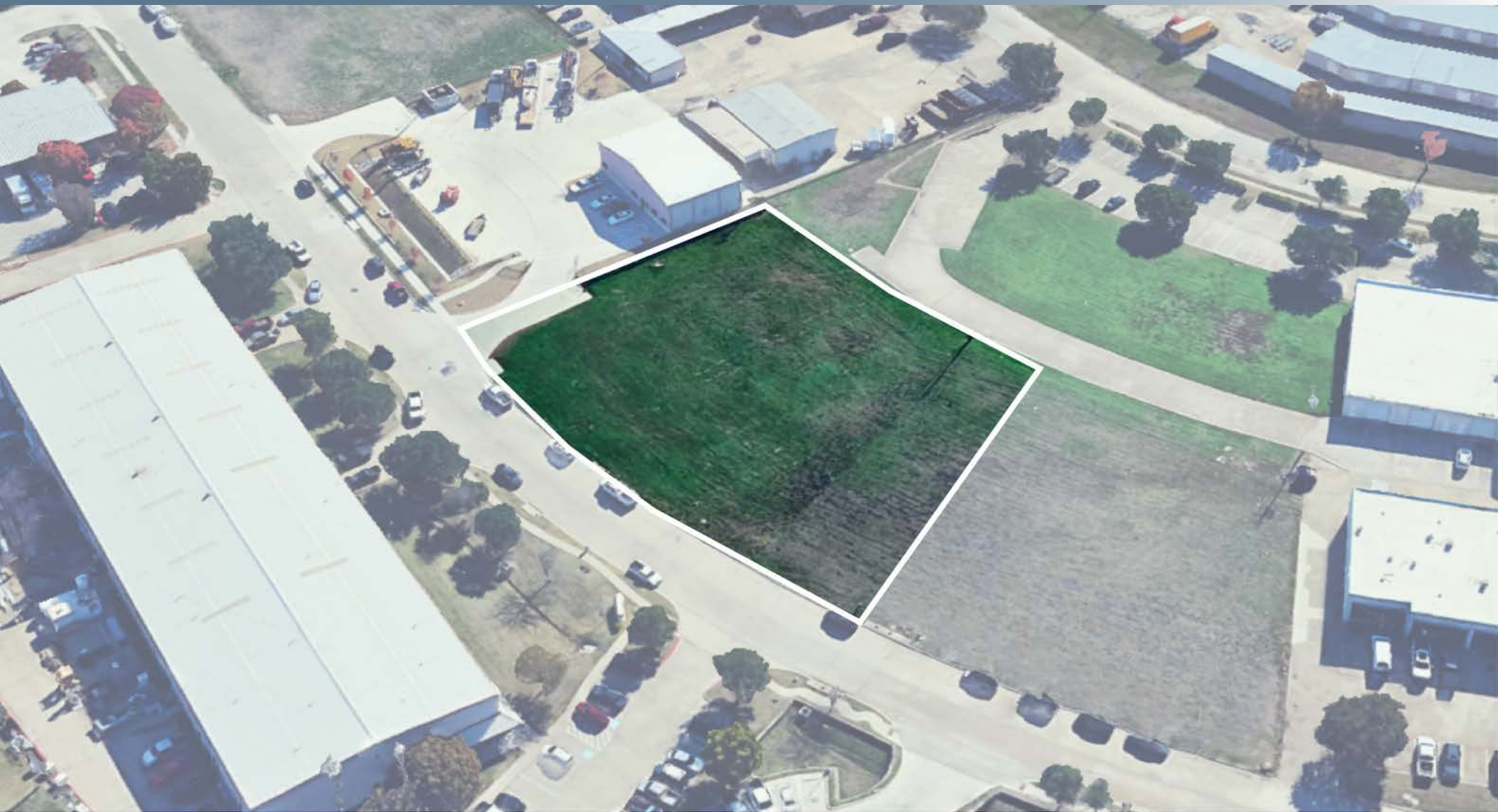




Industrial Land Tract For Sale



1.00 Acre | 412 McKinney Parkway, McKinney, TX 75071

The **Ambrose** Group

BROKER CONTACT (CALL FOR PRICING):

Michael Ambrose

mambrose@theambrosegroup.com
(713) 882-9185

Brandon Brooks

brandon@theambrosegroup.com
(817) 253-8362



Executive Summary

Positioned at 412 McKinney Parkway, this ±1.00 acre tract offers immediate functionality for industrial users or developers seeking a strategic site with excellent access to US-75 and Highway 5. Located in McKinney's Metro Park Industrial area, the site offers full infrastructure, utilities, and favorable zoning for warehousing, light manufacturing, storage, or service operations.

Metro Park Industrial is a prime infill site in McKinney, surrounded by established businesses and light industrial facilities. With immediate access to the city's labor force, transportation, and amenities, this limited small-parcel land offers a high-demand opportunity in one of the nation's fastest-growing cities.

Investment Highlights

- Easy access to US-75, Highway 5, and major transportation corridors.
- Located in one of the fastest-growing cities in the U.S., supporting long-term value appreciation.
- Open land with flexible development potential

Site Details

★ EST. 1994 ★

Address

412 McKinney Parkway, McKinney, TX 75071

Land Size

1.00 Acre (43,647 Sq. Ft.)

Coordinates

33.21397, -96.61154

Zoning

ML - Light Manufacturing

Tax Parcel (APN)

2779240 (Collin County)

Tax Rate (2025)

1.747147%

Schools / Utilities

McKinney ISD / City Water, City Sewer

Legal

METRO INDUSTRIAL PARK # 2 (CMC), BLK B, LOT 13R

Frontage

+275 FF: McKinney Parkway





2024 Demographics

Income

	1 mile	3 miles	5 miles
Avg. Household Income	\$113,800	\$114,408	\$139,192
Median Household Income	\$85,360	\$85,598	\$109,655

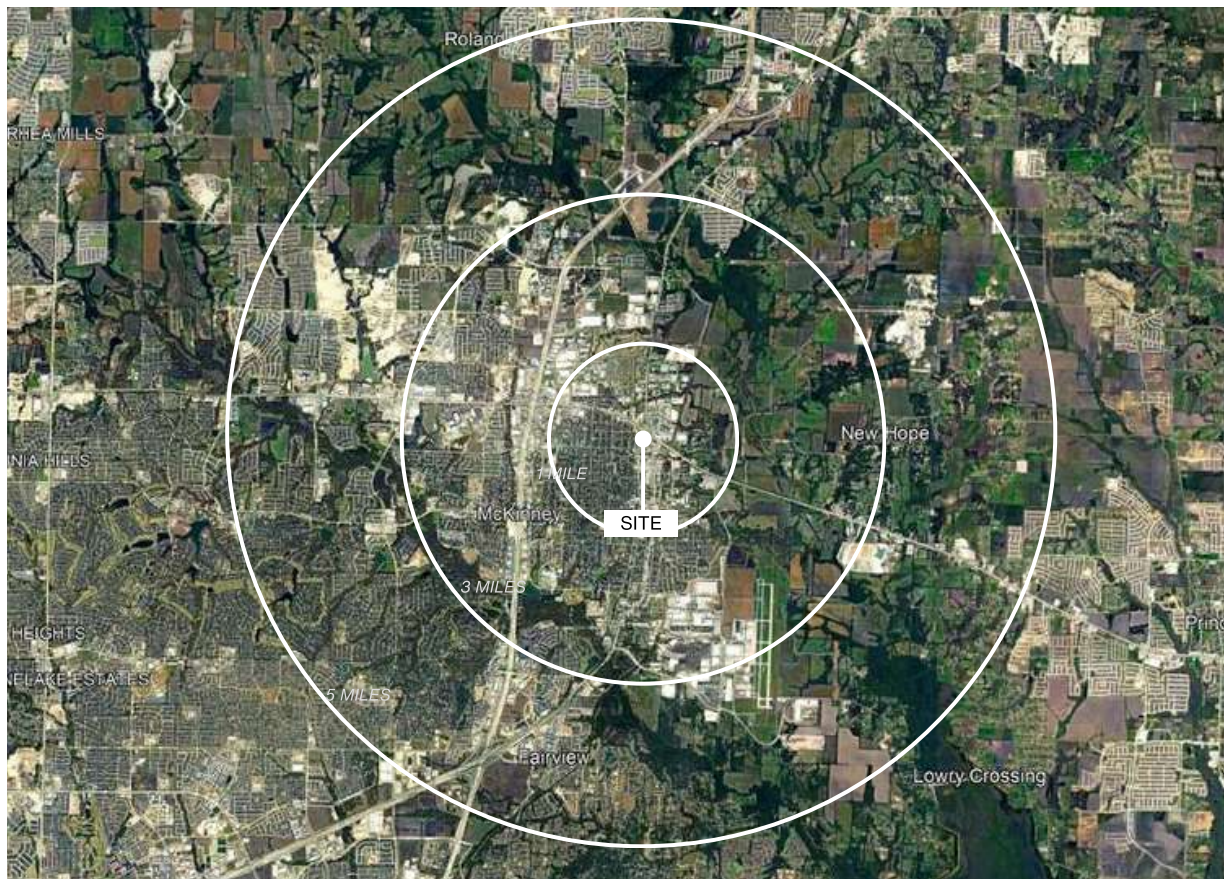
Population

	1 mile	3 miles	5 miles
2024 Population	6,350	55,232	129,815
2020 Population	5,121	43,012	99,728
2029 Population Projection	8,673	75,237	177,736
Growth 2020-2024	6.0%	7.1%	7.5%
Growth 2024-2029	7.3%	7.2%	7.4%

Housing

	1 mile	3 miles	5 miles
Median Home Value	\$370,411	\$393,718	\$482,689
Median Home Year Built	1984	1999	2006

Demographics sourced from **CoStar**



2025 TAX RATES

City of McKinney:	\$0.412284
Collin County:	\$0.149343
Collin College:	\$0.081220
McKinney ISD:	<u>\$1.104300</u>
Total Tax Rate:	\$1.747147



Why McKinney?

A Strategic Location for Industrial Growth & Logistics

Highlights:

- Located in one of the fastest-growing cities in the U.S., with pro-business leadership and smart growth initiatives
- Direct access to US-75, SH-121, and Highway 5 — major distribution arteries across North Texas
- McKinney National Airport Project to be completed late 2026
- Metro Park Industrial is an established industrial node with nearby national users and strong infrastructure
- Skilled labor force, with over 1.2 million workers within a 30-mile radius
- No state income tax and available city/county economic incentives
- Over 9M SF of industrial space delivered or underway in the McKinney region
- Rapidly expanding transportation, utility, and fiber infrastructure supports long-term scalability

McKinney offers the access, labor, and logistics infrastructure industrial users demand — in a city that's ready for what's next.





New Development

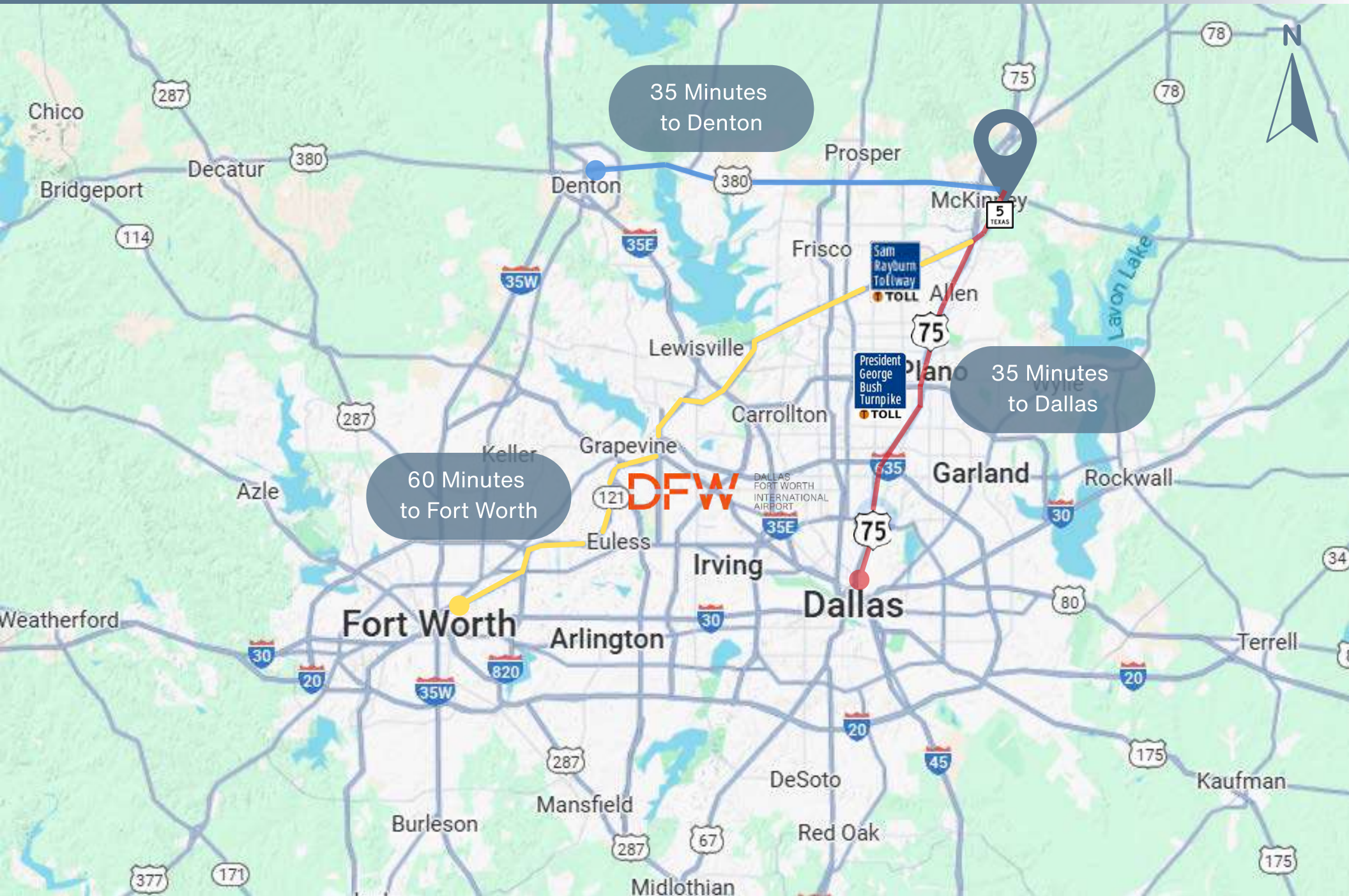
McKinney National Airport Expansion



Highlights:

- According to *McKinney Today*, the project will be completed late 2026
- 46,000-square-foot terminal, initially with four gates and the ability to expand to six gates
- Centralized food and beverage concessions, including quick-service choices
- Spacious, open hold rooms for passenger comfort and convenience
- Aircraft ramp to park four commercial service aircraft, and capability to expand to six spaces
- A new Taxiway C for airfield operational efficiency
- A 980-space public parking lot, which can grow to 1,450 spaces, with a dedicated access road off FM546
- Onsite car rental facilities
- A deicing area for winter weather operations
- Essential utilities and infrastructure to ensure smooth operations







DFW Market Overview

The Dallas/Fort Worth (DFW) area is a vibrant region spanning 12 counties, including the cities of Dallas, Fort Worth, and over 150 other municipalities. As the largest urban agglomeration in Texas and the fourth largest in the United States, DFW covers an area of 9,286 square miles and is home to approximately 7.1 million residents. The region is globally connected through the nation's fourth-busiest airport, which offers 55 international flights. North Texas' GDP is estimated at \$486 billion, and if DFW were a standalone state, it would rank as the 9th largest in the U.S. and the 23rd largest country in the world.





Texas By The Numbers



Texas is the **second-largest state** by land area in the US, with 268,596 square miles.

#1 STATE

For corporate relocations & expansions



Texas Economy is 8th largest in the world

Around **30.5 million residents**, making it the **second** most populous state after California

GDP

Texas's GDP reached **\$2.694 trillion** in 2023, making it the second-largest economy in the US after California



Texas has a **large** and **diverse** workforce, contributing to its economic strength.

ExxonMobil

Sysco

American Airlines

AT&T

53 Fortune 500 companies that are headquartered there, which include **ExxonMobil, AT&T, American Airlines, and Sysco.**



#1 STATE For Exports



Leading producer of crude oil nationwide

TAX

Texas **does not** have an **estate tax** or **inheritance tax.**



Texas is home to **3.2 million** small businesses



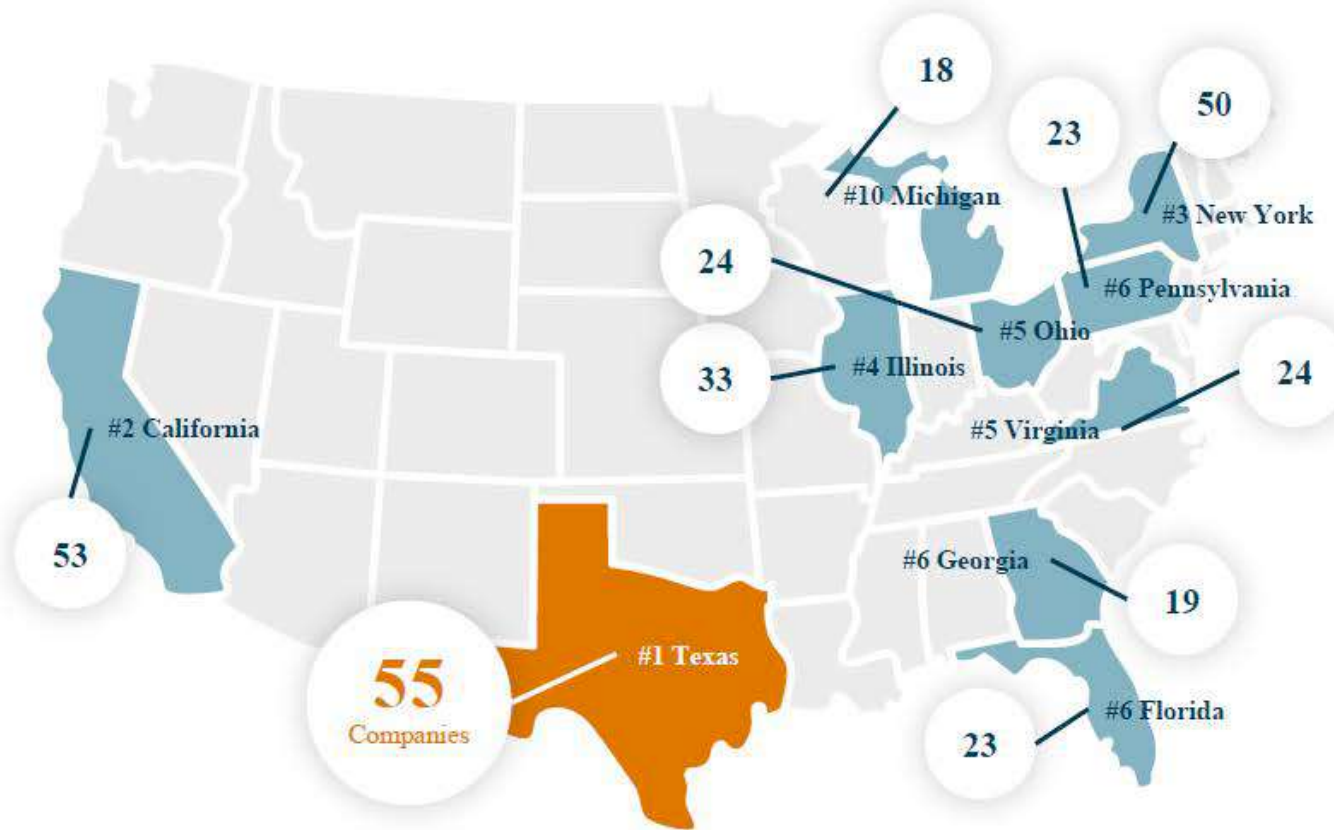
and **hundreds** of publicly traded firms



Number **1** jobs creator in 2023,

Texas added **326,700 jobs**

Texas Employment



TOP MARKETS FOR EMPLOYMENT GROWTH		
	MARKET	Y-O-Y GROWTH
1	DALLAS-FORT WORTH	165,700
2	New York	146,500
3	Houston	118,900
4	Los Angeles	111,800
5	Philadelphia	88,800
6	Boston	86,693
7	Chicago	83,000
8	Atlanta	79,400
9	Washington, D.C.	67,500
10	Tampa	64,500

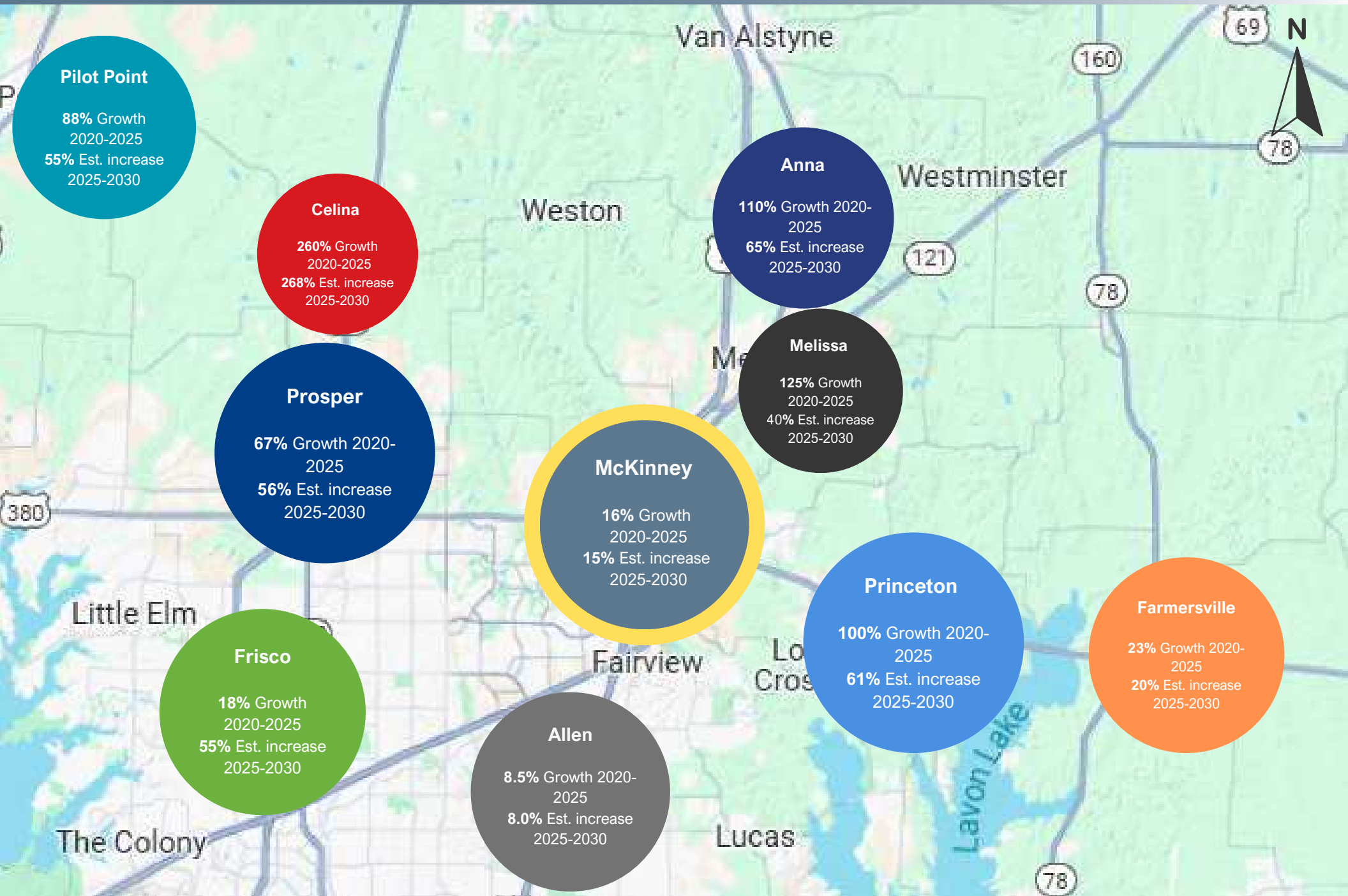
TOP MARKETS BY % FOR EMPLOYMENT GROWTH		
	MARKET	Y-O-Y CHANGE
1	Charleston	5.7%
2	Las Vegas	4.6%
3	San Antonio	4.4%
4	Tampa	4.4%
5	Miami	4.2%
6	Austin	4.2%
7	Jacksonville	4.1%
8	DALLAS-FORT WORTH	4.1%
9	Nashville	4.0%
10	Orlando	3.9%

DALLAS-FORT WORTH FORTUNE 500 HEADQUARTERS



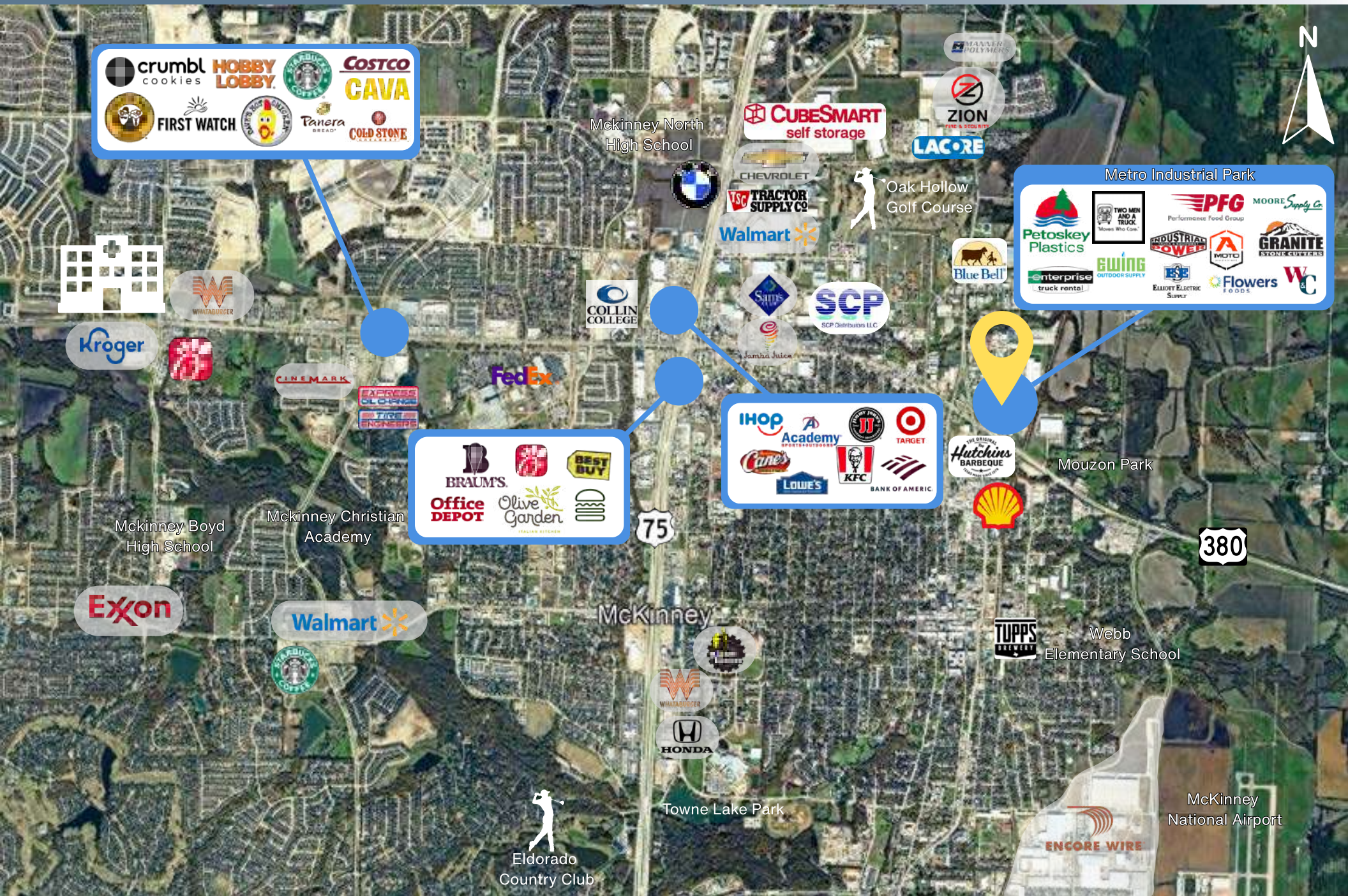


Population Highlights





Area Highlights







Listing Team



Michael Ambrose

mambrose@theambrosegroup.com

(713) 882-9185



Brandon Brooks

bbrooks@theambrosegroup.com

(817) 253-8362

This Offering Memorandum contains confidential information and is intended solely for the person to whom it is delivered. It may not be reproduced, distributed, or used for any purpose other than evaluating the potential acquisition of the property. All information contained herein is believed to be reliable, but no warranty or representation is made as to the accuracy or completeness of any information, projections, or estimates. Prospective purchasers should conduct their own independent investigation and analysis of the property, including physical inspections, financial review, and verification of zoning and legal matters.





Property IABS

2-10-2025



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

David Michael Ambrose	382964	david@theambrosegroup.com	713.688.7733
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Michael Ambrose	382964	david@theambrosegroup.com	713.688.7733
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Joseph Ambrose	833304	mambrose@theambrosegroup.com	713.882.9185
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

2-10-2025



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

David Michael Ambrose	382964	david@theambrosegroup.com	713.688.7733
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Michael Ambrose	382964	david@theambrosegroup.com	713.688.7733
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brandon Miles Brooks	639787	brandon@theambrosegroup.com	817.253.8362
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1