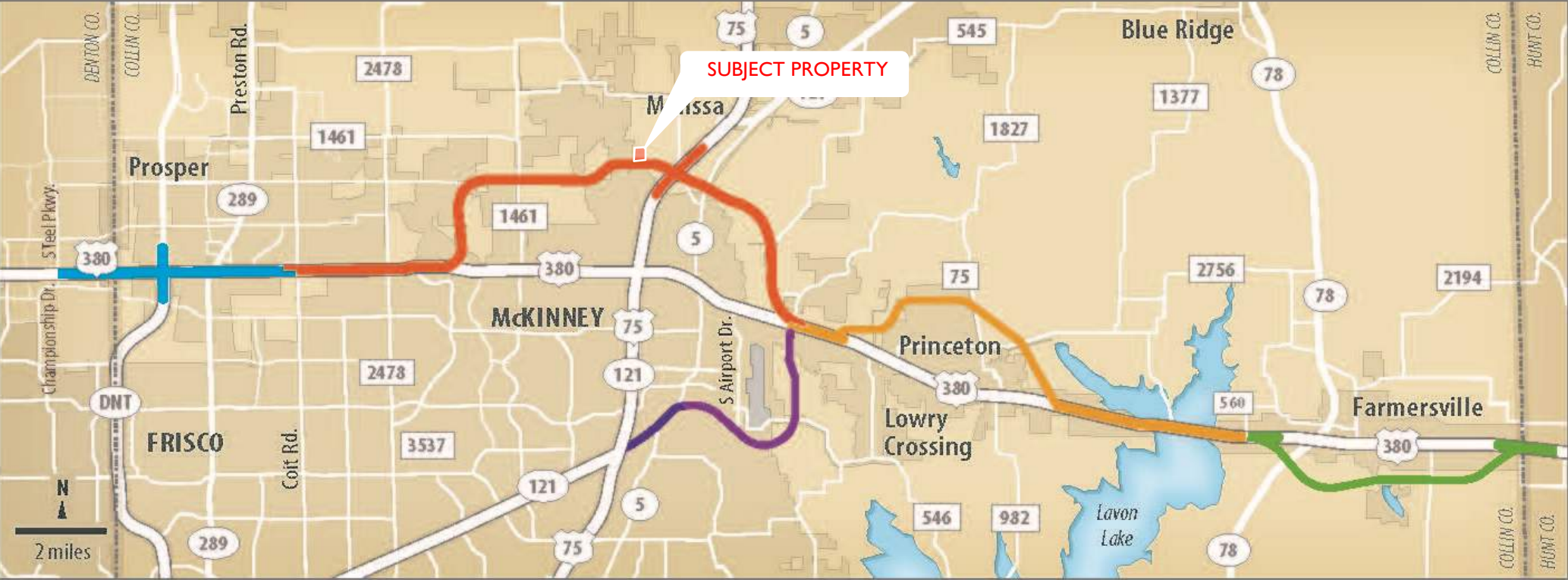


LOCATION INFORMATION | McKinney City Limits and ETJ Map



SUBJECT PROPERTY IN
MCKINNEY ETJ

LOCATION INFORMATION | Future 380 Bypass Overall Alignment

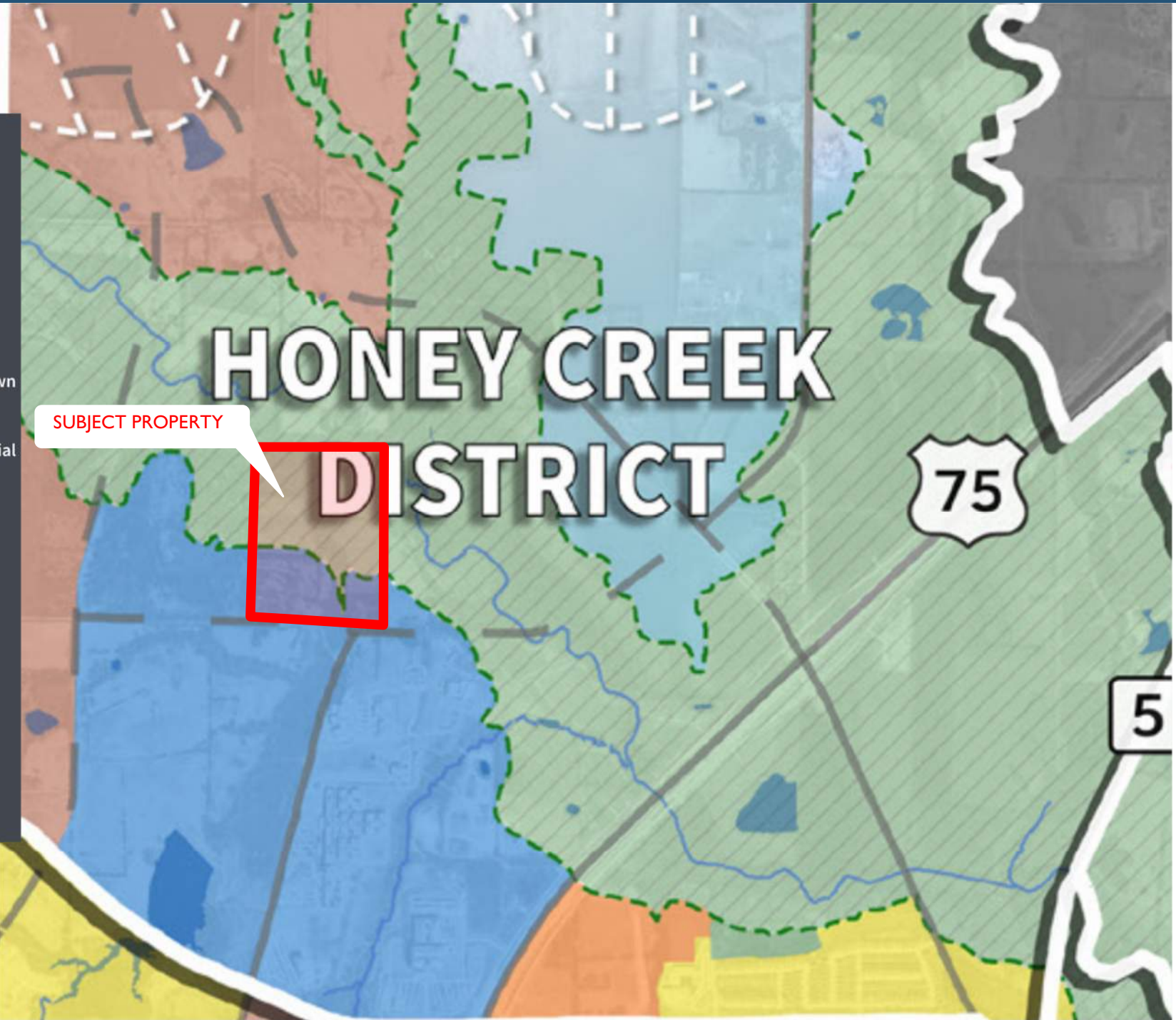


LEGEND
Placetypes

- 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 Deveopment
- Urban Living

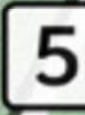
Other Features

- Floodplain / Amenity Zone
- District Boundary



HONEY CREEK DISTRICT

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.

Franklin Land Company	9009681	rick@franklinlandco.com	972-658-1088
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Richard Franklin	333777	rick@franklinlandco.com	972-658-1088
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Sam Franklin	686927	sam@franklinlandco.com	469-450-6269
<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Logan Call	837107	logan@franklinlandco.com	469-450-6269
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____	_____	_____	_____
<small>Buyer/Tenant/Seller/Landlord Initials</small>		<small>Date</small>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.gov
IABS 1-0

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