

CENTURY 21[®]

Judge Fite Company



2725 AZTEC TRAIL

WYLIE, TX 75098



\$1,750,000



1 acres

DESCRIPTION

This rare 1.7-acre corner lot offers unparalleled potential in one of Collin County's most sought-after corridors along Parker Road. This unique property provides developers with a blank canvas for various projects. Whether you're looking to build retail, medical offices, industrial flex space, or recreational facilities, this unzoned land outside city limits offers the ultimate flexibility. Features: Strategic Location: 450 feet of frontage on Parker Road. Adjacent to the Huffines-Inspiration master-planned community with over 2,500 homes. Convenient access with two TXDOT-approved commercial entrances on Parker Road. No City Oversight: Located outside city limits, eliminating city taxes, sales taxes, zoning restrictions, and city development regulations. Permitting is handled through Collin County. Utilities and Infrastructure: 12-inch water line provided by Wylie Northeast SUD, bypassing city utility limitations. Sewer and water are available to the lot. The developer has already engineered and developed the Detention. Development Flexibility: No height restrictions. Suitable for commercial projects such as convenience stores, retail strip centers, medical offices, industrial or flex space, and recreational facilities. Potential for a large electronic or static billboard on Parker Road frontage—unique to this area due to the absence of city limitations. Competitive Advantage: Neighboring towns like Parker and Saint Paul impose strict limitations on commercial development, ensuring limited competition. High barriers to entry and restrictions in surrounding communities make this property even more valuable. This is a rare opportunity to own one of the last remaining unzoned tracts along Parker Road, offering endless possibilities for savvy developers. Buyer's agent to verify all details in the listing. Owner already has stamped plans for 4 industrial flex buildings with approximately 16,000 sq ft. You can change it to whatever you see fit.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 20789331

YEAR BUILT:

COUNTY: Collin

TRACT OR SUBDIVISION: Mark L Morris Surv Abs

LIST DATE: 12/03/2024

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.7

LOT SIZE (SQFT): 74,052

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Subdivided

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

LISTED BY: Giovanni Locatelli 

PHONE: 972.834.5509

ADDITIONAL PROPERTY DETAILS

BROKERED BY: Gregorio Real Estate Company

century21judgefite.com

each office is independently owned and operated