

4.204-ACRE COMMERCIAL DEVELOPMENT SITE

Virginia Parkway & Aero Country Road
McKinney, Texas

OFFERED AT

\$3,990,000

UNRESTRICTED • MCKINNEY ETJ

Approximate property outline shown.

Executive Summary

Aero Country Development LLC is offering a surveyed 4.204-acre commercial development site at Virginia Parkway and Aero Country Road in McKinney, Texas.

The property combines prominent corridor exposure, an irregular configuration that creates multiple development zones, and unrestricted McKinney ETJ positioning. A conceptual retail/flex plan is available to illustrate one potential path—without limiting a purchaser's independent vision for the land.

4.204 AC

SURVEYED ACREAGE

183,106 SF

SURVEYED SITE AREA

\$3.99M

ASKING PRICE

\$21.79 per land SF

Positioning

Unrestricted commercial land in the McKinney ETJ, offered for sale with a conceptual retail/flex development plan available.

Investment Highlights

01

Unrestricted ETJ positioning

Marketed as unrestricted land in McKinney's extraterritorial jurisdiction, preserving flexibility for a purchaser's intended commercial program.

02

Virginia Parkway exposure

Approximately 267.63 feet along Virginia Parkway, a principal east–west corridor through this growing part of McKinney.

03

Two-edge access orientation

Approximately 132.59 feet along Aero Country Road complements the Virginia Parkway edge and supports a site plan with distinct activity zones.

04

Development thinking available

A conceptual retail/flex layout demonstrates how the configuration can accommodate multiple commercial components while leaving the buyer free to pursue another plan.

A Location That Reads Immediately



The site sits amid residential rooftops, commercial activity and aviation-oriented uses, with Aero Country Airport directly east of the property.

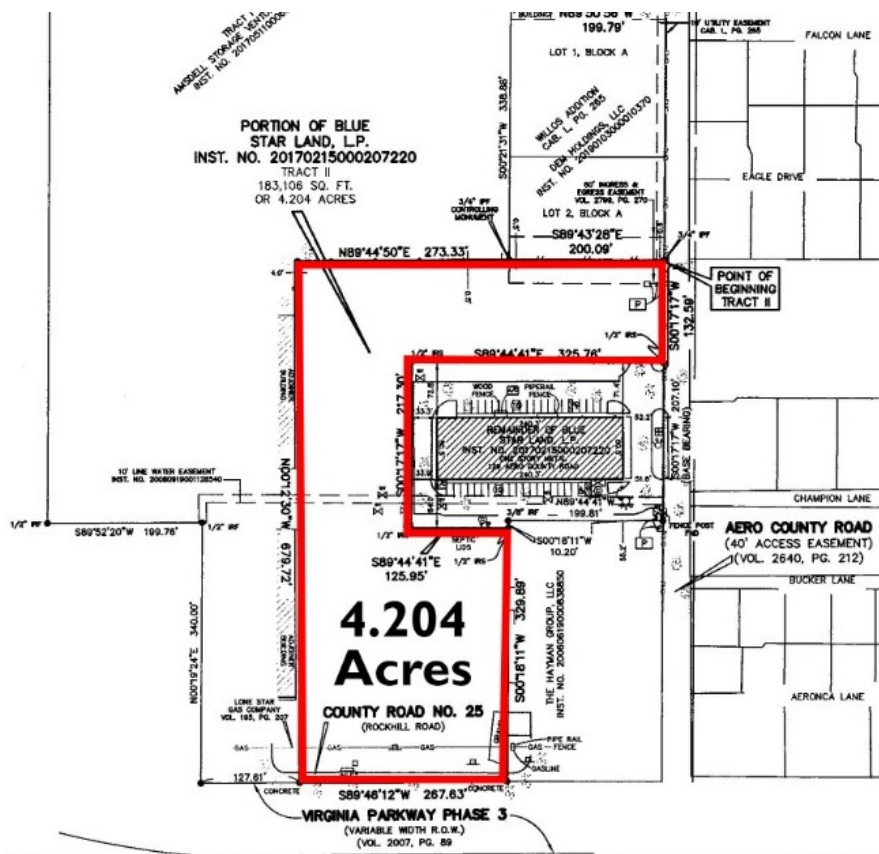
Gold outline is approximate and provided for marketing orientation only.

Property Overview

OFFERING	Fee-simple land sale
SURVEYED ACREAGE	4.204 acres / 183,106 square feet
ASKING PRICE	\$3,990,000 / \$21.79 per land SF
LOCATION	Virginia Parkway & Aero Country Road, McKinney, Texas
JURISDICTION	McKinney ETJ
LAND POSITIONING	Unrestricted commercial development site
VIRGINIA PARKWAY EDGE	Approximately 267.63 feet
AERO COUNTRY ROAD EDGE	Approximately 132.59 feet
SURVEY REFERENCE	E.T. Berry Survey, Abstract No. 43
SELLER	Aero Country Development LLC

All dimensions and property characteristics are subject to independent buyer verification.

Surveyed Front Tract



SURVEY FACTS

4.204

ACRES

183,106

SQUARE FEET

~267.63'

VIRGINIA PARKWAY

~132.59'

AERO COUNTRY ROAD

Survey excerpt shown for marketing orientation; the complete survey should be reviewed during due diligence.

A Plan Is Available—Not Prescribed

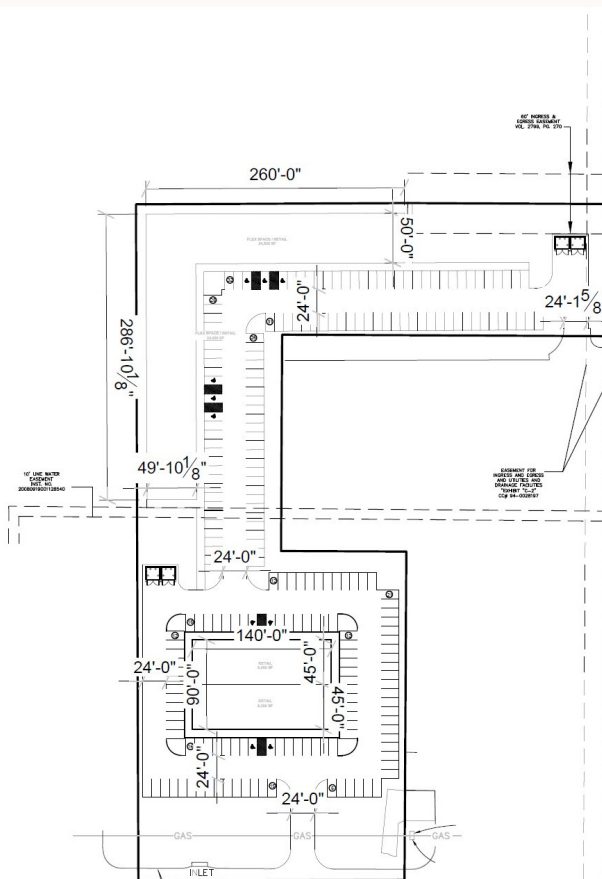
THE LAND LEADS

The conceptual plan demonstrates one potential retail and flex program for the site.

It is presented as evidence of development thought—not as a required use, final approval, or representation of feasibility.

A buyer may pursue this concept, modify it, or begin with an entirely different commercial program, subject to independent review and governmental requirements.

Conceptual only. Not approved for construction.



VIRGINIA PARKWAY

Unrestricted Land in the McKinney ETJ

OPTIONALITY IS THE ASSET.

The property is marketed as unrestricted land, and McKinney confirms that its municipal zoning districts do not extend into the ETJ.

That positioning allows qualified buyers to evaluate the site around their own commercial objectives instead of inheriting a single prescribed program.

IMPORTANT

ETJ status does not eliminate subdivision, permitting, access, utility, drainage, building-code or other development requirements. Buyer must independently verify the suitability and approval path for its intended use.

Mixed Commercial Potential

01

Retail + service

Neighborhood-serving retail, service commercial, showroom or other customer-facing concepts.

02

Flex + owner-user

Flexible commercial, light production, headquarters, office/showroom or owner-user facilities.

03

Storage + fleet

Storage, vehicle, fleet or aviation-adjacent concepts that value access and operational flexibility.

04

Contractor + operations

Contractor, equipment, landscape, service-yard or multi-component commercial operations.

Illustrative possibilities only. No specific use is represented as permitted, approved or feasible; buyer must verify.

McKinney Growth Is the Backdrop

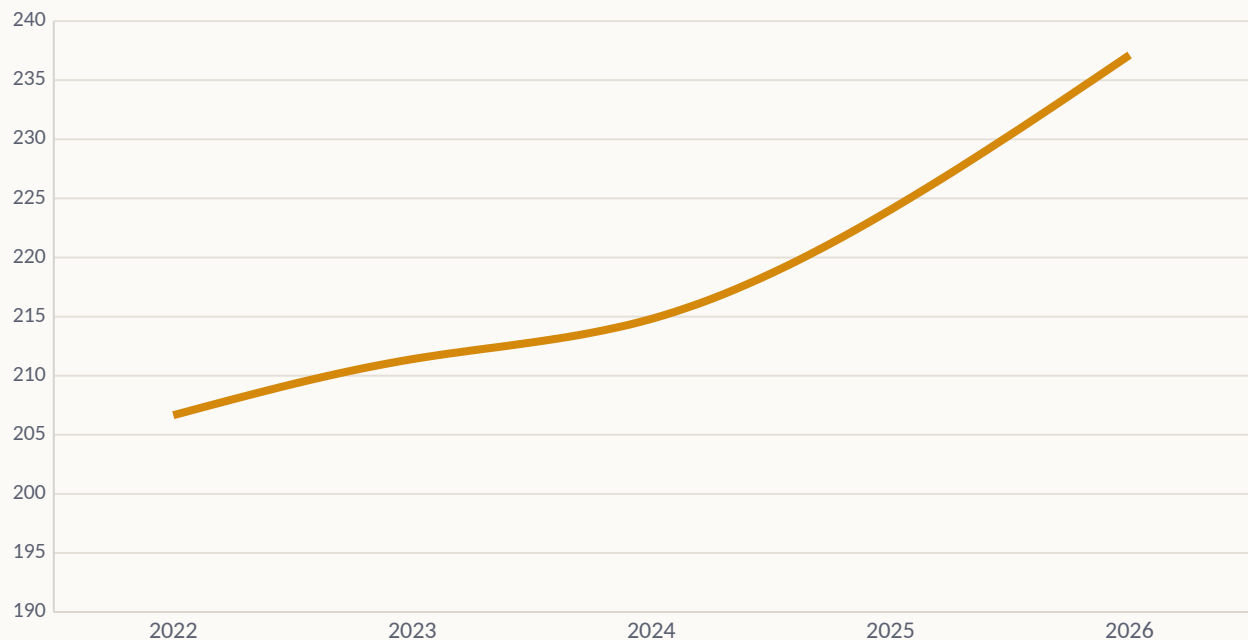
237,130

2026 ESTIMATED POPULATION

+14.7%

FIVE-YEAR GROWTH
2022–2026

Population history



Figures shown in thousands on chart axis.

McKinney's continued population expansion supports a broader base of customers, businesses, employees and service demand across the city.

A High-Capacity Customer Base

\$120,273

MEDIAN HOUSEHOLD INCOME

52.6%

BACHELOR'S DEGREE

\$5.0B

ANNUAL RETAIL SALES

McKinney combines scale, purchasing power and an educated workforce—useful fundamentals for both customer-facing and employment-oriented commercial concepts.

THE TAKEAWAY

The site is not being sold around a single forecast. It is being offered into a city whose growth and household fundamentals support multiple commercial demand stories.

Market statistics are citywide and are not a site-specific forecast or guarantee.

START THE CONVERSATION.

Rudy Mora

Texas Real Estate Sales Agent | License 815478
Rumo Real Estate Group | eXp Realty

972-832-7515

rodolfo.mora@exprealty.com

LICENSE HOLDER / OWNERSHIP DISCLOSURE

Rodolfo J. Mora is a Texas-licensed real estate sales agent affiliated with eXp Realty and is acting on behalf of Aero Country Development LLC, a Seller entity in which he holds an ownership interest exceeding 10%.

DISCLAIMER

The information in this Offering Memorandum has been obtained from sources believed reliable; however, Seller, Broker and their representatives make no representation or warranty, express or implied, as to its accuracy or completeness. All dimensions, boundaries, access, utilities, restrictions, governmental requirements, market data, development concepts, permitted uses and other matters are subject to change and independent verification. The conceptual plan is illustrative only, has not received final governmental approval and is not a representation of development feasibility. Prospective purchasers must conduct their own investigations and rely solely on their own due diligence. Seller reserves the right to modify or withdraw this offering at any time and without notice.