



8592 MCKISSICK MEADOWS ROAD

PRINCETON, TX 75407



\$1,250,000



1 acres

DESCRIPTION

Outstanding opportunity to acquire ±10 acres on McKissick Meadows Road, less than 1.5 miles north of downtown Princeton and within close proximity to two Princeton schools. This property is strategically positioned in the path of growth, directly adjacent to the planned US 380 Bypass, which will provide unmatched visibility, accessibility, and long-term development potential. There is an existing home, 3 barns, a storage shed, and carport. Beautiful well kept property that stands out in the community. Could be purchased as a residence or property to develop. Please contact agent for more information or to schedule a tour. With rapid population growth, strong demographics, and direct access to the future US 380 Bypass, this site offers an exceptional opportunity for commercial, retail, mixed-use, or residential development. Its visibility, utilities in place, and strategic location make it a prime investment in one of North Texas's most dynamic growth corridors. Currently subject to a deed restriction (1 dwelling per 5 acres) as part of a POA, the seller is in the process of releasing this restriction, further enhancing development flexibility. Site Highlights ±10 acres with frontage along McKissick Meadows Road Northeast Princeton location between Monticello Park and the upcoming Sicily development Situated just north of downtown Princeton and key schools Direct adjacency to the future US 380 Bypass, ensuring high traffic counts and visibility Zoning: Collin County (not in Princeton ETJ) Utilities: 6" waterline along McKissick Meadows Road; septic system onsite with nearest sewer at Monticello development to the southeast Traffic Counts: • 11,915 cars per day on Hwy 5 (north of Cunningham) • 17,045 cars per day on FM 455 (west of Hwy 5)

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21076533

YEAR BUILT:

COUNTY: Collin

TRACT OR SUBDIVIION: McKissick Meadows POA

LIST DATE: 11/03/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 10

LOT SIZE (SQFT): 435,600

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- BacksToGreenbeltPark
- Pasture
- FewTrees

FENCING:

- Wood

UTILITIES

HEATING/COOLING:

- Central
- Electric


UTILITIES:

- Propane
- SewerAvailable
- SepticAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- CommunityMailbox
-

LISTED BY: Logan Call 

PHONE: 214.973.5448

BROKERED BY: Franklin Land Company