

Buy or Lease in Mckinney ISD, Build ...

4196 FM 75, Princeton, TX 75407

Presented By:
Fuzzy Ranch LLC



STRIP CENTER ELEVATION



CHILD CARE CENTER ELEVATION

Buy or Lease in Mckinney ISD, Build to Suit

4196 FM 75, Princeton, TX 75407

Property Details

Buy or lease 13.2 acres on long term basis (50/99 years) for \$19,800 a month, 2.5% yearly increase.

Build to suit in high growth market. No restrictions land. Mckinney ISD/Princeton ETJ/ Collin County

Princeton is the fastest growing city in the USA for 2025 (Google)

Land was recently appraised for \$3.9mil for commercial, industrial or residential subdivision development use. Land is 415ft Road front.

All utilities are available on or adjacent to the property for immediate connection.

13.2 land is across from thousands of houses and 1.8 miles from future HWY 380.

within 25 minutes from Frisco, Allen, Mckinney and Plano. Ten minutes from new Domestic Mckinney Airport opening in the end of 2026.

Land can be used to develop a Hospital, Strip center, School, Childcare, Senior Homes, Industrial park, storage facility, Clinic.

Price: \$3,600,000

- Mckinney ISD. Heavy traffic.

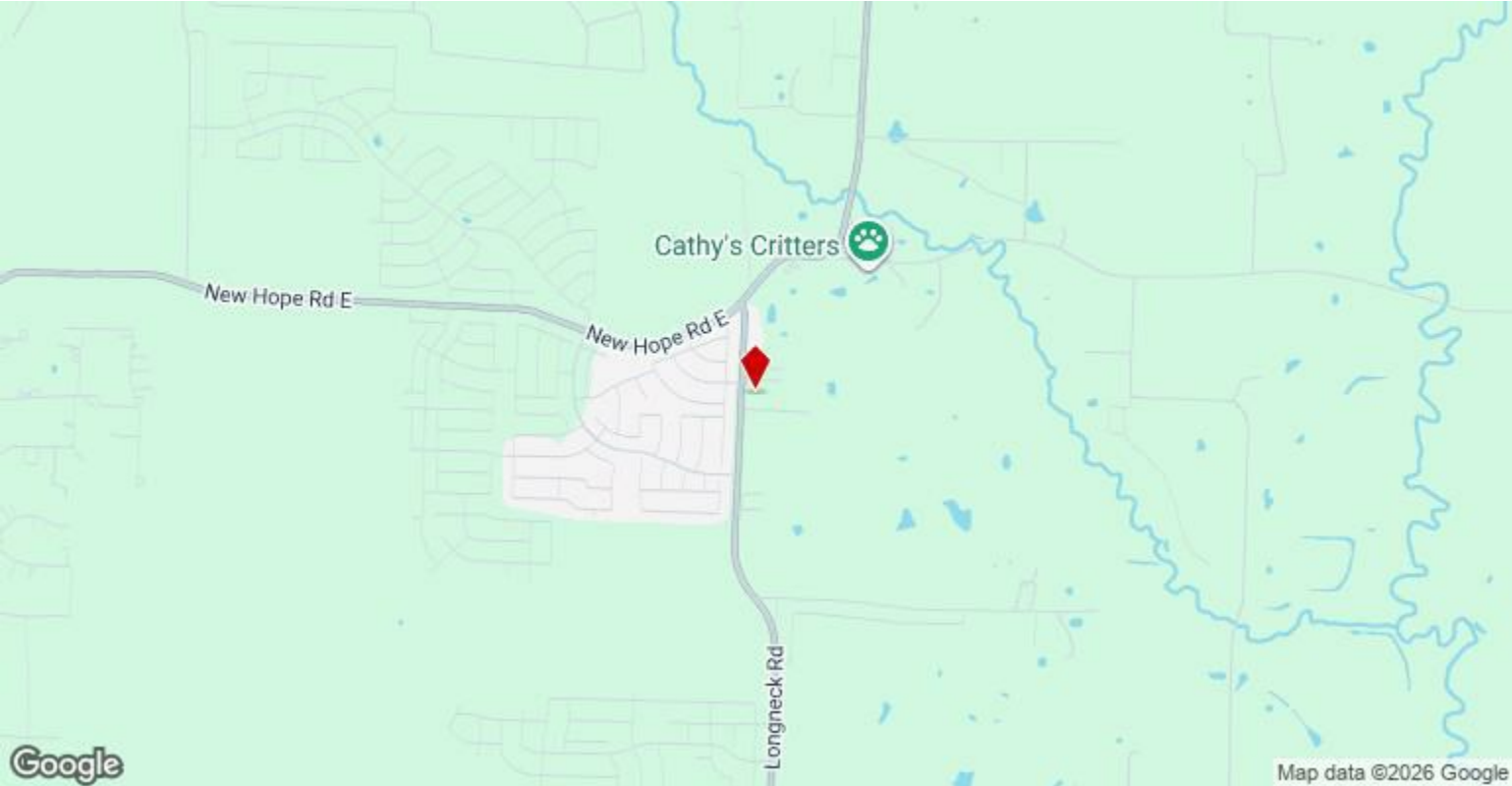
View the full listing here: <https://www.loopnet.com/Listing/4196-FM-75-Princeton-TX/37444871/>

Price:	\$3,600,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	13.00 AC
Sale Conditions:	[object Object]
No. Lots:	1
Zoning Description:	Commercial/Agriculture

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Location



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Property Photos



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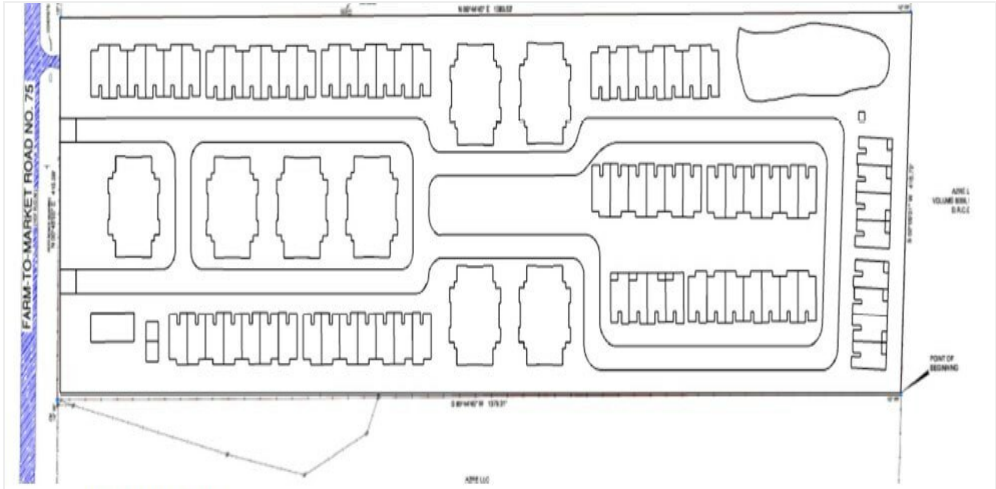


Building Photo

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Princeton Site

- 70 1028 sq foot homes—71,960
- 32 1358 sq foot homes—43,456
- 102 total homes 115,416 square foot
- Clubhouse, pickleball court, gardens, gated entry, lift station

The site plan shows a rectangular development bounded by Farm-to-Market Road No. 75 on the west and McKinney Street on the south. It features a central access road and numerous building footprints of varying sizes, along with designated parking spaces and utility areas.

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