

FOR SALE

CORONADO DRIVE

STONEBRIDGE DRIVE

3.248 ACRES ON STONEBRIDGE DR.
1800 S STONEBRIDGE // MCKINNEY, TX 75072

Contact:

Jon Cox // 469.396.8307

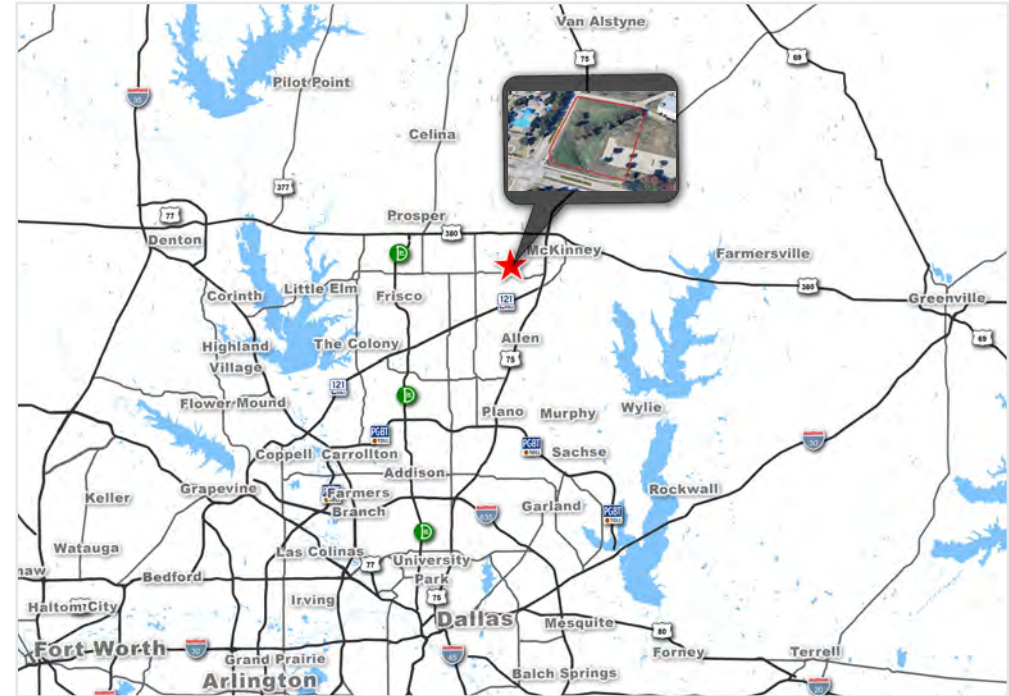
joncox@careycoxcompany.com

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

PROPERTY DETAILS

ADDRESS	1800 S STONEBRIDGE DRIVE, MCKINNEY, TX 75072
LOT SIZE	±3.248 ACRES
SALE PRICE	CALL FOR PRICING
ZONING	SF-1
ALLOWED USES	RESIDENTIAL EDUCATIONAL & RELIGIOUS PARKS, RECREATION & PUBLIC FACILITIES
TOPOGRAPHY	LEVEL/ROLLING
UTILITIES	GAS, WATER, SEWER, ELECTRIC
FLOODPLAIN	NONE
FRONTAGE	±395' ON CORONADO DR. ±265' ON STONEBRIDGE DR.



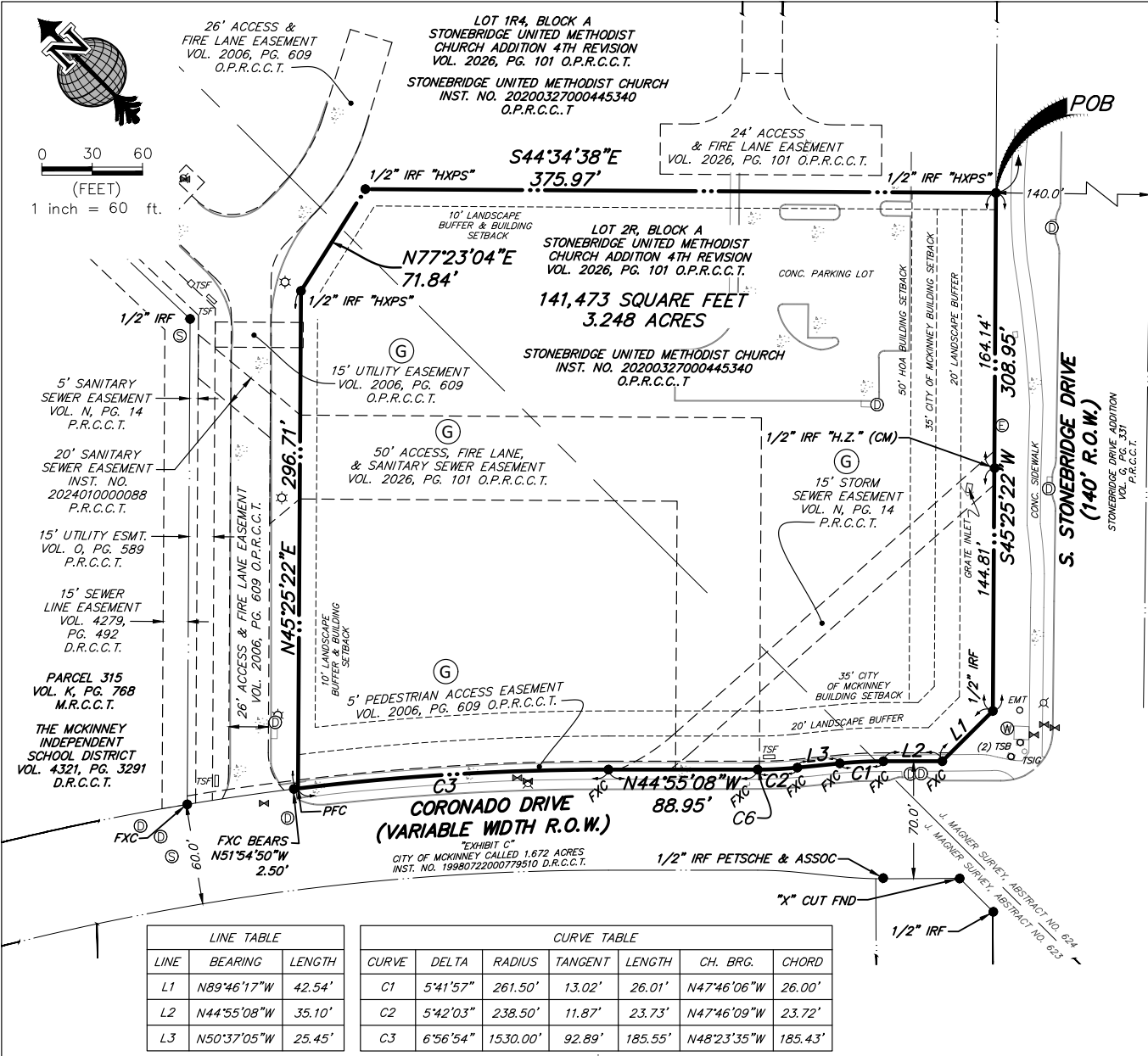
DEMOGRAPHICS

2025 - CoStar	1-Mile	3-Mile	5-Mile
Total Population	13,230	145,156	307,060
Median Household Income	\$171,227	\$146,824	\$145,705

TRAFFIC COUNTS

STONEBRIDGE DR @ CORONADO DR	9,189 VPD
STONEBRIDGE DR @ RANCH VIEW DR	17,481 VPD





LEGEND

- SUBJECT TRACT BOUNDARY
- EXISTING PARCEL BOUNDARY
- SETBACK LINE
- EASEMENT LINE
- EXISTING CONCRETE
- LIGHT STANDARD
- ELECTRIC METER
- TRANSFORMER
- WATER VALVE
- FIRE HYDRANT
- CONTROLLING MONUMENT
- PLAT RECORDS, COLLIN COUNTY, TX
- DEED RECORDS, COLLIN COUNTY, TX
- OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TX
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- POINT OF BEGINNING
- IRON ROD FOUND
- 1/2" IRF "H.Z."
- 1/2" IRF "H.Z." W/ YELLOW CAP
- STAMPED "HUITT-ZOLLARS"
- "X" CUT IN CONCRETE FOUND
- 1/2" IRF "H.Z." W/ YELLOW CAP STAMPED "H.XPS"
- POINT FOR CORNER
- INST. NO.
- VOL. / PG.

SEE SHEET 2 FOR LEGAL DESCRIPTION,
SURVEY NOTES, AND SCHEDULE B NOTES.

SURVEYOR'S CERTIFICATION:

TO:
STONEBRIDGE UNITED METHODIST CHURCH, MCKINNEY,
TEXAS, A TEXAS NON-PROFIT CORPORATION;
FIRST NATIONAL TITLE INSURANCE COMPANY,
A TEXAS CORPORATION;
CAPITAL TITLE OF TEXAS, LLC;
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE
GROUND UNDER MY SUPERVISION ON 01/19/2026. THIS
SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT
TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL
OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A,
CONDITION III, TSPS LAND TITLE SURVEY AND MEETS ALL
SURVEY REQUIREMENTS STATED IN SECTION 5(A) OF THE
CONTRACT OF SALE.



02/24/2026
Carey S. Smith RPLS No. 7097
Surveying Firm No. 10194916

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°46'17"W	42.54'
L2	N44°55'08"W	35.10'
L3	N50°37'05"W	25.45'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
C1	5°41'57"	261.50'	13.02'	26.01'	N47°46'06"W	26.00'
C2	5°42'03"	238.50'	11.87'	23.73'	N47°46'09"W	23.72'
C3	6°56'54"	1530.00'	92.89'	185.55'	N48°23'35"W	185.43'

PREPARED FOR:
STONEBRIDGE UNITED METHODIST CHURCH

CATEGORY 1A, CONDITION III
TSPS LAND TITLE SURVEY
LOT 2R, BLOCK A
STONEBRIDGE UNITED METHODIST CHURCH ADDITION, 4TH REVISION
1800 S. STONEBRIDGE DRIVE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

REVISION DESCRIPTION
REVISED TITLE COMMITMENT

NO. DATE
1 02/24/26

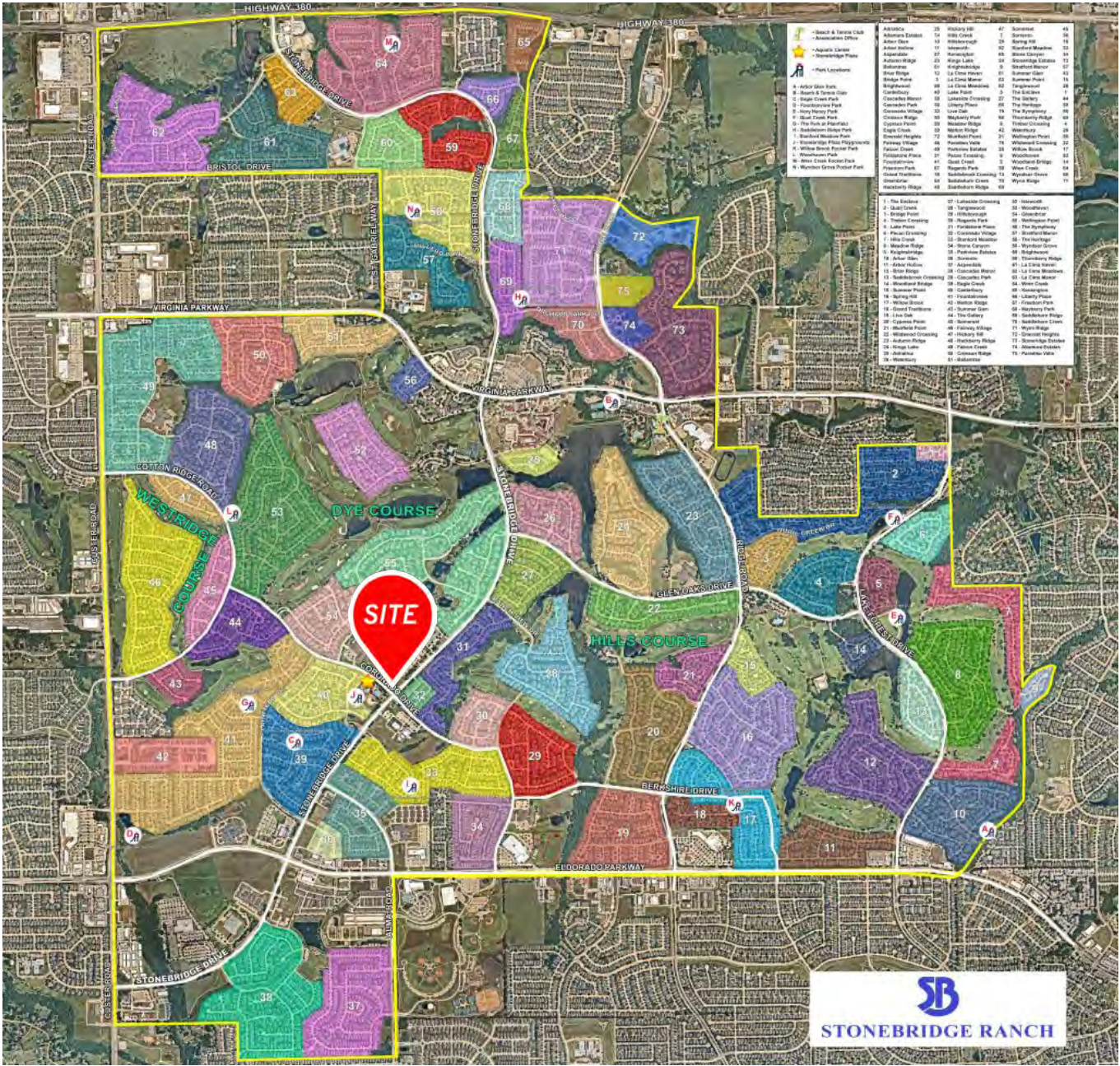
HYDROLOGYX
TBPERS REGISTERED FIRM
ENGINEERING FIRM NO. F-21551
SURVEYING FIRM NO. 10194916

HYDROLOGYX
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MCKINNEY, TEXAS 75071
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DRAWN BY: CS
REVIEWED BY: JKW, CS
DATE: 02/24/2026
FILE: 5734-300-09-00
CAG: SEE PLOT STAMP

SHEET 1 OF 2





3.248 ACRES ON STONEBRIDGE DR.

1800 S STONEBRIDGE // MCKINNEY, TX 75072



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A REAL ESTATE COMPANY

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