

203 HEARD STREET

McKinney, Texas 75069

LISTED FOR

\$629,900

100% LEASED

Location is Amazing.

EXCEPTIONAL HISTORIC
DOWNTOWN MCKINNEY DUPLEX –
PRIME INVESTMENT OPPORTUNITY!



Located just a 3-minute walk from the vibrant McKinney Square, this well-maintained historic duplex sits on a quiet, tree-shaded street in one of the city's most desirable neighborhoods, west of Hwy 5. Enjoy convenient access to downtown shopping, dining, entertainment, the growing McKinney National Airport, and the highly anticipated Sunset Amphitheater development.

PROPERTY HIGHLIGHTS

- Historic duplex with timeless character
- Steel foundation beams
- Copper plumbing
- Newly rebuilt exterior staircase (2025)
- Siding maintenance completed in 2026
- Separate entrances
- Separate utility meters
- Dedicated parking for 2–3 vehicles per unit
- Peaceful yard and gardening space

Both units are spacious 3-bedroom residences, offering strong rental demand and flexibility for investors.

Unit A (approx. 1,250 SF)

Lower level with frontage and access from Heard Street.
Leased through August 2027

Unit B (approx. 1,100 SF)

Accessed from Wood Street.
Remodeled in 2026 while preserving original hardwood floors.
Leased through July 2026



Whether you're seeking a turnkey income-producing asset, a future owner-occupancy opportunity, or a property with potential for short-term rental use, this rare downtown McKinney duplex offers location, character, and lasting value.



6 BEDROOMS
(3 PER UNIT)



2 BATHROOMS
(1 PER UNIT)



TOTAL APPROX.
2,350 SF



PARKING FOR
2–3 CARS PER UNIT



HISTORIC DOWNTOWN
MCKINNEY



RE/MAX FOUR CORNERS
OF MCKINNEY

AGENT IS OWNER.