



MAPLE STREET • FARMERSVILLE, TX 75442

LAND • DEVELOPMENT SITE • HWY 78 CORRIDOR

Maple Street, Farmersville, TX.

±5.67 acres of developable land at Maple St & Hwy 78 in fast-growing Collin County — in the path of eastward expansion from McKinney and Princeton. Ideal for small residential development, custom home sites, or investment.

SALE PRICE

Call Broker

FOR PRICING & DETAILS

SITE SIZE	ZONING	COUNTY	FRONTAGE
5.67 AC	SFR	Collin	Hwy 78

LISTING BROKER

Rick Knobler

214.415.5064

rknobler@capstonecommercial.com

CAPSTONE COMMERCIAL

Real Estate Group

Leasing • Sales • Acquisitions

Dallas-Fort Worth, TX

OFFICE

972.250.5800

capstonecommercial.com

Dallas, TX

MAPLE STREET • FARMERSVILLE, TX

Property Details.

PROPERTY OVERVIEW

Maple Street is a ±5.67-acre land tract located at the intersection of Maple Street and State Highway 78 in Farmersville, Collin County. The site sits directly along the Hwy 78 corridor with strong development potential in the path of eastward growth from McKinney and Princeton — two of the fastest-expanding markets in North Texas.

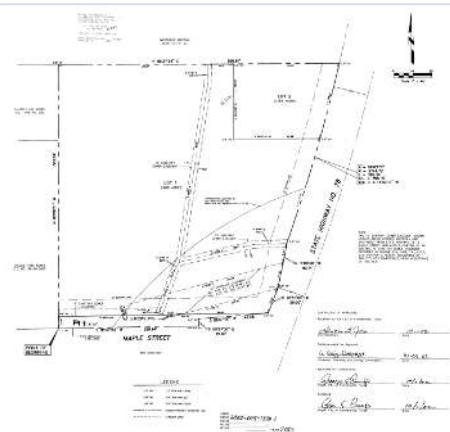
Utilities are available to the site, and the property is served by Farmersville ISD. With its flexible single-family residential zoning and excellent connectivity to the regional highway network, the tract is well suited for a small residential development, custom home sites, or a long-term investment hold in a high-growth Collin County submarket.

PROPERTY HIGHLIGHTS

- ±5.67 acres at Maple St & Hwy 78 • Farmersville
- Located along the Hwy 78 development corridor
- Path of eastward expansion from McKinney & Princeton
- Utilities available to the site • Farmersville ISD
- Ideal for residential development, home sites or investment
- Fast-growing Collin County • long-term upside

PROPERTY SPECS

PROPERTY TYPE	Land
SITE SIZE	±5.67 AC
ZONING	Single-Family Res.
LOCATION	Maple St & Hwy 78
COUNTY	Collin
MARKET	Farmersville
UTILITIES	Available to site
SCHOOL DISTRICT	Farmersville ISD
SALE PRICE	Call Broker


LISTING BROKER
Rick Knobler

214.415.5064

rknobler@capstonecommercial.com

CAPSTONE COMMERCIAL
Real Estate Group

Leasing • Sales • Acquisitions

Dallas-Fort Worth, TX

OFFICE
972.250.5800

capstonecommercial.com

Dallas, TX

MAPLE STREET • FARMERSVILLE, TX

Site • Location

SITE & AERIAL

±5.67 AC • COLLIN COUNTY



LOCATION & TRADE AREA



LOCATION

ADDRESS

**Maple Street
Farmersville, TX 75442**

Princeton	±10-15 min
McKinney	±15-20 min
US-380 / University Dr	Adjacent
Dallas CBD	±45-60 min

Positioned along the Hwy 78 corridor in the path of eastward expansion from McKinney and Princeton, the site sits in one of Collin County's fastest-growing development corridors.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Acreage, zoning, utilities, school district and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group.

LISTING BROKER

Rick Knobler

214.415.5064

rknobler@capstonecommercial.com

CAPSTONE COMMERCIAL

Real Estate Group

Leasing • Sales • Acquisitions

Dallas-Fort Worth, TX

OFFICE

972.250.5800

capstonecommercial.com

Dallas, TX

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Capstone Commercial Real Estate Group, LLC Name of Sponsoring Broker (Licensed Individual or Business Entity)	480574 License No.	sburris@capstonecommercial.com Email	(972) 250-5800 Phone
Steven Burris Name of Designated Broker of Licensed Business Entity, if applicable	450870 License No.	sburris@capstonecommercial.com Email	(972) 250-5858 Phone
 Name of Licensed Supervisor of Sales Agent/Associate, if applicable	 License No.	 Email	 Phone
Rick Knobler Name of Sales Agent/Associate	529508 License No.	rknobler@capstonecommercial.com Email	(214) 415-5064 Phone
 Buyer/Tenant/Seller/Landlord Initials		 Date	