

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 / 972.562.8003

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

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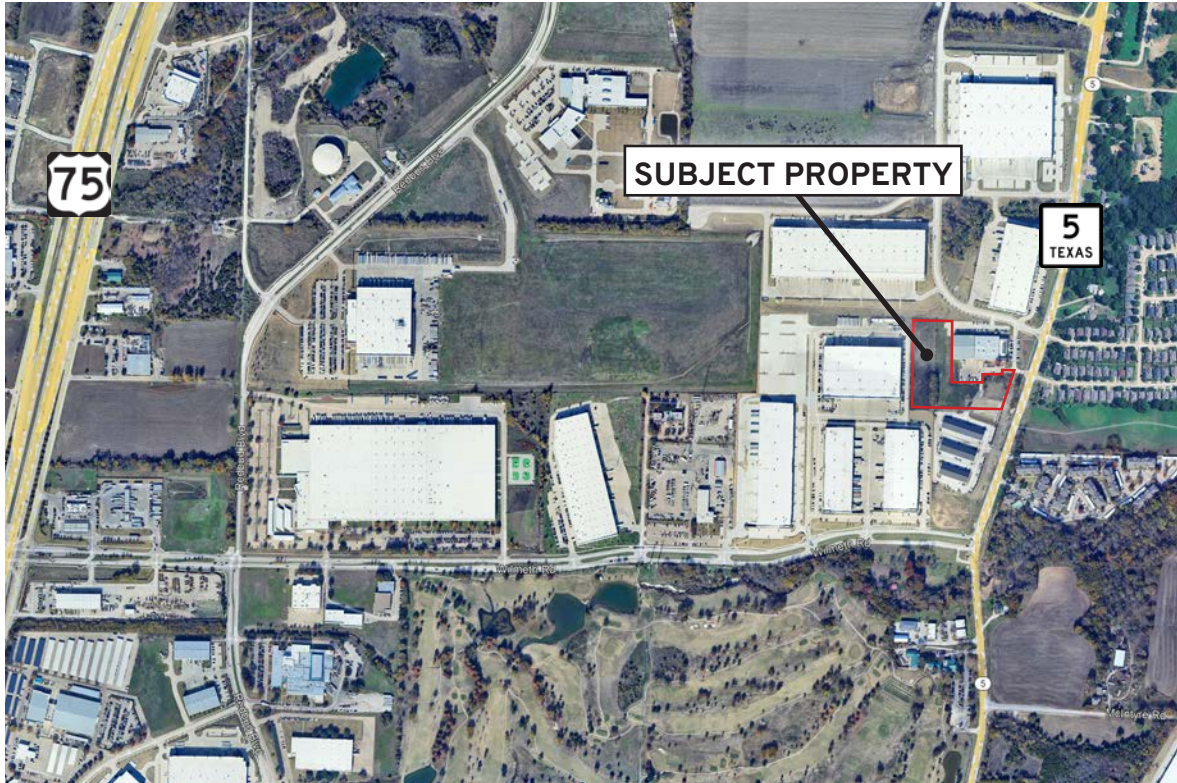
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LAND FOR SALE IN MCKINNEY, TX

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

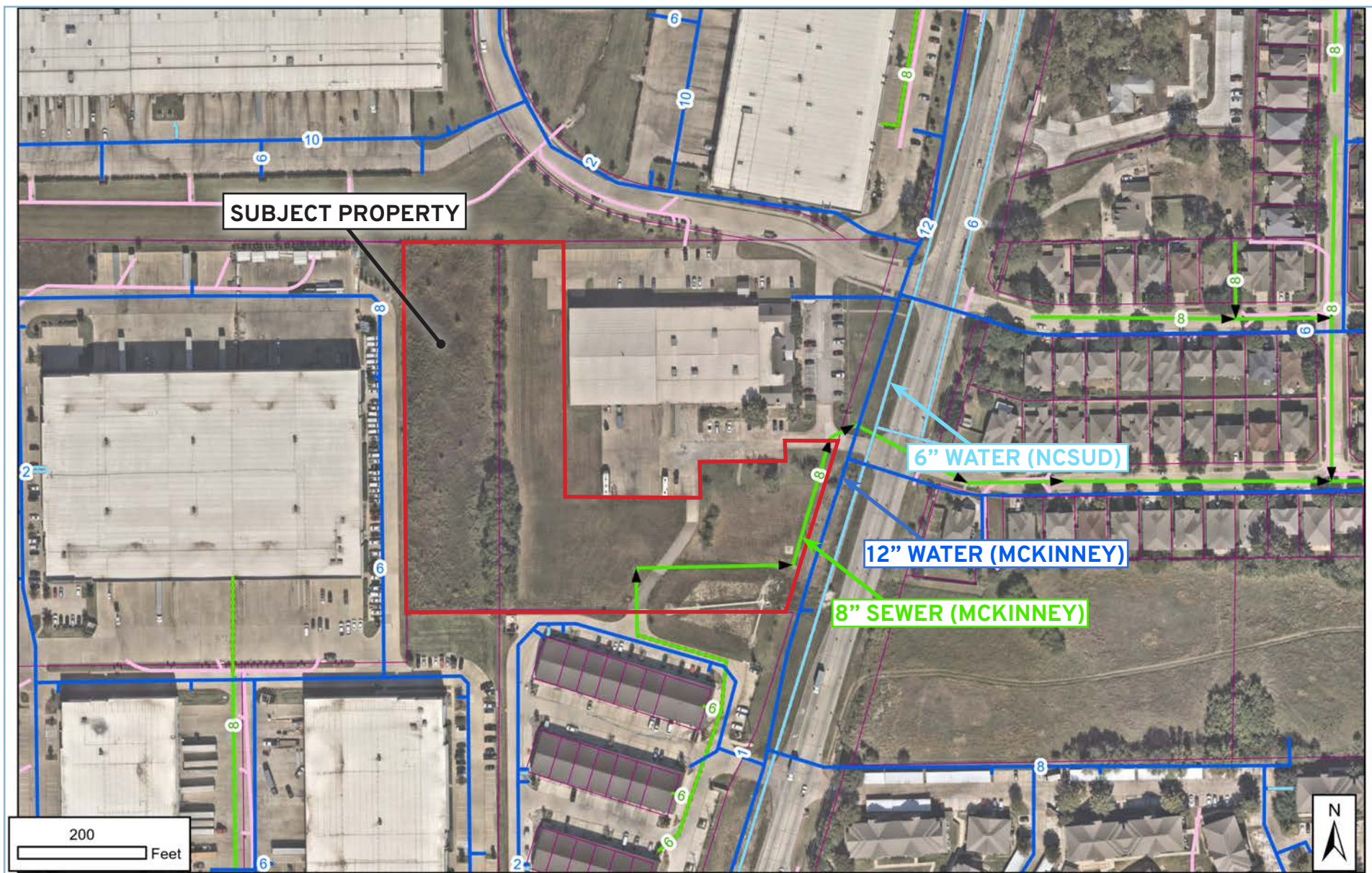
TRAFFIC COUNTS

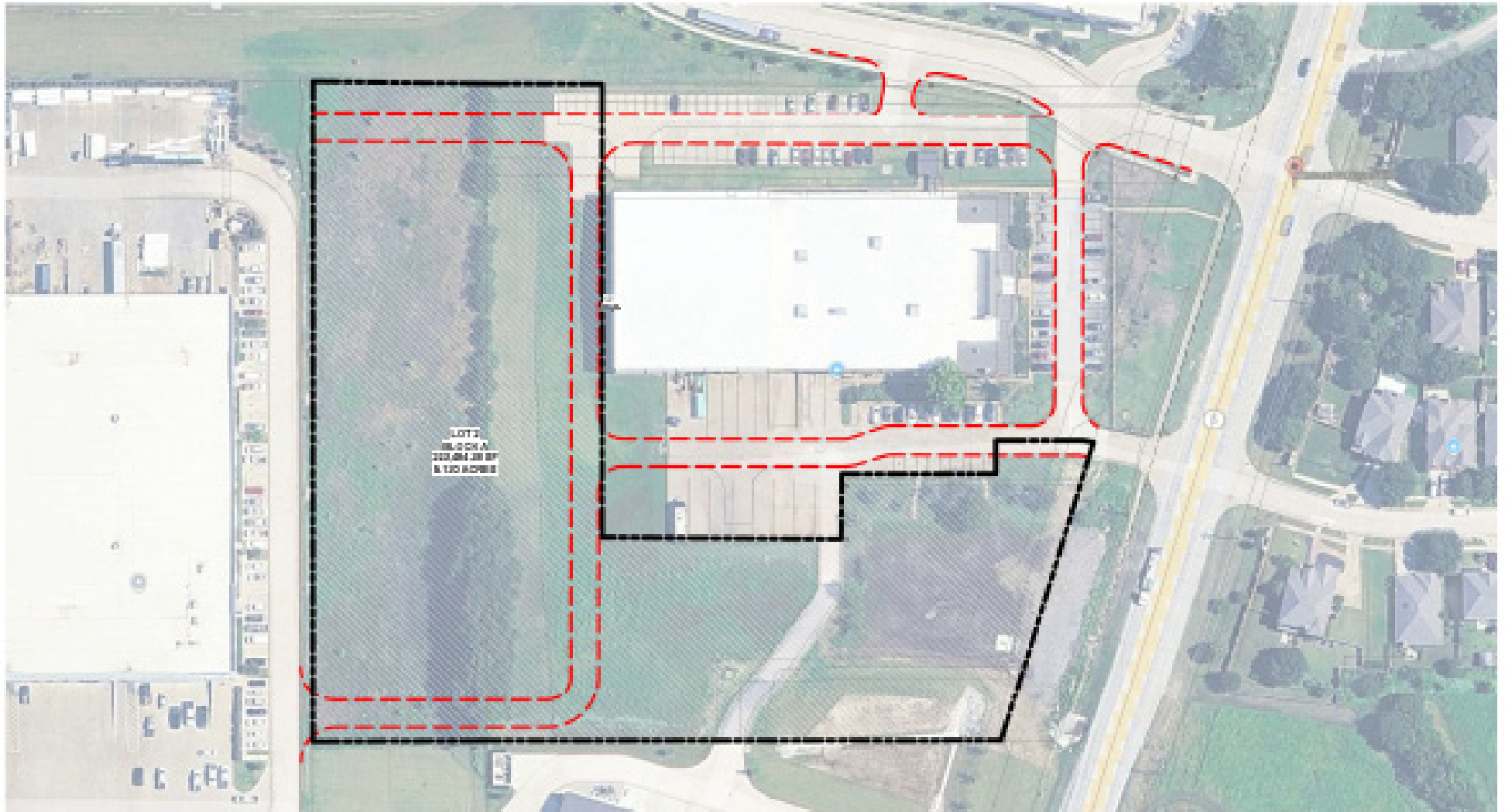
HWY 5 @ CYPRES HILL	9,269 VPD
HWY 5 @ WILMETH	7,747 VPD
HWY 5 @ MCINTYRE	11,075 VPD

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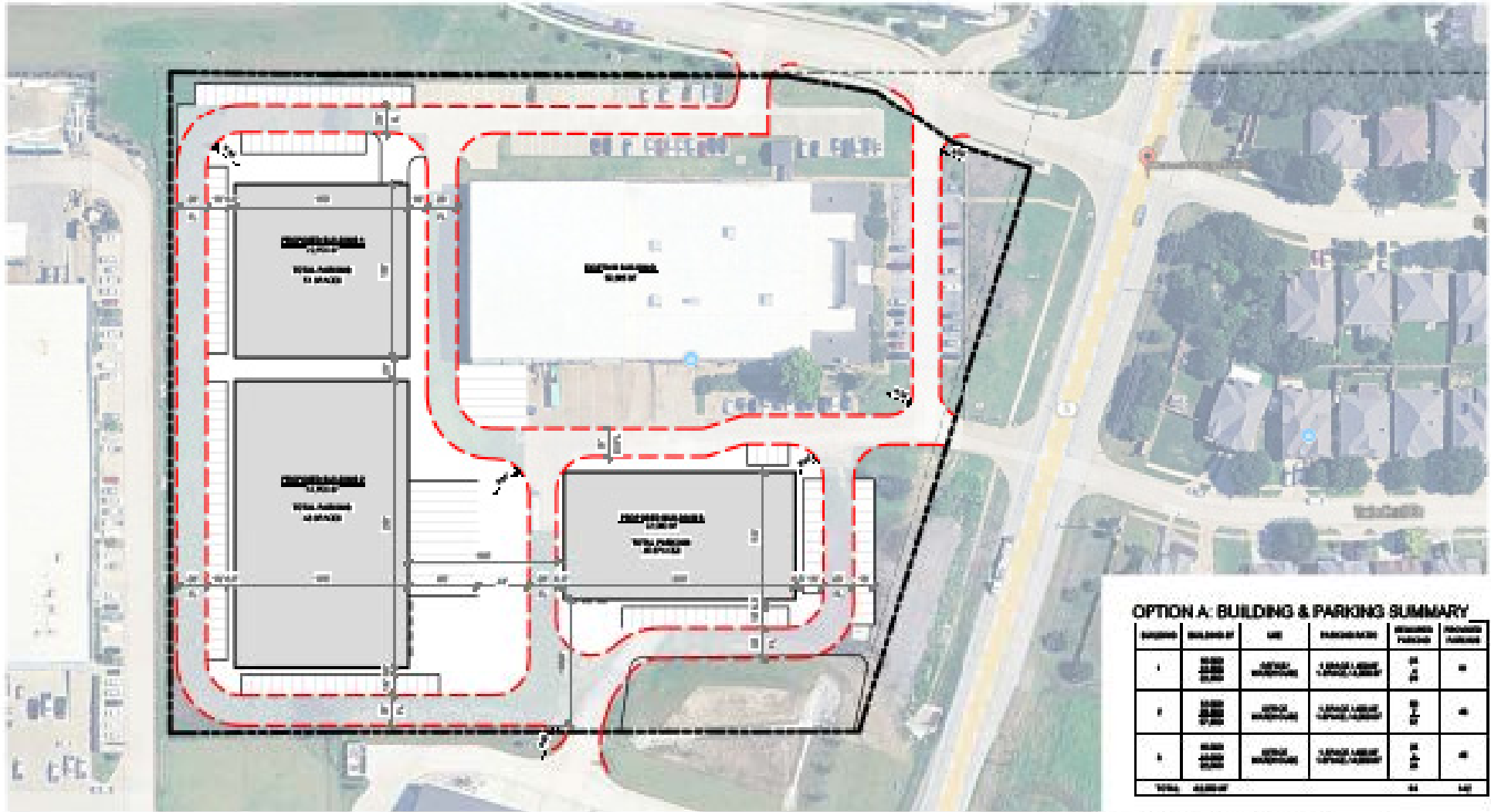
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UTILITIES LOCATIONS

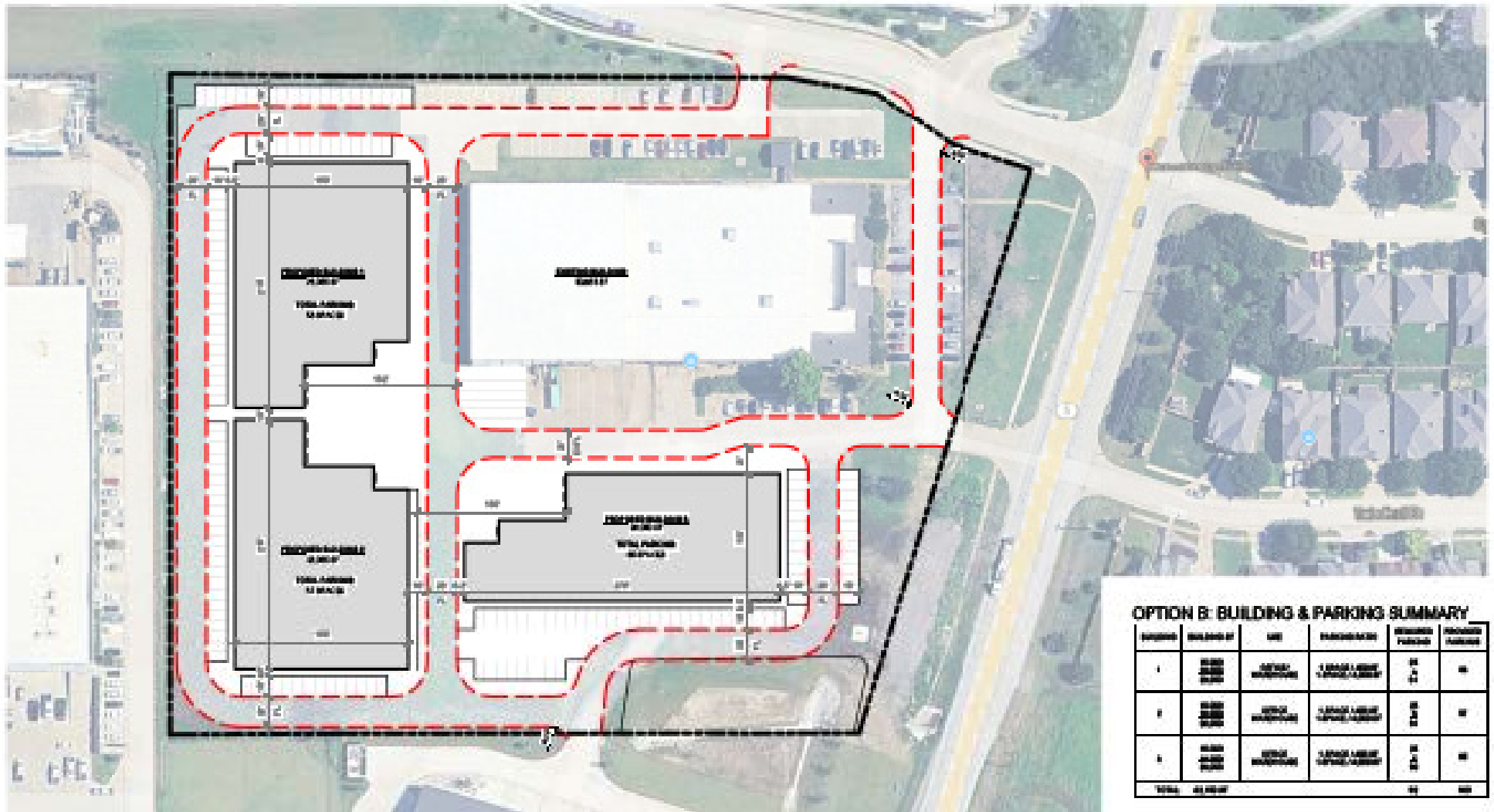




PRELIMINARY SITE PLAN A



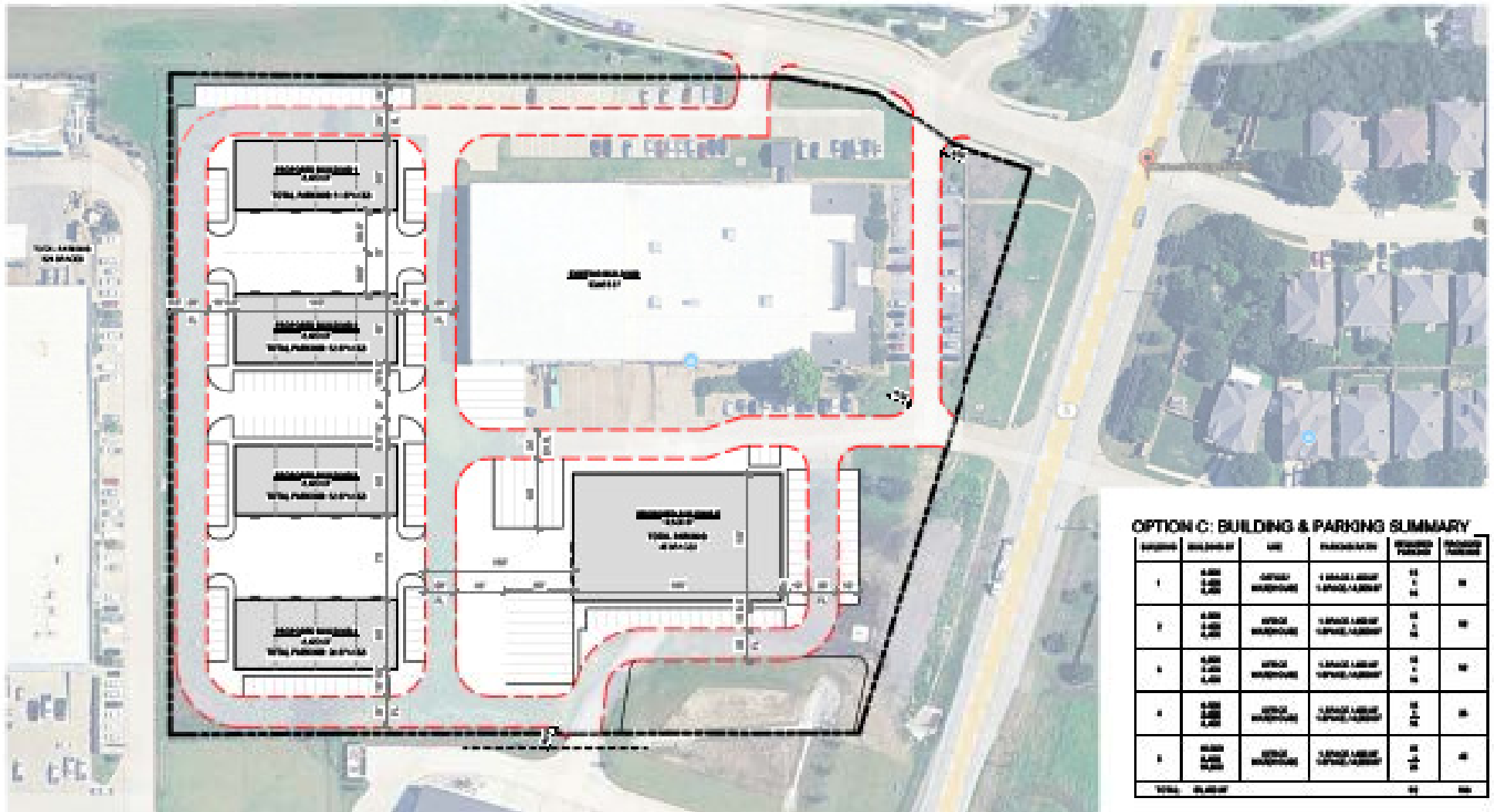
PRELIMINARY SITE PLAN B



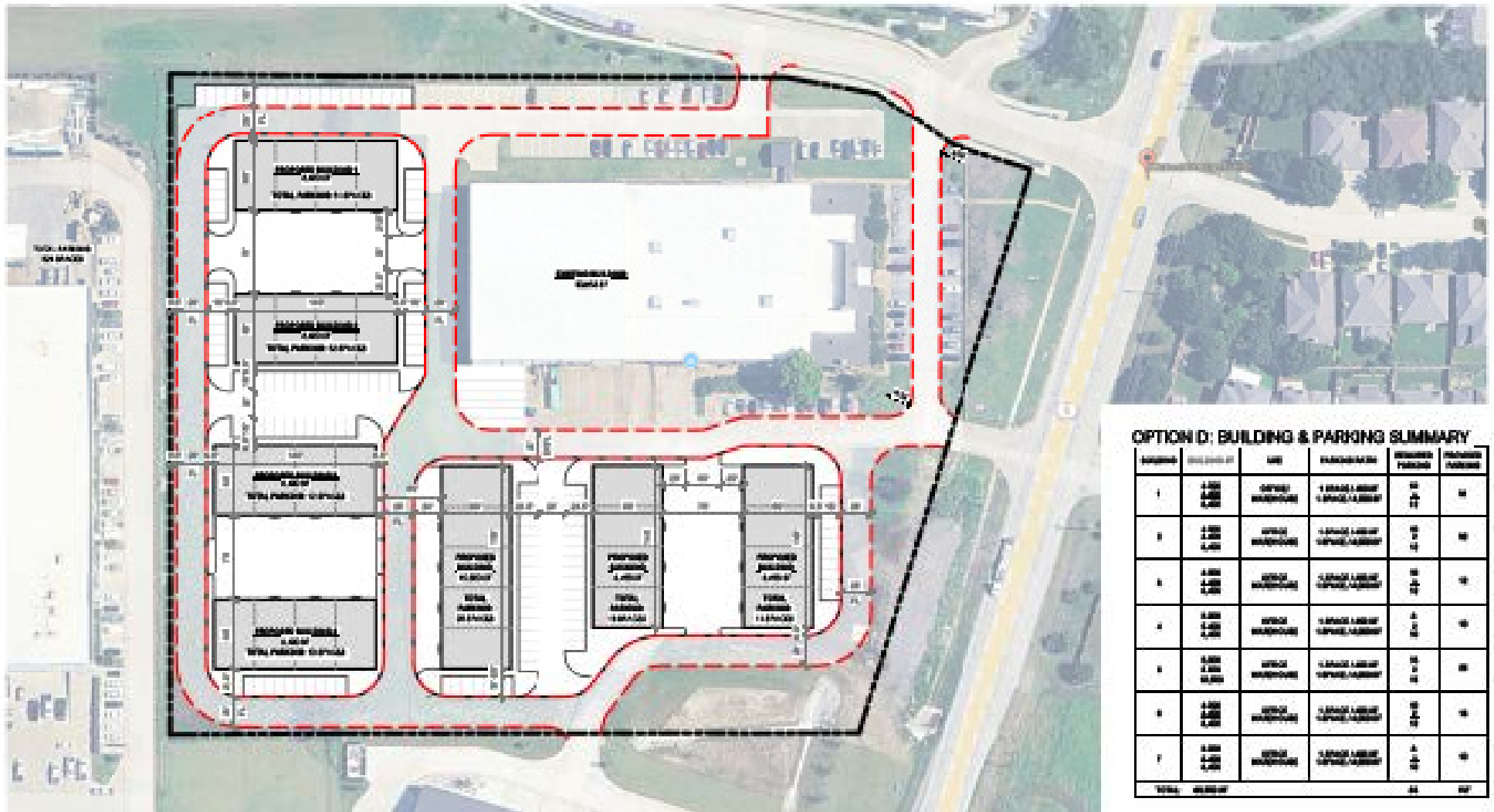
OPTION B: BUILDING & PARKING SUMMARY

BUILDING	BUILDING #	USE	FINISH/FLOOR	STORIES	PROPOSED PARKING
1	1	OFFICE	1 STORY / LEVEL	1	0
2	1	OFFICE	1 STORY / LEVEL	1	0
3	1	OFFICE	1 STORY / LEVEL	1	0
TOTAL	3			3	0

PRELIMINARY SITE PLAN C



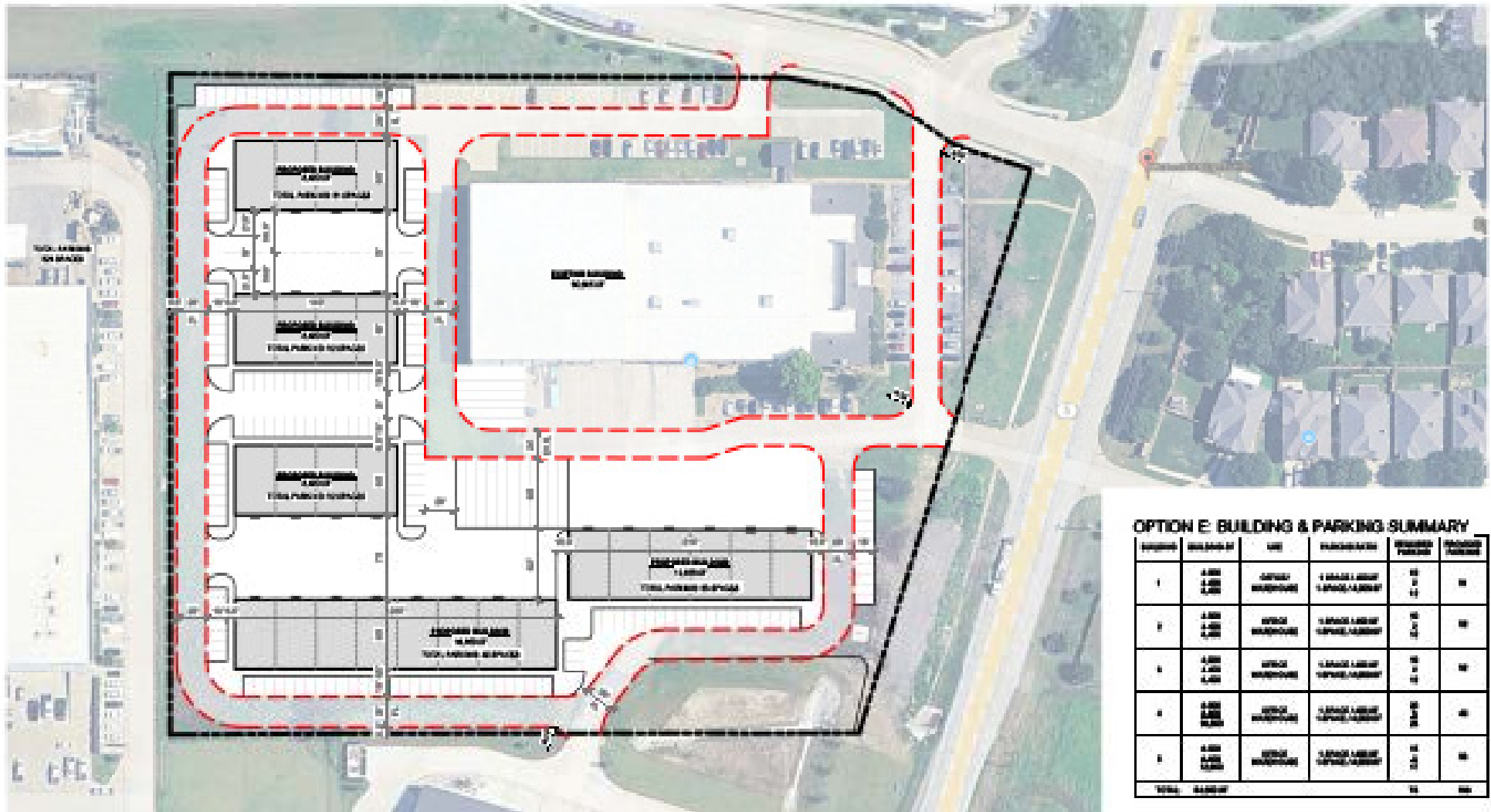
PRELIMINARY SITE PLAN D



OPTION D: BUILDING & PARKING SUMMARY

NO.	AREA (SF)	USE	PARKING	NUMBER	PERCENT
1	4,000 4,000 8,000	OFFICE WAREHOUSE	1 SPACE / BLDG 1 SPACE / BLDG	10	10%
2	4,000 4,000 8,000	OFFICE WAREHOUSE	1 SPACE / BLDG 1 SPACE / BLDG	10	10%
3	4,000 4,000 8,000	OFFICE WAREHOUSE	1 SPACE / BLDG 1 SPACE / BLDG	10	10%
4	4,000 4,000 8,000	OFFICE WAREHOUSE	1 SPACE / BLDG 1 SPACE / BLDG	10	10%
5	4,000 4,000 8,000	OFFICE WAREHOUSE	1 SPACE / BLDG 1 SPACE / BLDG	10	10%
6	4,000 4,000 8,000	OFFICE WAREHOUSE	1 SPACE / BLDG 1 SPACE / BLDG	10	10%
7	4,000 4,000 8,000	OFFICE WAREHOUSE	1 SPACE / BLDG 1 SPACE / BLDG	10	10%
TOTAL	28,000 SF			70	10%

PRELIMINARY SITE PLAN E



OPTION E: BUILDING & PARKING SUMMARY

BUILDING	AREA (SQ FT)	USE	STORAGE (SQ FT)	PARKING SPACES	TOTAL PARKING SPACES
1	4,000 1,000 5,000	OFFICE WAREHOUSE	4,000 SQ FT 1,000 SQ FT	10	10
2	4,000 1,000 5,000	OFFICE WAREHOUSE	4,000 SQ FT 1,000 SQ FT	10	10
3	4,000 1,000 5,000	OFFICE WAREHOUSE	4,000 SQ FT 1,000 SQ FT	10	10
4	4,000 1,000 5,000	OFFICE WAREHOUSE	4,000 SQ FT 1,000 SQ FT	10	10
5	4,000 1,000 5,000	OFFICE WAREHOUSE	4,000 SQ FT 1,000 SQ FT	10	10
TOTAL	20,000			50	50

SITE AERIAL

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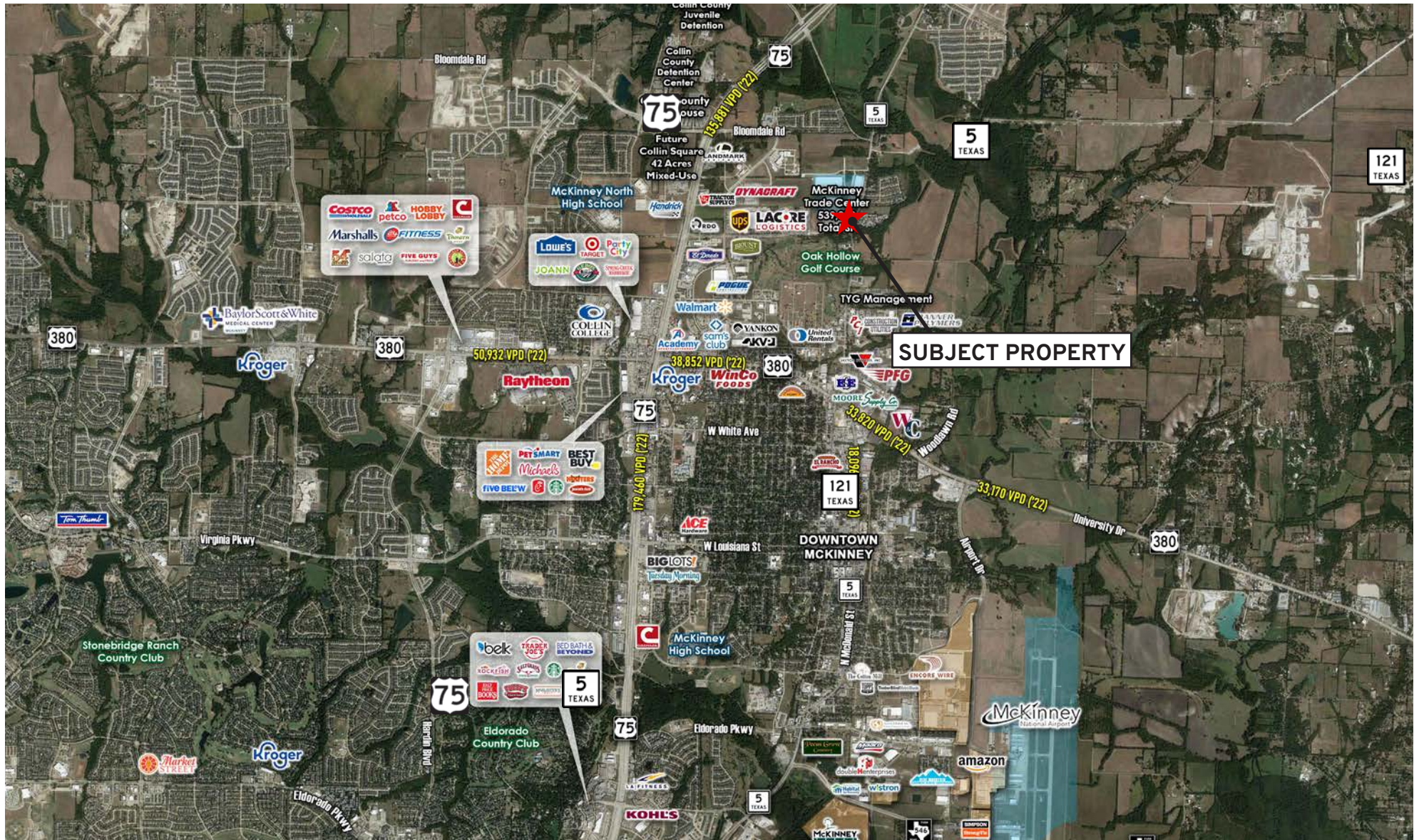
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NEARBY DEVELOPMENT



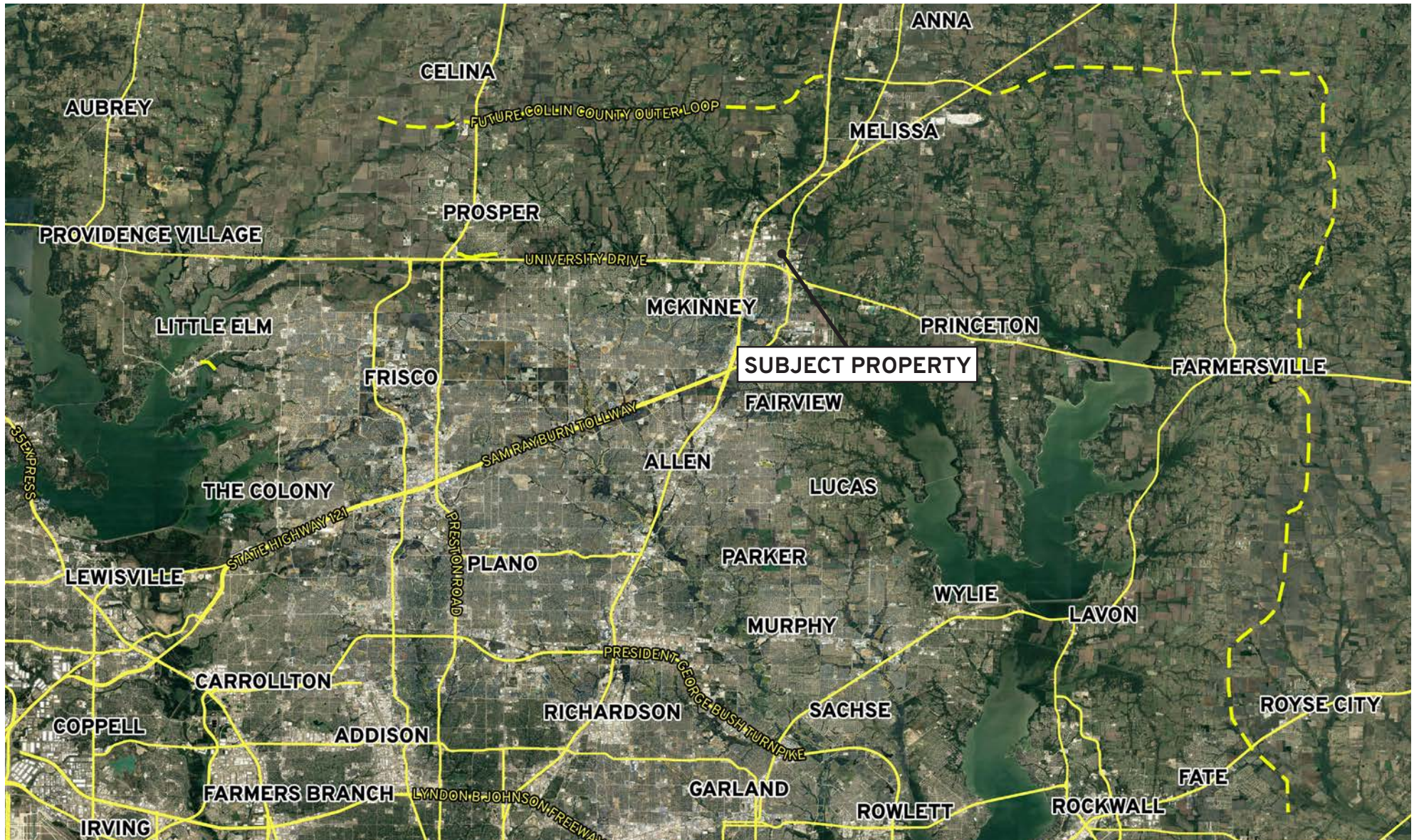
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METROPLEX LOCATION

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