

Industrial Service Shop & Outside Storage for Lease

±4,850 SF TOTAL COVERED SHOP & OFFICE ON ±1.7 ACRES



±4,850 SF Multi-Bay Shop & Office
±1.7 Acres Fenced & Gated
Outside Storage Yard Included
Hard Corner of FM 1778 &
Business 78
No-Zoning County Flexibility

5466 Business 78 | Farmersville, Texas 75442

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Property Overview

M&D CRE is pleased to present a $\pm 4,850$ SF multi-bay metal shop building on a ± 1.7 -acre fenced and gated site in unincorporated Collin County. The property holds a hard-corner position where Business 78 meets FM 1778, offering rare lay-down yard, drive-through bays, and immediate operational utility for a service, auto, or trade tenant.

Listed By:
Shane Hendrix | 214.460.8926



Property Overview

TURNKEY SERVICE SITE WITH SECURED YARD

M&D CRE is pleased to present 5466 Business 78 for lease — a functional, fenced, multi-bay industrial service site positioned at the Business 78/FM 1778 junction in unincorporated Collin County, where no-zoning flexibility gives operators room to work.

The opportunity is operational speed. The $\pm 4,850$ SF improvement includes multiple roll-up bays, an open drive-through lean-to for staging or covered storage, office space, and a restroom—allowing a service tenant to move in and begin operations efficiently. For mechanic, collision, fleet-maintenance, and trade-contractor users, the existing layout supports shop workflow, vehicle movement, and day-to-day service operations. The site works as hard as the building. At ± 1.7 acres, the fenced and gated yard provides room for parking, equipment staging, inventory storage, trailer maneuvering, and on-site circulation. The hard-corner position adds visibility and controlled access while supporting operators who need both enclosed shop space and usable outdoor yard.

Positioned as a connected service node, 5466 Business 78 offers access into the SH 78 mainline, the Garland–Wylie–Lavon–Rockwall corridor, and the broader US 380/Greenville–McKinney axis. For the right service, auto, or trade operator, the property offers a scarce combination of shop functionality, secured outdoor yard, no-zoning flexibility, and highway-corner positioning in fast-growing Collin County.

For more information, contact **Shane Hendrix** at **214.460.8926** or shane.hendrix@mdcregroup.com

Property Size	± 1.7 Acres
Building Size	$\pm 4,850$ Total SF (two structures)
County	Collin County (Unincorporated)
Frontage	301' Business 78 Frontage
Utilities On-Site	Electric, Sewer & City Water
Roll-up Doors	Seven Total
Use Potential	Service, Auto, or Trade Operator



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5466 BUSINESS 78—FARMERSVILLE, TX



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Highlights

±4,850 SF enclosed improvements + covered drive-in area

±1.7 acres—Property Size

Move-in-ready shop with multiple bays

Multiple drive-through roll-up bays

±1.7-acre fenced, gated, secured yard

No-zoning flexibility in unincorporated Collin County

Hard-corner exposure on Business 78 & FM 1778

Office & restroom in place

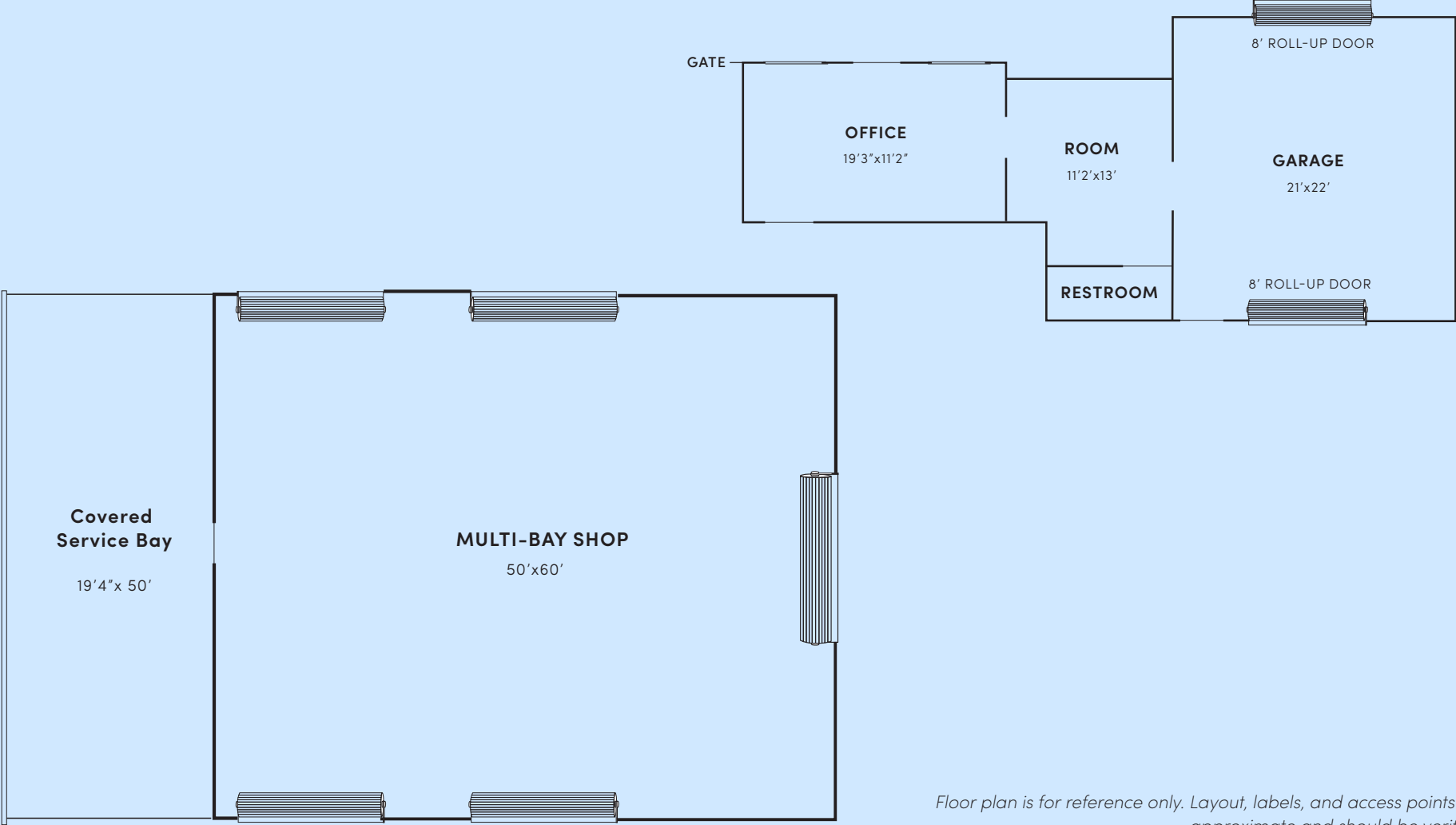
Covered lean-to for staging and storage

Direct connectivity to SH 78 mainline corridor

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5466 BUSINESS 78—FLOOR PLAN



Floor plan is for reference only. Layout, labels, and access points are approximate and should be verified.

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Location Overview

Farmersville sits in northeast Collin County along the SH 78 and US 380 corridors, connecting operators to McKinney, Greenville, Lavon, Rockwall, Wylie, and Garland. With Collin County leading regional population growth and major US 380 improvements underway, the area supports rising demand for service, fleet, and trade-oriented space.

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Farmersville, TX— Infrastructure, Growth & Operational Access

Farmersville, TX Overview

Farmersville is positioned within northeast Collin County along the expanding SH 78 and US 380 corridors, providing connectivity throughout one of the fastest-growing regions in North Texas. Located approximately 45 miles northeast of Dallas, the area continues experiencing residential growth, infrastructure investment, and increasing commercial demand as development expands outward from the Dallas-Fort Worth metroplex. Major roadway improvements to US 380, combined with Collin County's continued population growth, are further strengthening the corridor's long-term relevance for service, contractor, fleet, and industrial-oriented businesses seeking regional access with operational flexibility.

±16%

Population
Increase

NCTCOG

\$289,400

Median Home
Value

Data USA—2024

53,658

Residents Added/
Regional Driver

NCTCOG

\$81,036

Median House-
hold Income

US Census/ACS 2024





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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