

# INDUSTRIAL LAND FOR SALE

**±5.0 AC ON HIGHWAY 5/MCDONALD ST**

**3303 N MCDONALD - MCKINNEY, TX 75071**

**CAREY COX**  
A REAL ESTATE COMPANY

## LAND FOR SALE

ZONING	LIGHT INDUSTRIAL
LAND SIZE (AC)	+/-5 ACRES
TOPOGRAPHY	LEVEL
UTILITIES	ON SITE
ACCESS	SHARED FROM HWY 5
FRONTAGE	245' ON TX HWY 5
FLOODPLAIN	NONE
PRICE	CALL FOR PRICING

## FEATURES

- LAND SITE IN ONE OF THE FASTEST GROWING AREAS OF NORTH TEXAS
- GREAT VISIBILITY NEAR THE JUNCTION OF HWY 380 AND SH 5
- EASY ACCESS FROM US 75, TX 121, AND TX 5 BETWEEN MELISSA AND MCKINNEY



[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

David Cox / 972.333.3900  
[dcox@careycoxcompany.com](mailto:dcox@careycoxcompany.com)

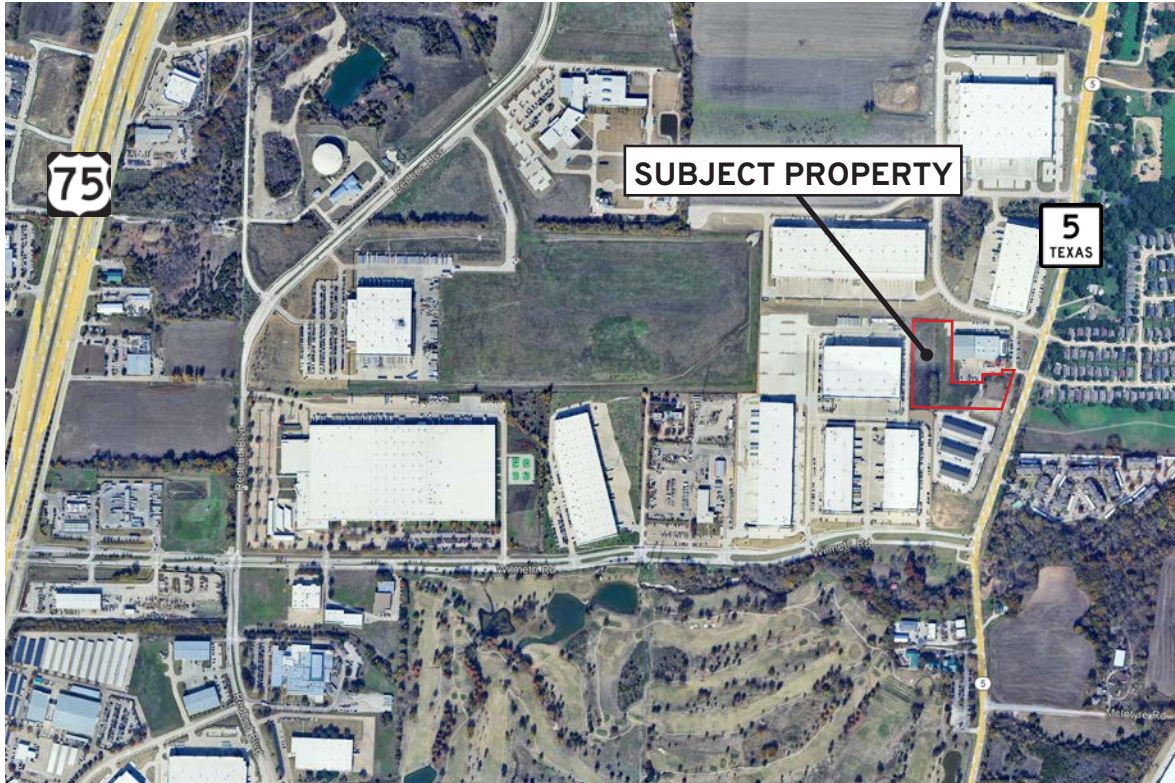
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## LAND FOR SALE IN MCKINNEY, TX

Conveniently located near the intersection of Wilmeth Road and Highway 5 in McKinney, Texas, this industrial land site delivers prime accessibility and visibility in a rapidly growing corridor. The property is strategically positioned within close proximity to Highway 5, Highway 380, Highway 75, and the Collin County Outer Loop, providing seamless connectivity for logistics, distribution, and a wide range of industrial operations. With utilities already on site, and entitlements that support diverse industrial uses, the site is fully prepared for immediate development. Contact Carey Cox Company today to explore how your concept could be an ideal fit for this premier industrial property.

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## NEARBY BUSINESSES

**DYNACRAFT**  
A PACOR COMPANY

**LACORE**  
LOGISTICS

**QT**  
QuikTrip

**RDO**  
EQUIPMENT CO.

**CUBESMART**  
self storage

**ups**

**OAK HOLLOW**

**TSC TRACTOR SUPPLY CO.**

## DEMOGRAPHICS

2024 - Source CoStar

	1-Mile	3-Mile	5-Mile
Total Population	2,043	39,590	105,055
Median Household Income	\$71,817	\$81,624	\$95,794

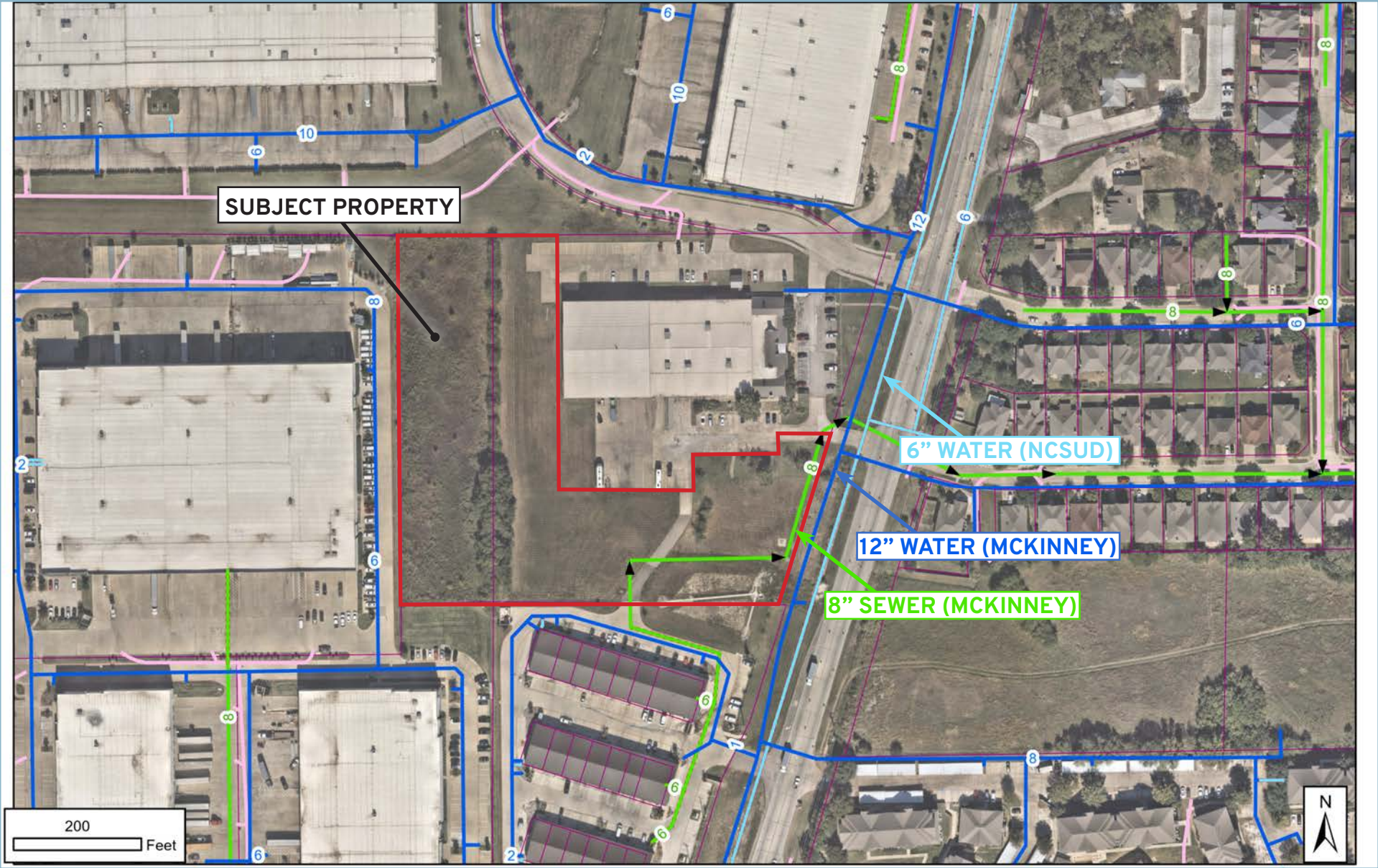
## TRAFFIC COUNTS

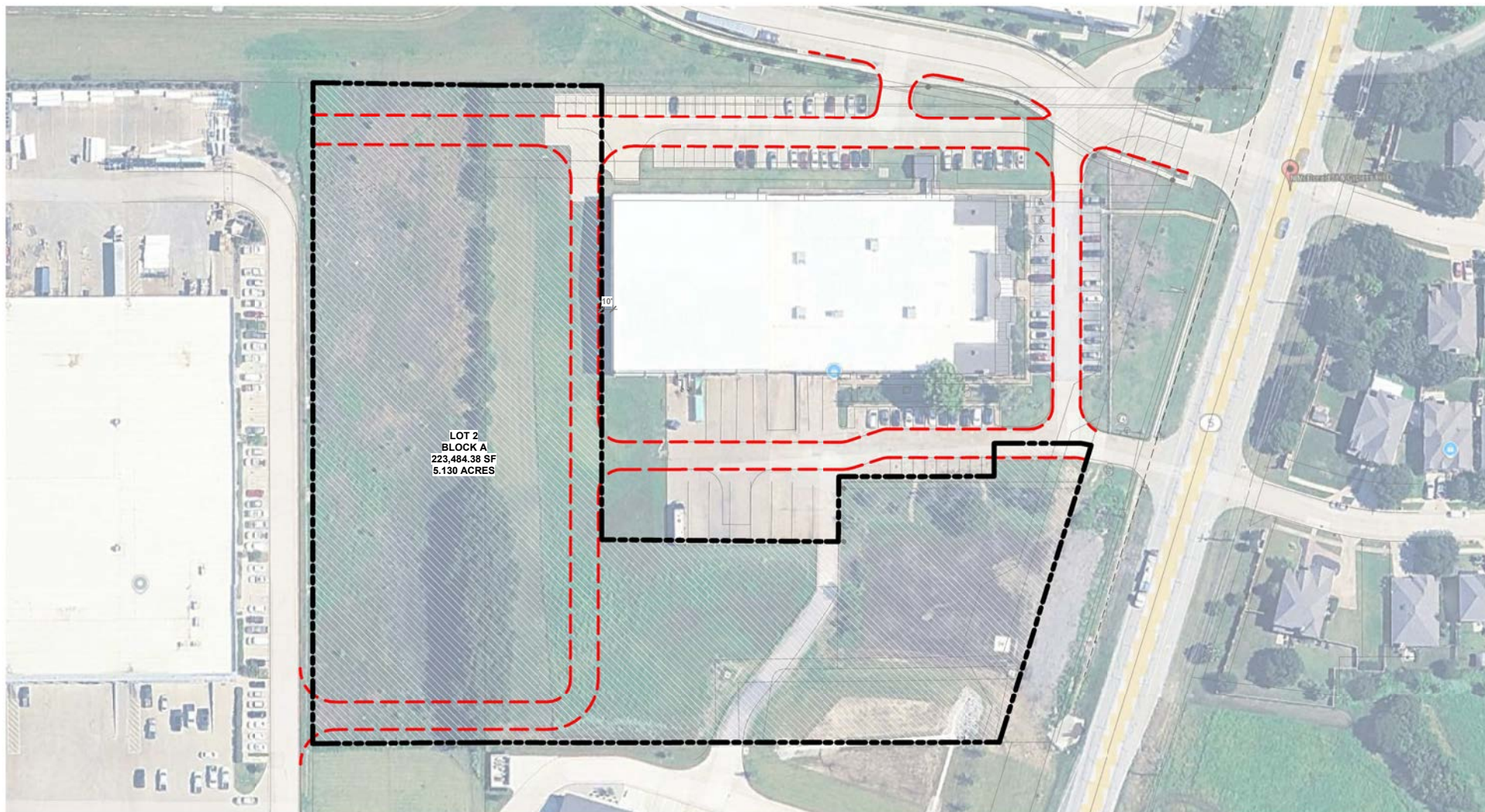
HWY 5 @ CYPRES HILL	9,269 VPD
HWY 5 @ WILMETH	7,747 VPD
HWY 5 @ MCINTYRE	11,075 VPD

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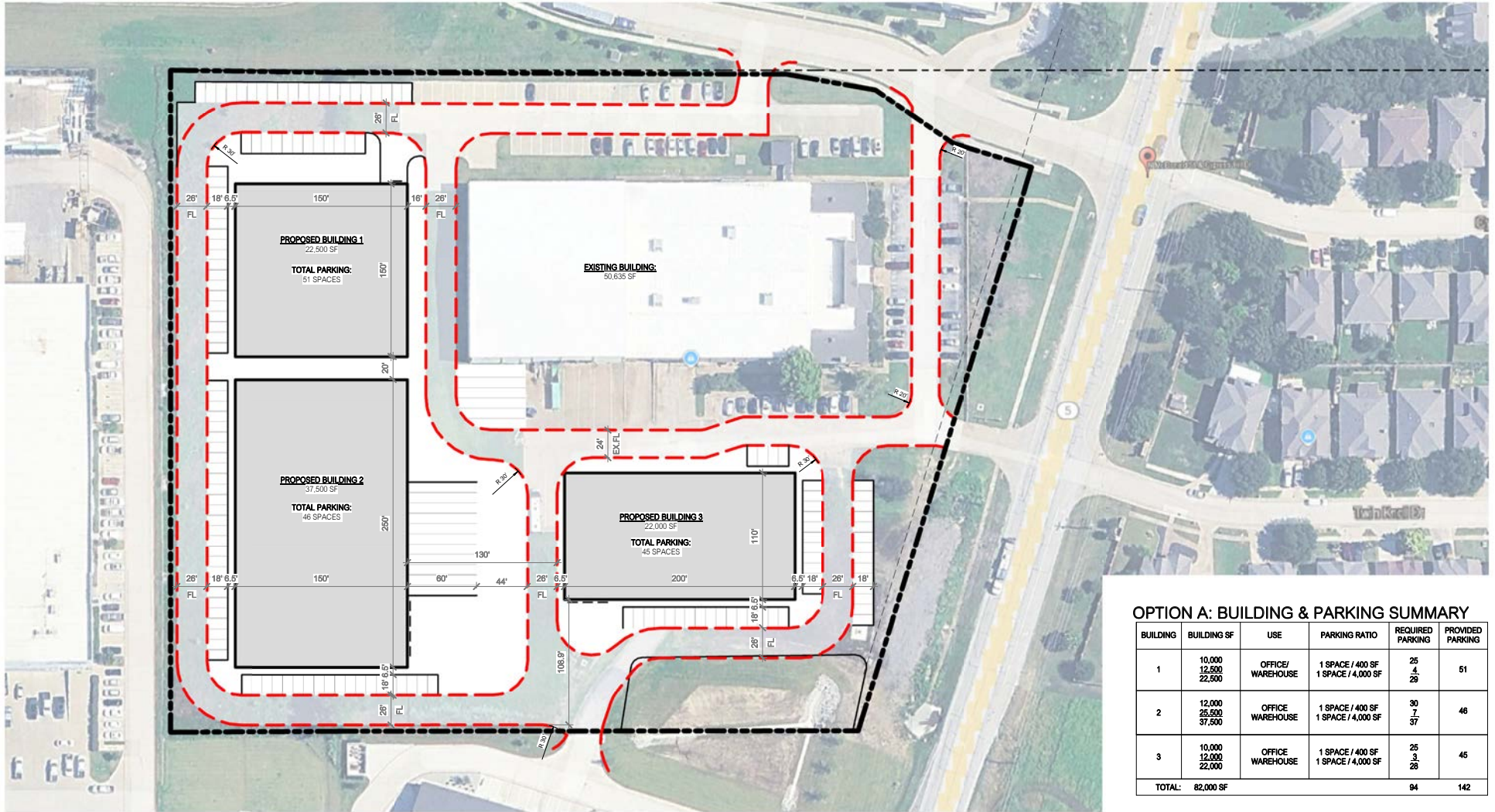
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# UTILITIES LOCATIONS

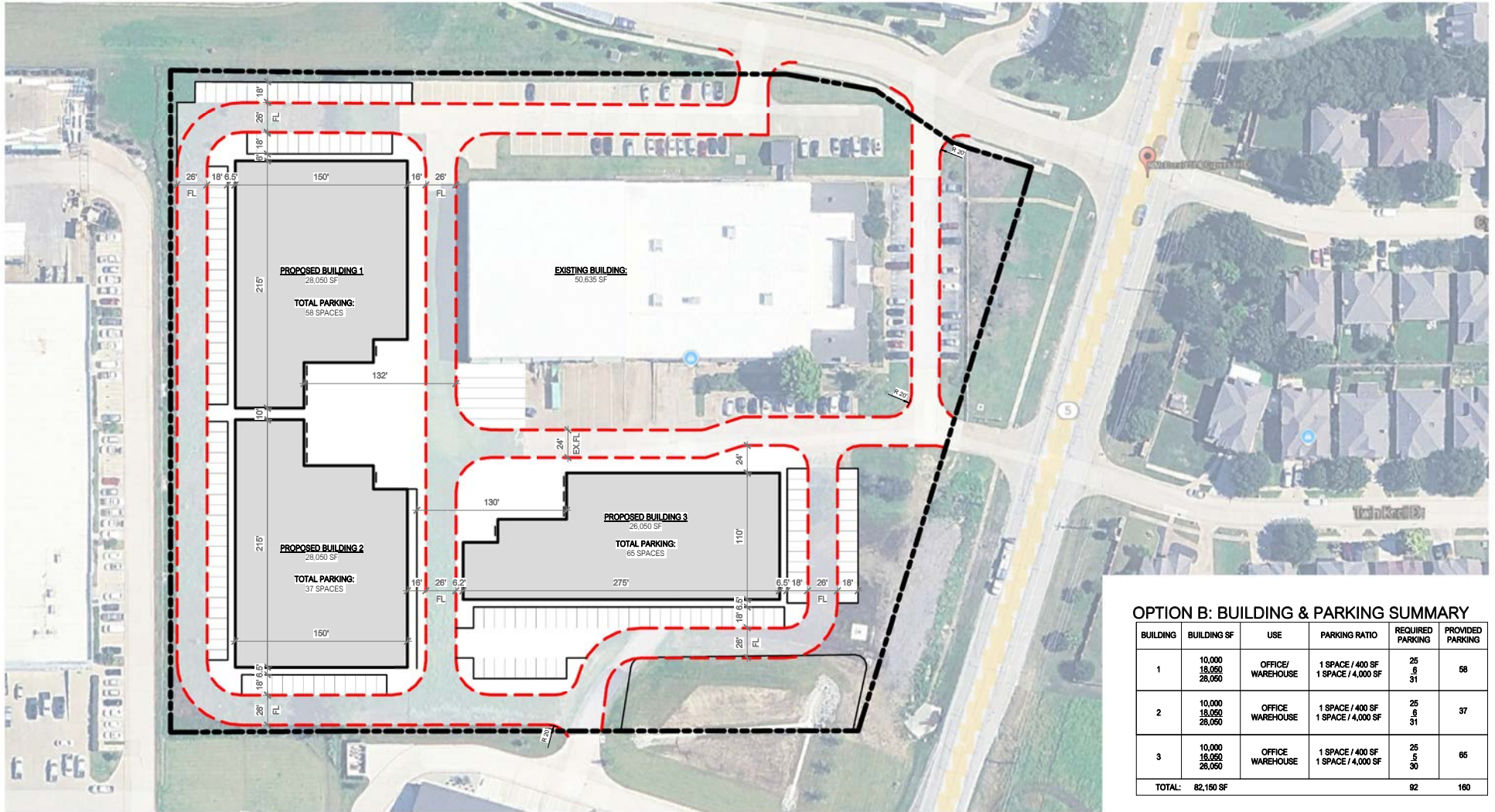




# PRELIMINARY SITE PLAN A



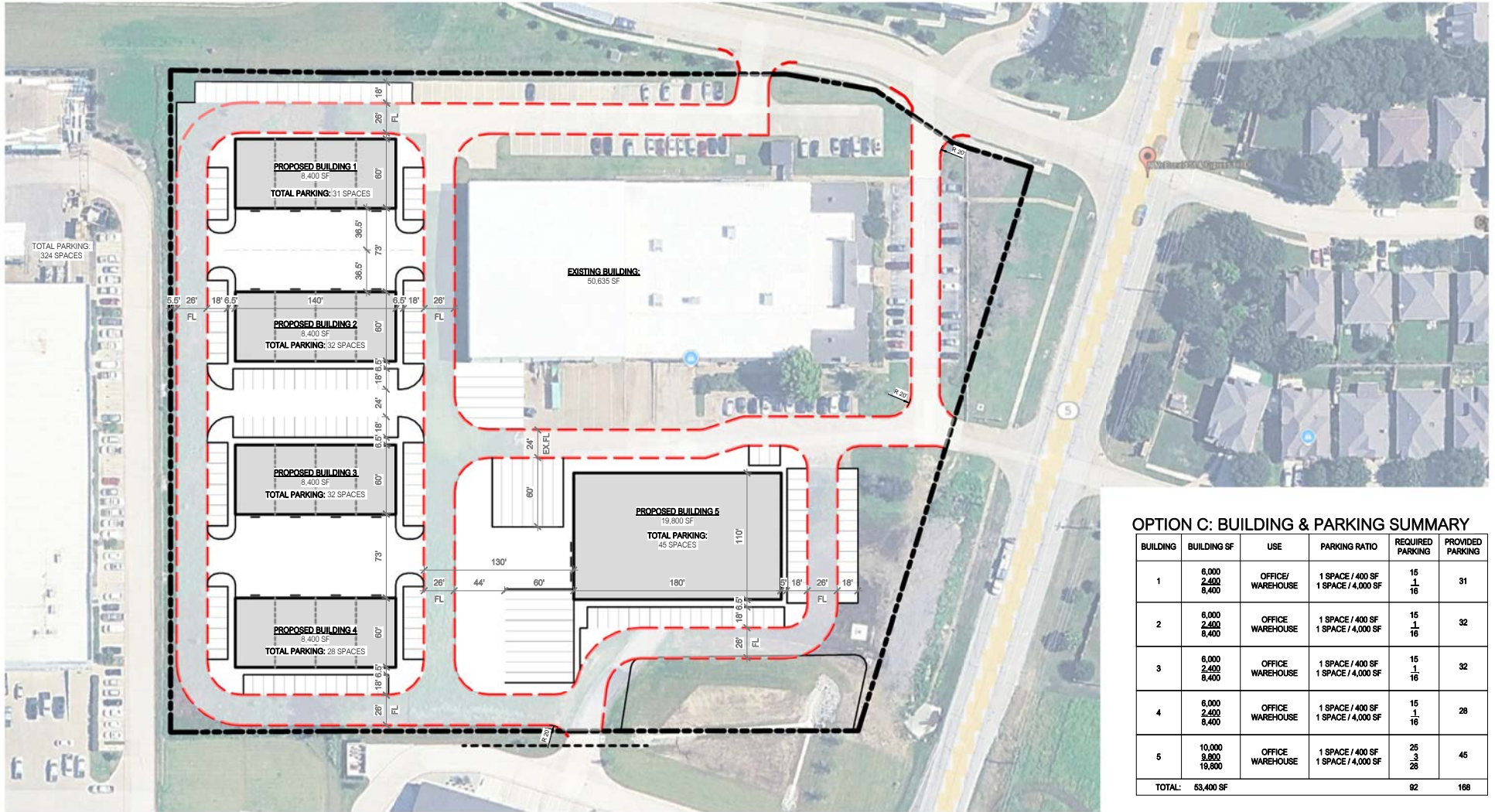
# PRELIMINARY SITE PLAN B



**OPTION B: BUILDING & PARKING SUMMARY**

BUILDING	BUILDING SF	USE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING
1	10,000 18,050 28,050	OFFICE/ WAREHOUSE	1 SPACE / 400 SF 1 SPACE / 4,000 SF	25 6 31	58
2	10,000 18,050 28,050	OFFICE WAREHOUSE	1 SPACE / 400 SF 1 SPACE / 4,000 SF	25 6 31	37
3	10,000 18,050 28,050	OFFICE WAREHOUSE	1 SPACE / 400 SF 1 SPACE / 4,000 SF	25 5 30	65
<b>TOTAL:</b>	<b>82,150 SF</b>			<b>92</b>	<b>160</b>

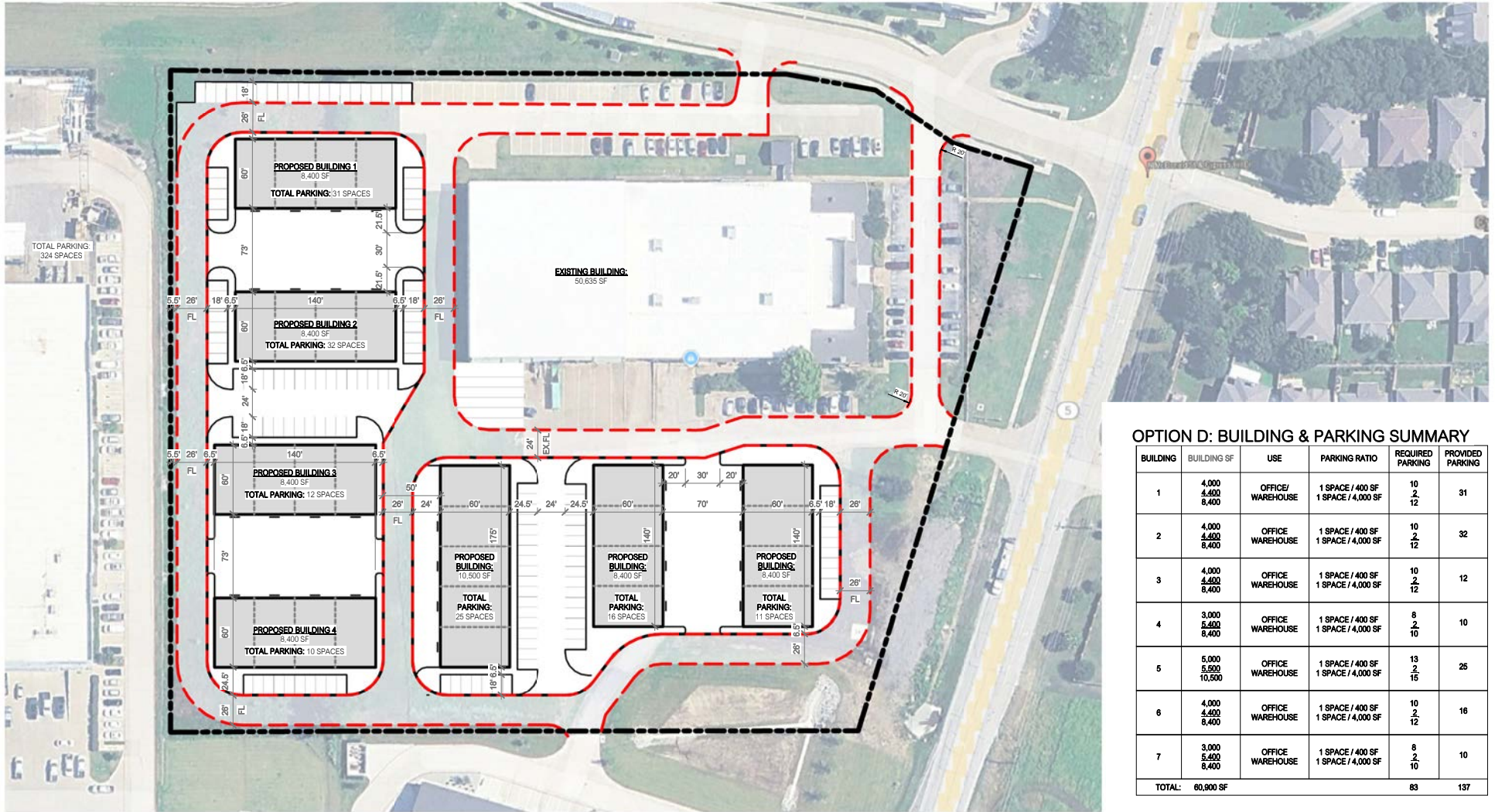
# PRELIMINARY SITE PLAN C



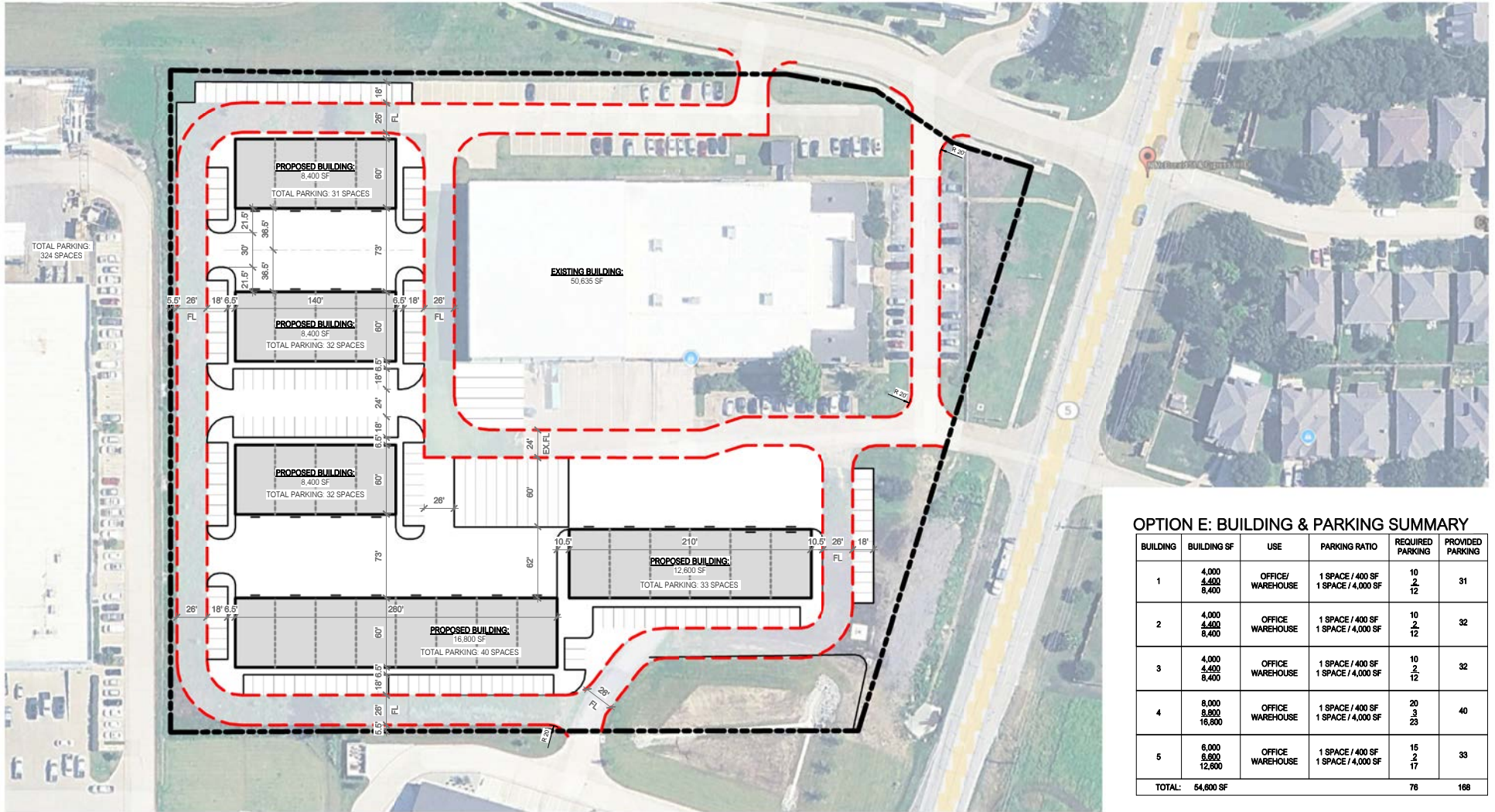
**OPTION C: BUILDING & PARKING SUMMARY**

BUILDING	BUILDING SF	USE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING
1	6,000 2,400 8,400	OFFICE/ WAREHOUSE	1 SPACE / 400 SF 1 SPACE / 4,000 SF	15 1 16	31
2	6,000 2,400 8,400	OFFICE WAREHOUSE	1 SPACE / 400 SF 1 SPACE / 4,000 SF	15 1 16	32
3	6,000 2,400 8,400	OFFICE WAREHOUSE	1 SPACE / 400 SF 1 SPACE / 4,000 SF	15 1 16	32
4	6,000 2,400 8,400	OFFICE WAREHOUSE	1 SPACE / 400 SF 1 SPACE / 4,000 SF	15 1 16	28
5	10,000 9,800 19,800	OFFICE WAREHOUSE	1 SPACE / 400 SF 1 SPACE / 4,000 SF	25 3 28	45
<b>TOTAL:</b>	<b>53,400 SF</b>			<b>92</b>	<b>168</b>

# PRELIMINARY SITE PLAN D



# PRELIMINARY SITE PLAN E



**OPTION E: BUILDING & PARKING SUMMARY**

BUILDING	BUILDING SF	USE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING
1	4,000 <del>4,400</del> 8,400	OFFICE/ WAREHOUSE	1 SPACE / 400 SF 1 SPACE / 4,000 SF	10 <del>2</del> 12	31
2	4,000 <del>4,400</del> 8,400	OFFICE WAREHOUSE	1 SPACE / 400 SF 1 SPACE / 4,000 SF	10 <del>2</del> 12	32
3	4,000 <del>4,400</del> 8,400	OFFICE WAREHOUSE	1 SPACE / 400 SF 1 SPACE / 4,000 SF	10 <del>2</del> 12	32
4	8,000 <del>8,800</del> 16,800	OFFICE WAREHOUSE	1 SPACE / 400 SF 1 SPACE / 4,000 SF	20 <del>3</del> 23	40
5	6,000 <del>6,800</del> 12,600	OFFICE WAREHOUSE	1 SPACE / 400 SF 1 SPACE / 4,000 SF	15 <del>2</del> 17	33
<b>TOTAL:</b>	<b>54,800 SF</b>			<b>76</b>	<b>168</b>

# SITE AERIAL

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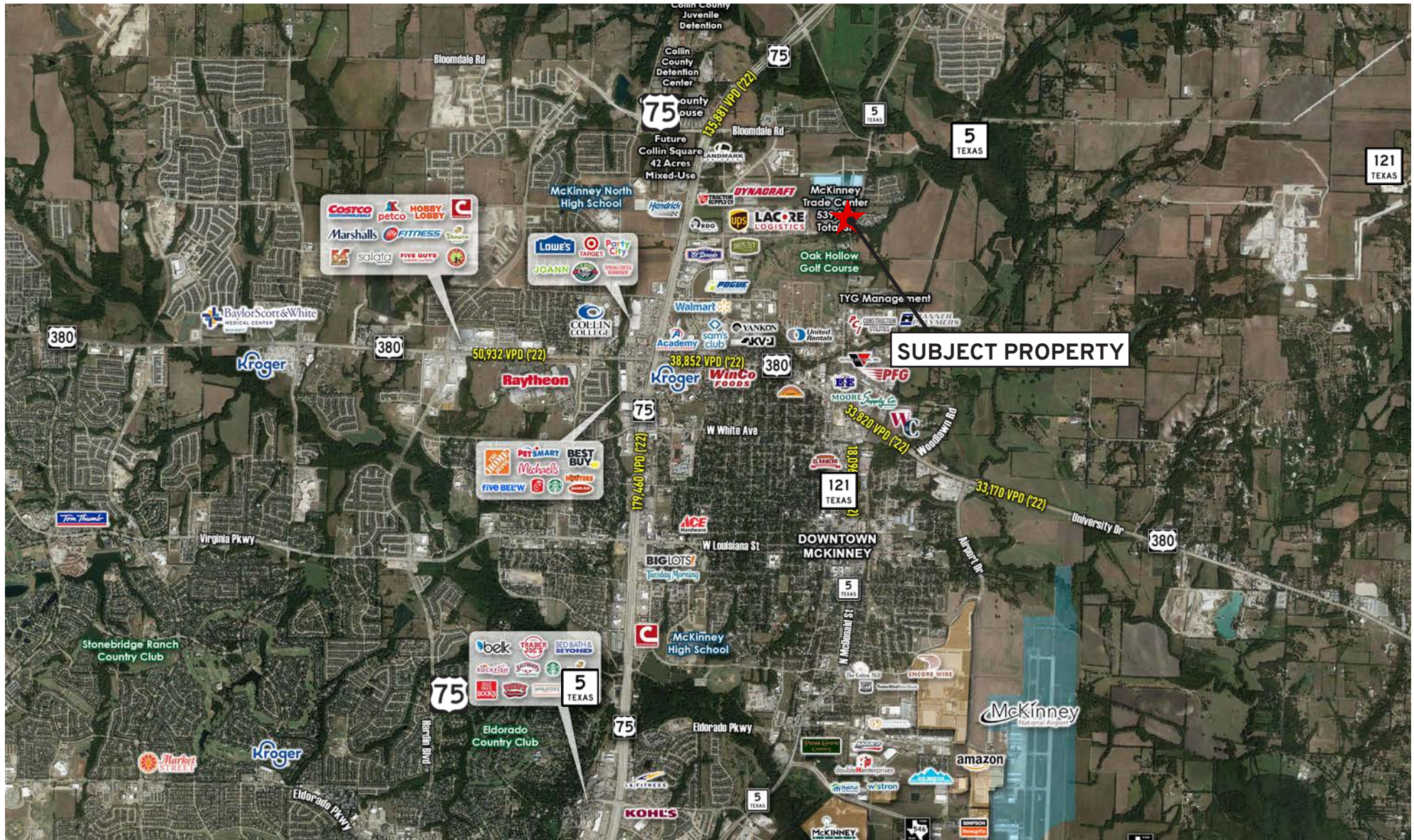
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# NEARBY DEVELOPMENT

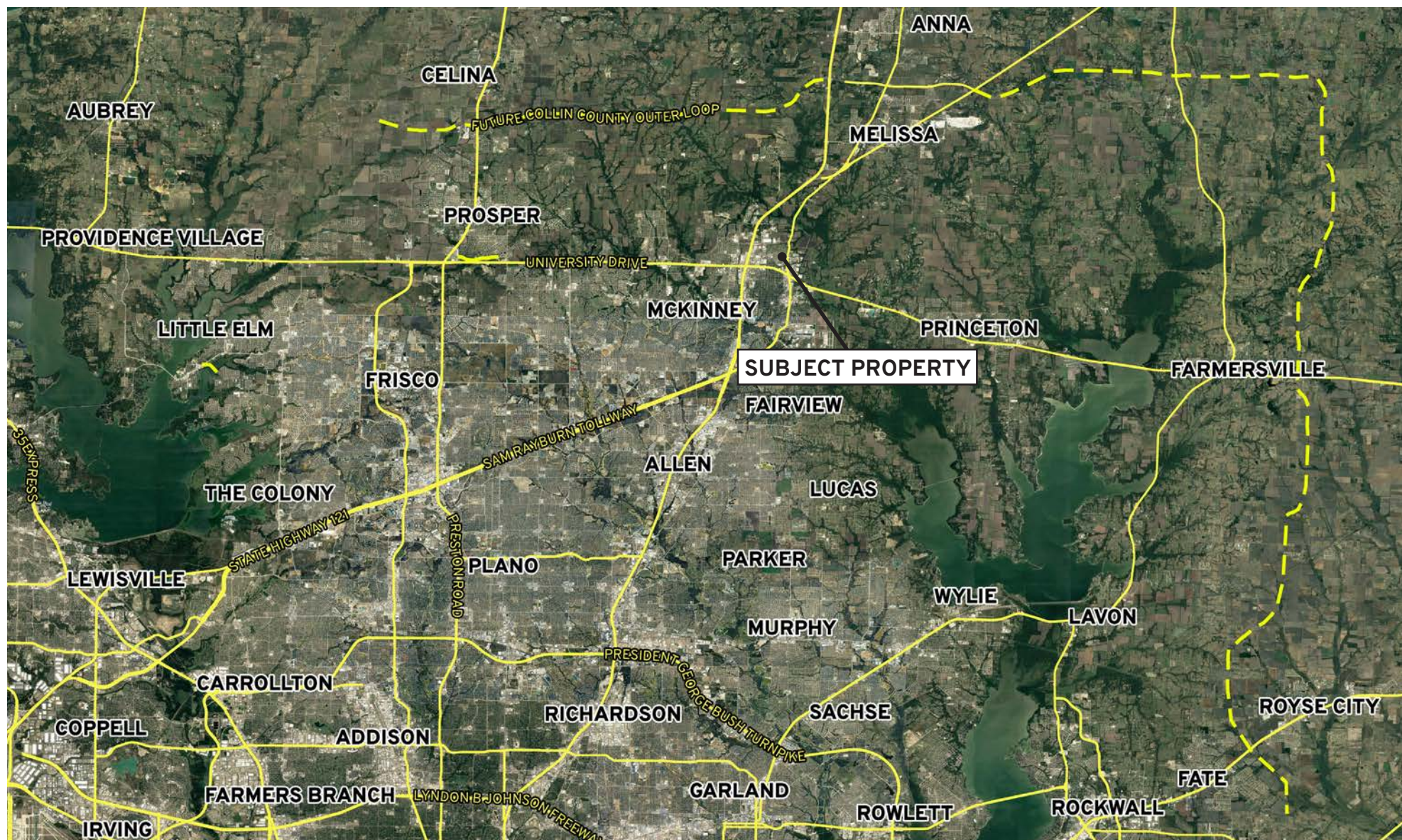


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# METROPLEX LOCATION



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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.



## 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.

<u>Carey Cox Company</u>	<u>385233</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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