



Industrial Land Tract For Sale



1.00 Acre | 470 McKinney Parkway, McKinney, TX 75071

The **Ambrose** Group

BROKER CONTACT (CALL FOR PRICING):

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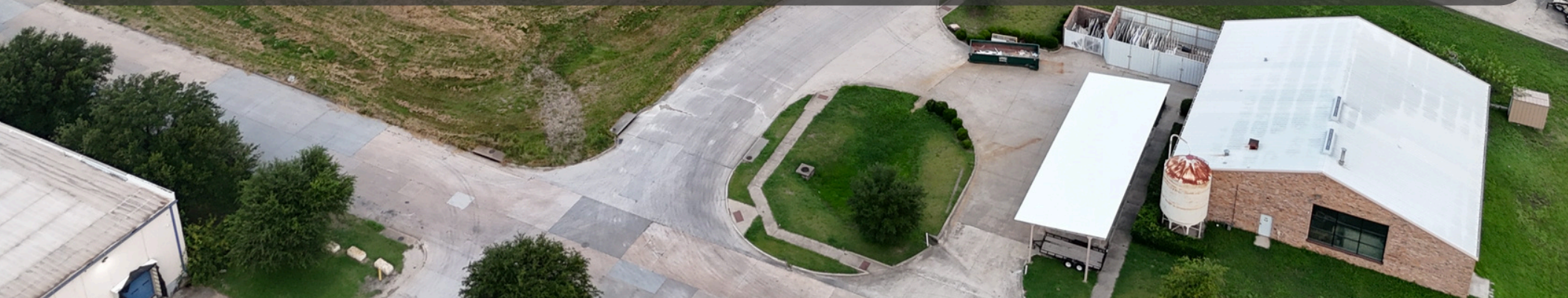
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Executive Summary

The Ambrose Group is pleased to present a rare opportunity to acquire ± 1.00 acre of industrial land located within the established Metro Park Industrial area of McKinney, Texas. Positioned at 470 McKinney Parkway, this tract offers immediate functionality for industrial users or developers seeking a strategic site with excellent access to US-75 and Highway 5. The site benefits from existing infrastructure, utilities to the property, and favorable industrial zoning, making it well-suited for a range of uses including warehousing, light manufacturing, storage yard, or service-related operations.

Metro Park Industrial is a proven industrial node, surrounded by a healthy mix of established businesses, service contractors, and light industrial facilities. The tract's infill location ensures immediate access to McKinney's growing labor force, transportation corridors, and nearby amenities — all within one of the fastest-growing cities in the nation. With limited small-parcel industrial land available in McKinney, this site represents a compelling opportunity for users to plant a flag in a tight, high-demand submarket.





Why McKinney?

A Strategic Location for Industrial Growth & Logistics

Highlights:

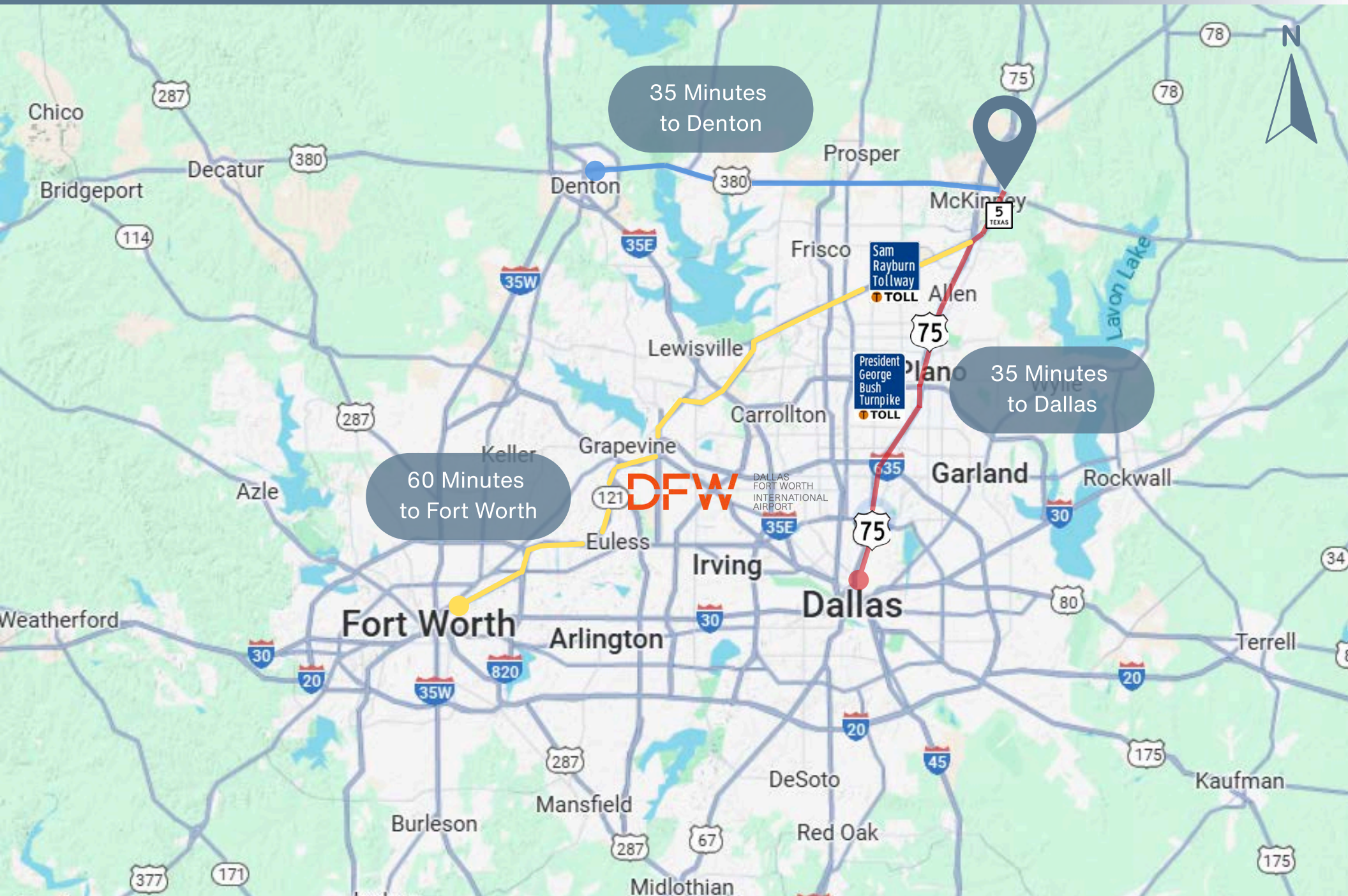
- Located in one of the fastest-growing cities in the U.S., with pro-business leadership and smart growth initiatives
- Direct access to US-75, SH-121, and Highway 5 — major distribution arteries across North Texas
- Less than 40 minutes to DFW International Airport and 30 minutes to major Dallas logistics hubs
- 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.





Excellent Linkage





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

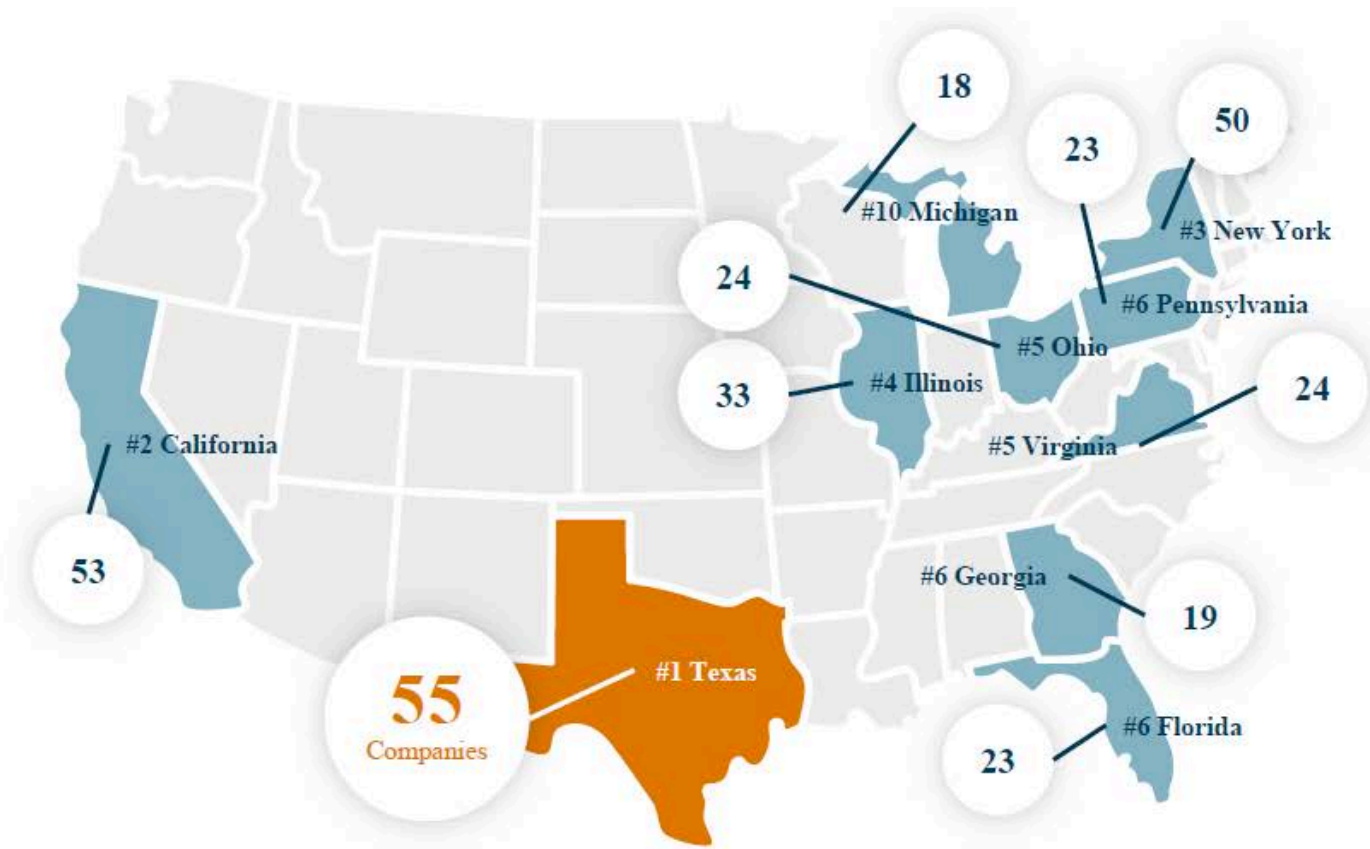


and **hundreds** of publicly traded firms



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





★ EST. 1994 ★

470 McKinney Parkway, McKinney, TX 75071

1.00 Acre (43,560 Sq. Ft.)

33.21329083036476, -96.61025146169918

ML - Light Manufacturing

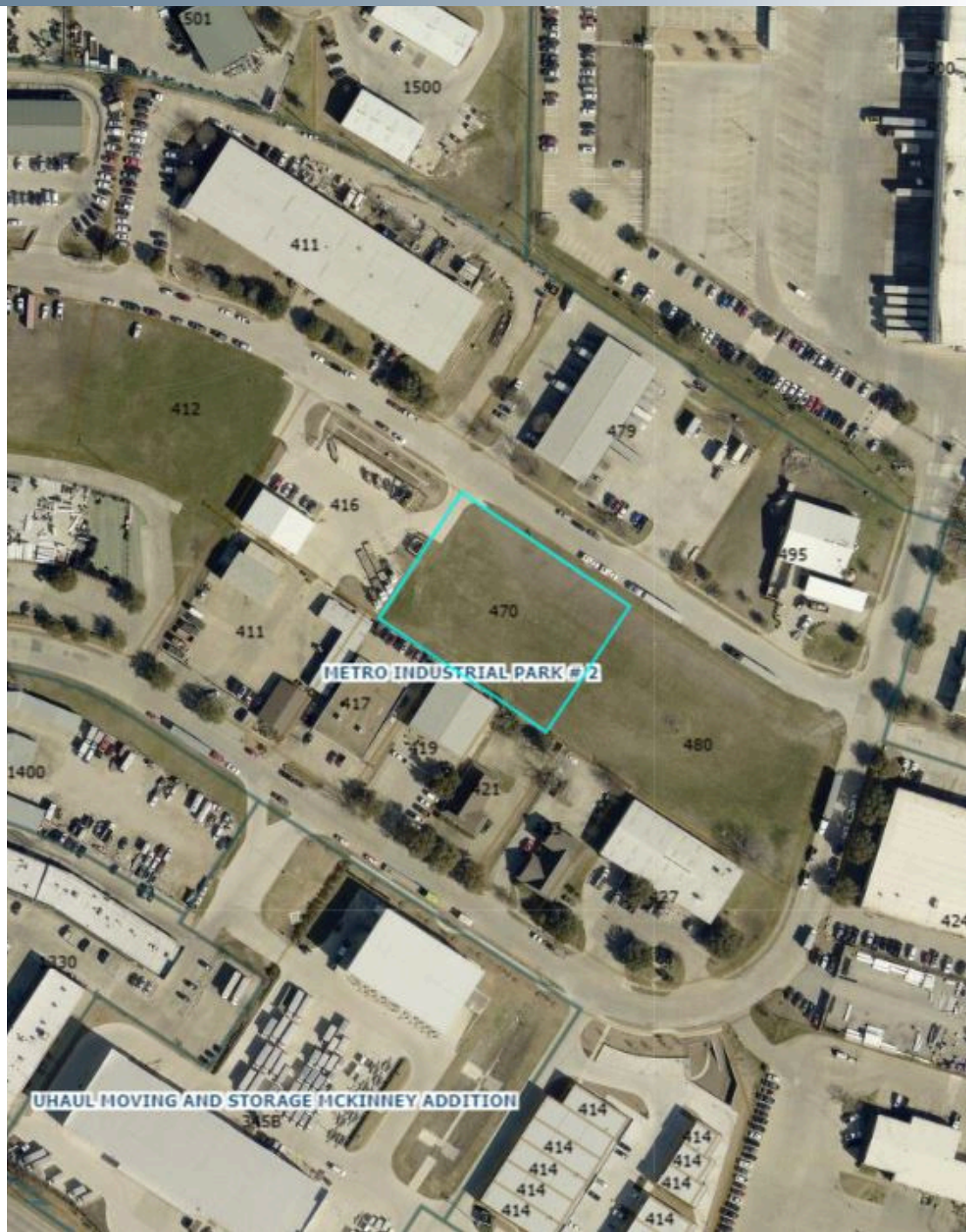
2757897 (Collin County)

1.771276%

McKinney ISD / City Water, City Sewer

Lot 15, Block B, Metro Industrial Park #2, McKinney, Collin
County, Texas

242 FF: McKinney Parkway



2024 Demographics

Income

	1 mile	3 miles	5 miles
Avg. Household Income	\$83,836	\$95,972	\$97,796
Median Household Income	\$61,726	\$79,992	\$82,018

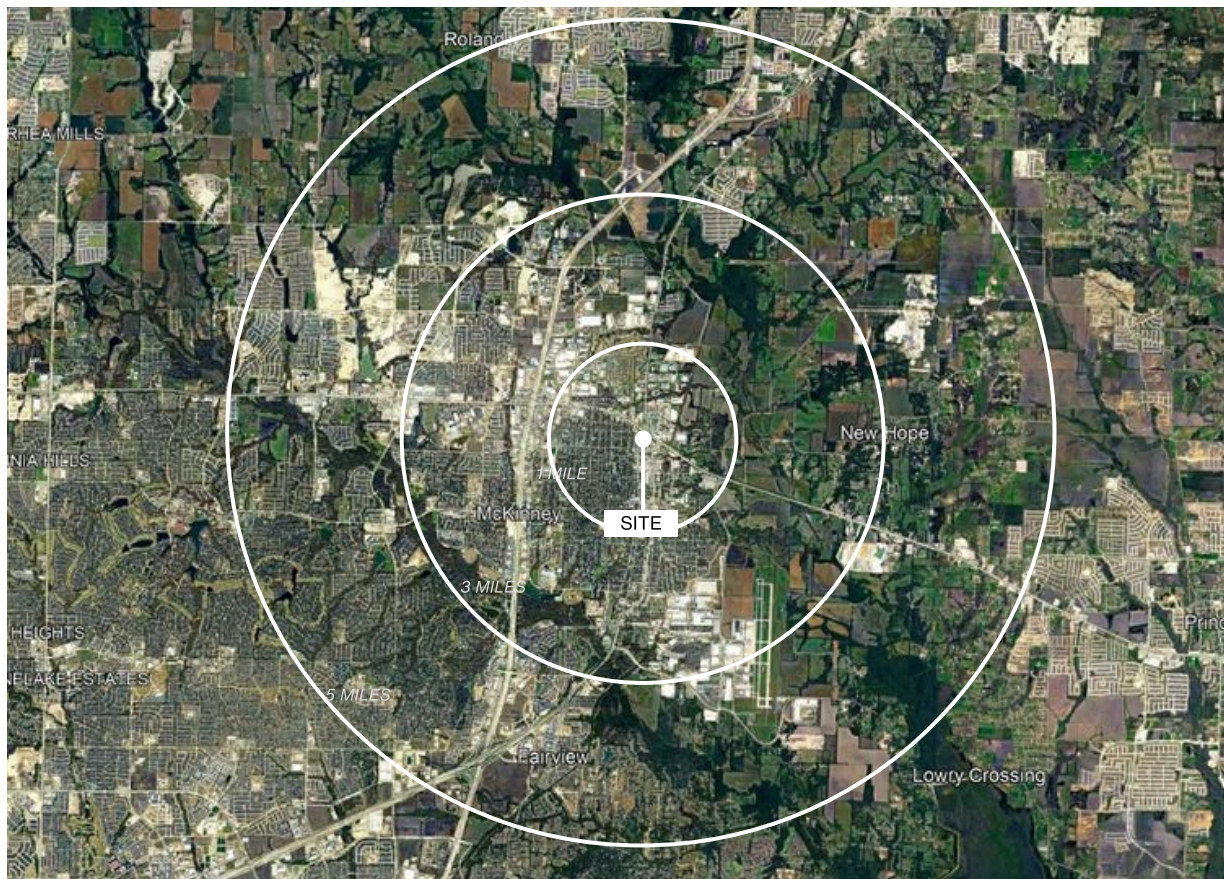
Population

	1 mile	3 miles	5 miles
2024 Population	5,467	49,684	117,168
2020 Population	4,928	42,733	100,352
2029 Population Projection	6,661	60,587	143,356
Growth 2020-2024	10.94%	16.27%	16.76%
Growth 2024-2029	21.84%	21.94%	22.35%

Housing

	1 mile	3 miles	5 miles
Median Home Value	\$255,808	\$316,921	\$373,114
Median Home Year Built	1976	1995	2002

Demographics sourced from **CoStar**

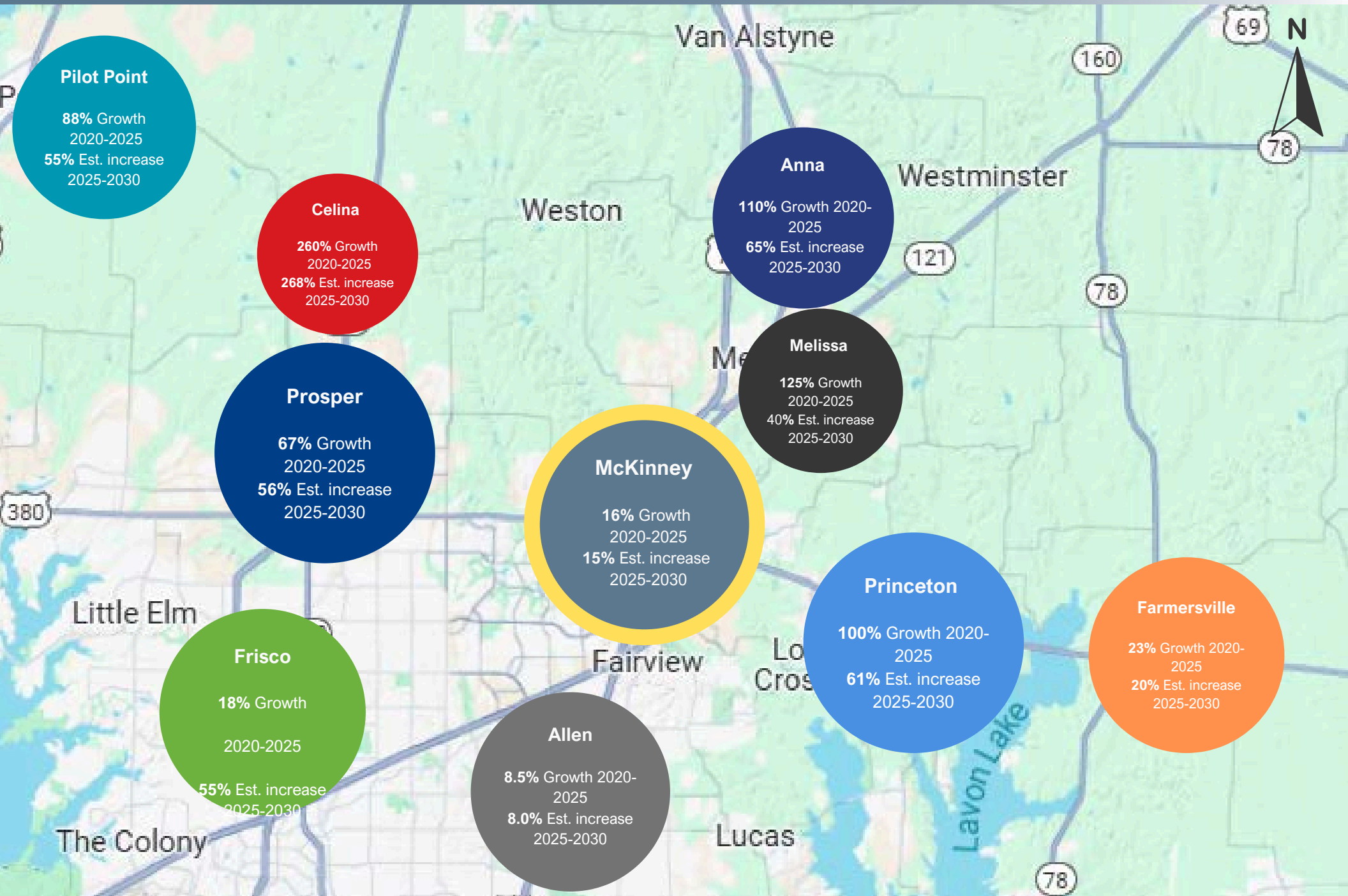


2024 TAX RATES

City of McKinney:	0.415513
Collin County:	0.149343
Collin College:	0.081220
McKinney ISD:	<u>1.125200</u>
Total Tax Rate:	1.771276

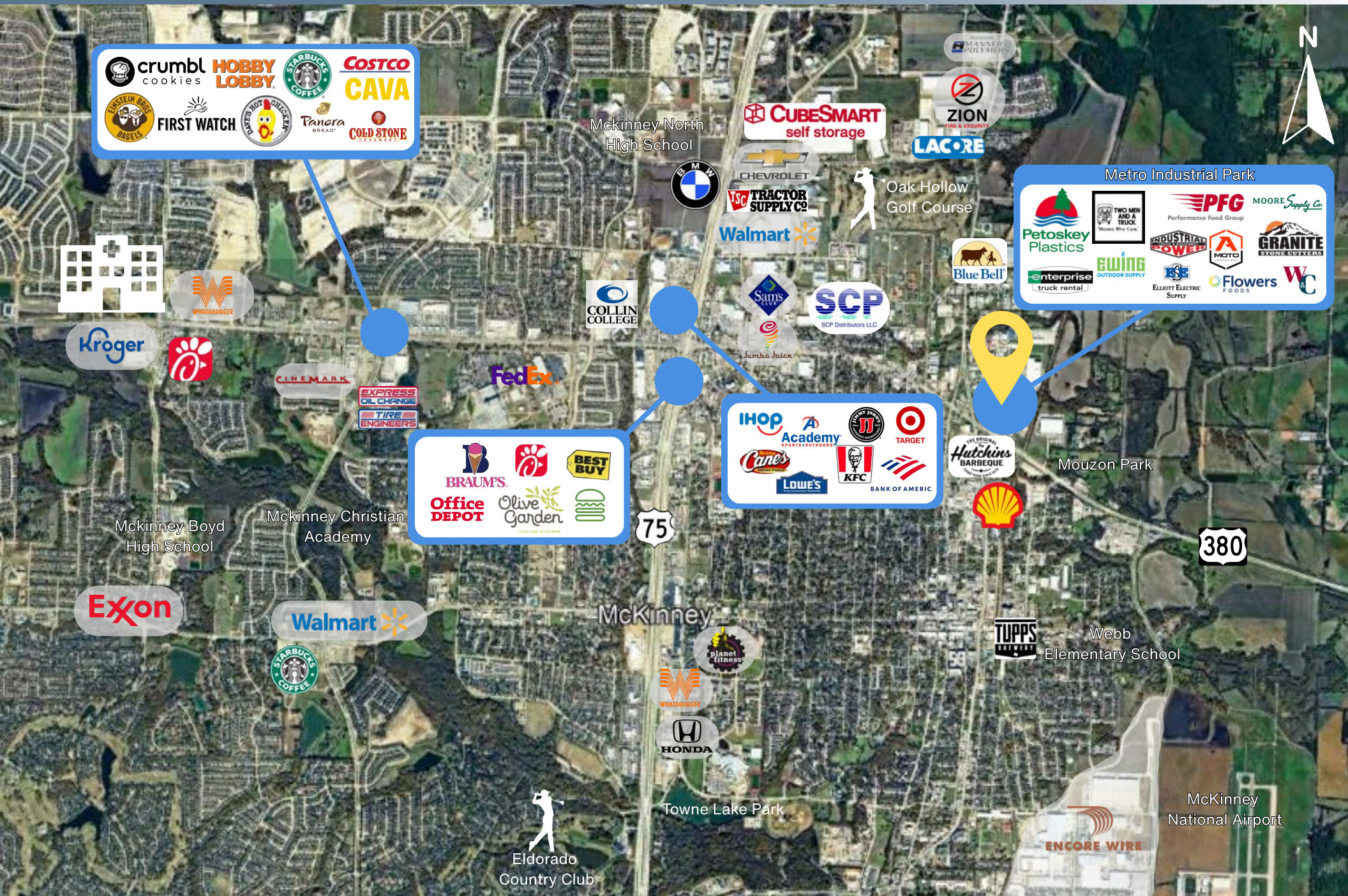


Population Highlights





Area Highlights



crumbl cookies | HOBBY LOBBY | STARBUCKS COFFEE | COSTCO CAVA
EINSTEIN BAGELS | FIRST WATCH | PANERA BREAD | COLD STONE CREAMERY

McKinney North High School

CUBESMART self storage

MANNER POLYMERS
ZION FIRE & SECURITY
LACORE

Metro Industrial Park
Petoskey Plastics | TWO MEN AND A TRUCK | PFG Performance Food Group | MOORE Supply Co.
INDUSTRIAL POWER | A MOTO | GRANITE STONE COTTERS
enterprise truck rental | EWING OUTDOOR SUPPLY | ELLIOTT ELECTRIC SUPPLY | Flowers FOODS | WC

Oak Hollow Golf Course

Walmart

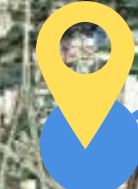
Sams Club | SCP SCP Distributors LLC
Jamha Juice

COLLIN COLLEGE

FedEx

BRAUM'S | Office DEPOT | Olive Garden | BEST BUY

ihop | Academy | Cane's | KFC | LOWE'S | TARGET | BANK OF AMERICA



Mouzon Park

SHELL

380

McKinney Boyd High School

McKinney Christian Academy

Exxon

Walmart

STARBUCKS COFFEE

McKinney

75

planet fitness
WHATABURGER
HONDA

Towne Lake Park

Eldorado Country Club

TUPPS BREWERY

Webb Elementary School

ENCORE WIRE

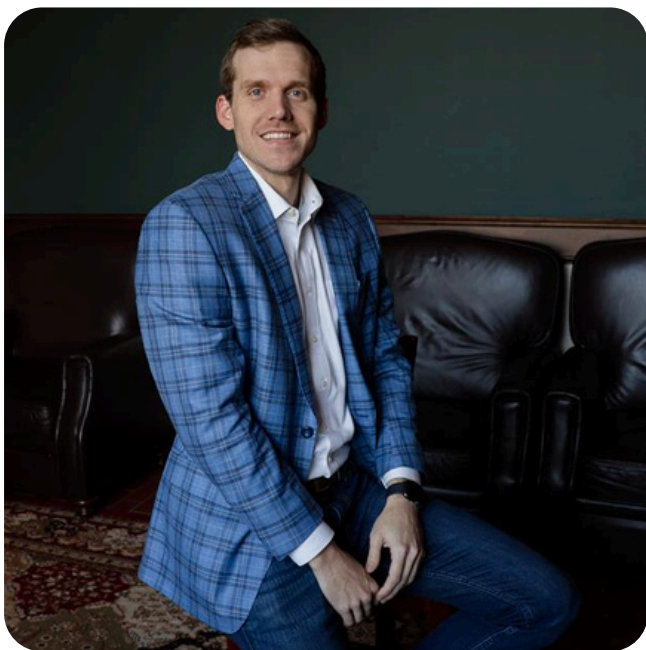
McKinney National Airport



AG Property Photos

★ EST. 1994 ★





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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.

11-2-2015



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.

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.

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
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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



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