

CENTURY 21[®]

Judge Fite Company



2145 FM 546
MCKINNEY, TX 75069



\$2,954,120



9,880 sqft

DESCRIPTION

Prime property can be residential or commercially zoned. 1.2 miles from the McKinney Airport, providing exceptional accessibility for logistics and travel needs. Situated within the Extraterritorial Jurisdiction (ETJ), this property benefits from favorable zoning regulations and potential development options. Whether you're looking for a home, a business with a home, a rental property or a combination of all, this property offers endless possibilities. The property presents a unique opportunity for those seeking space, convenience, and flexibility in a beautiful setting. No HOA. Rare and unique property available on 1.25 acres in McKinney outside of city limits. The 3-bedroom, 2-bathroom home is spacious and designed with flexibility in mind. The open layout offers plenty of room for customization-whether you want to create the perfect home or a fully functional office space. The home comes complete with stainless steel appliances, washer, dryer and large picture window that provides expansive views of the industrial warehouse. The owner thoughtfully added custom stonework to the exterior, enhancing both the aesthetic and the durability. Built in 2024, the 9,880 sq ft warehouse brings high-quality space constructed with red oxide steel designed to maximum functionality. A large industrial facility ideal for manufacturing, warehousing, or commercial use, featuring high ceilings 32' peak and 26' sides, ground level loading docks, office space, bathroom and more. Specifications and more are loaded into the transaction desk in documents in ntreis. Pricing includes residential mls 20828358.

PROPERTY TYPE: Commercial - Warehouse

MLS STATUS: Active

MLS: 20830199

YEAR BUILT: 2024

COUNTY: Collin

TRACT OR SUBDIVIION: W B Evans Add

LIST DATE: 01/29/2025

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800.451.8055

AREA:

SQUARE FEET: 9,880

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.25

LOT SIZE (SQFT): 54,275

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Common
- Concrete
- Covered
- Carport
- DoorMulti
- DetachedCarport
- DirectAccess
- Driveway
- ElectricGate
- GarageFacesFront
- Garage
- Guest
- Gated
- Lighted
- OnSite
- Open
- Outside
- Oversized
- Paved

LOT DESCRIPTION:

- Acreage
- SprinklerSystem

ROOF TYPE:

- Metal

SIDING:

- MetalSiding
- Concrete
- SteelSiding

FOUNDATION:

- ConcretePerimeter
- PillarPostPier
- Slab

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityConnected
 - OverheadUtilities
 - SepticAvailable
 - WaterAvailable
-

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SecurityGate
 - Other
 - SecurityLights
-

LISTED BY: Robin Hunt 

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BROKERED BY: Coldwell Banker Apex, REALTORS