

CENTURY 21

Judge Fite Company



2252 CR 342

MCKINNEY, TX 75071



\$1,999,222



13,100 sqft



14 beds



10 baths

DESCRIPTION

THIS Property is offered well below appraised value .Rare 8-Acre, High-Yield Investment Opportunity in McKinney ETJ Melissa ISD This is the type of asset serious investors wait years to find. An 8-acre income-producing ranch delivering immediate cash flow with massive upside. The front 3 acres feature eight existing rental doors producing approximately \$15,000 per month, creating instant income from day one. This alone can substantially offset or fully cover debt service. The rear 5 acres are unrestricted land with agricultural exemption potential, ideal for livestock, additional rental units, expansion housing, or future commercial, industrial use buyer to verify. Located in the McKinney ETJ, Melissa ISD this property offers flexibility that is increasingly rare. Infrastructure is already in place: three-phase electric, four water meters, permitted driveway access points, and excellent street frontage significantly reducing future development costs and accelerating ROI. For owner, users or hybrid investors, the wooded back acreage provides a private, buildready setting for a luxury custom residence, while rental income continues to perform in the foreground. Properties with this income, acreage, and infrastructure do not exist at this price point. Historical performance shows average appreciation of approximately 150,000 per year since 2017, making this both a cash-flow play and a longterm equity accelerator. Buy it for the income. Hold it for the appreciation. Expand it for exponential returns. This is not a maybe deal this is a generational asset. Schedule a showing before it's gone this is a combination of two properties next to each other with multiple homes. Unique opportunity for investors: acquire the property with a lease buyout of cell tower at closing, creating immediate cash flow leverage and potential reduction of out-of-pocket acquisition costs.

PROPERTY TYPE: Residential - Mobile Home
MLS STATUS: Active
MLS: 21134836
YEAR BUILT: 1981
COUNTY: Collin
TRACT OR SUBDIVIION: dew babb surveytract 8
LIST DATE: 12/19/2025

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800.451.8055

AREA:
SQUARE FEET: 13,100
TOTAL BEDS: 14
FULL BATHS: 10
HALF BATHS: 0
ACRES: 7.98
LOT SIZE (SQFT): 347,608

INTERIOR FEATURES

FIREPLACE:

- WoodBurning

FLOOR COVERINGS:

- Carpet
- LuxuryVinylPlank

APPLIANCES:

- Dryer
- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Disposal
- Microwave
- Refrigerator
- Washer

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Ranch● Detached● Farmhouse	PARKING: <ul style="list-style-type: none">● AdditionalParking● Covered● Driveway● ElectricGate	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● FirePit	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Fenced● Gate● Pipe

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric● HeatPump	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● ElectricityConnected● SepticAvailable● SeparateMeters● SewerNotAvailable● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● GraniteCounters● HighSpeedInternet	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystem● CarbonMonoxideDetectors● SmokeDetectors
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LISTED BY: Ron Morgan 

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BROKERED BY: Fathom Realty