

# 3550 N Custer Road, McKinney, Texas 75071

MLS#: 20445976 \$ Active  
Property Type: Commercial Sale

[3550 N Custer Road McKinney, TX 75071-3052](#)  
SubType: Office

LP: \$19,775,000  
OLP: \$24,000,000

Recent: 09/19/2024 : DOWN : \$19,778,000->\$19,775,000



**Low LP:** \$/Gr SqFt:  
**Subdivision:** None  
**County:** Collin **Lake Name:**  
**Country:** United States  
**Parcel ID:** [R62060000601](#) **Plan Dvlpm:**  
**Parcel ID 2:** 2715129, 2078242, 2120717, 973860  
**Lot:** **Block:** **MultiPrcl:** Yes **MUD Dst:** No  
**Legal:** ABS A0206 JOHN CRUTCHFIELD SURVEY, TRACT 6, 1  
**Unexmpt Tx:** \$17,847  
**Spcl Tax Auth:** **PID:**

**Bldg SF:** 6,413/Appraiser **Gross SqFt:** 0  
**Yr Built:** 1999/Appraiser/Preowned **Zoning:** ETJ  
**Apprsr:** **Mult Zone:** No  
**Lot SqFt:** 1,318,561/Appraiser **# Units:** 6  
**Lot Dim:** **Acres:** 30.270  
**Adult Community:** **Will Subdiv:** **#Stories:** 2

## General Information

**Gross Income:** \$0 **Leasable SqFt:** 0 **Avg Monthly Lease:**  
**Net Income:** \$0 **Leasable Space:** **Spaces Leased:**  
**Annual Expenses:** \$0 **Lease Expire Date:** **Occupancy Rate:**

## Features

**Building Use:** Other  
**Inclusions:** Land & Improvements **Ceiling Height:** Other  
**Lot Size/Acre:** 10 to < 50 Acres **Flooring:** None  
**Topography:** **Heating:** Central  
**Soil:** **Cooling:** Central Air  
**Rd Front Desc:**  
**Tenant Pays:** None **Owner Pays:**  
**Foundation:** Slab **Tot Ann Exp Inc:**  
**Construction:** Brick **Lease Desc:**  
**Roof:** Asphalt **Possession:** Closing/Funding  
**Freight Doors:**  
**Street/Utilities:** City Water, Electricity Available  
**Showing:** Appointment Only  
**Parking/Garage:** None

## Remarks

**Property Description:** 30 ac in the ETJ of McKinney Located on Custer Rd just 1 mile north of Hwy 380 on the East side of the Rd. This property has over 700 ft of road frontage on Custer and sits in the SE corner of the intersection of Custer and 1st Street in Proper. 1st street in Prosper is projected to connect with Wilmeth Rd. traveling on into McKinney in the Future and should travel along the North line of this property. There are a couple of nice homes that could be used as businesses and the City of McKinney is looking at a C2 zoning if annexed into the city limits.  
**Public Driving Directions:** From Hwy 380 go North on N Custer Rd. Property is the right-hand side of the road just south of County Rd. You may also use GPS

## Financial Information

**Loan Type:** Treat As Clear **Bal:** **Payment:**  
**Pmt Type:** **Lender:** **Orig Date:** **2nd Mortg:** No  
**Seller Concessions:**

## Agent/Office Information

**CDOM:** 344 **DOM:** 344 **LD:** 10/10/2023 **XD:** 02/03/2025  
**List Type:** Exclusive Right To Sell  
**List Off:** [Texas Homes and Land \(TXHL01C\) 214-908-5468](#) **LO Fax:** **Brk Lic:** 0450333  
**LO Addr:** 147 N Ohio St Celina, Texas 75009 **LO Email:** [coryann@texashomesandland.com](mailto:coryann@texashomesandland.com)  
**List Agt:** [Coryann Johnson \(0450333\) 214-908-5468](#) **LA Cell:** 214-908-5468 **LA Fax:**  
**LA Email:** [coryann@texashomesandland.com](mailto:coryann@texashomesandland.com) **LA Othr:** **LA/LA2 Texting:** Yes/  
**LA Website:** [www.texashomesandland.com](http://www.texashomesandland.com) **LO Sprvs:** **Coryann Johnson (0450333) 214-908-5468**  
**Off Web:** <http://www.texashomesandland.com>  
**Pref Title Co:** Fidelity National Title **Location:** 411 W Pecan St, Celina, TX 469-202-3125

## Showing Information

**Call:** Showing Service

**Appt:** (800) 257-1242

**Owner Name:** Multiple

**Keybox #:** 00

**Keybox Type:** None

**Seller Type:** Standard/Individual

**Show Instr:** Please schedule Showing Appointments through Broker Bay

**Show Srvc:** BrokerBay

**Showing:** Appointment Only

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Prepared By: Coryann Johnson Texas Homes and Land on 09/20/2024 12:30

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