

CENTURY 21[®]

Judge Fite Company



650 S STATE HIGHWAY 5

FAIRVIEW, TX 75069



\$3,200,000



1 acres

DESCRIPTION

7.4± acre corner tract located at South State Highway 5 and Meandering Way in the heart of the Fairview–McKinney growth corridor. This highly visible site offers immediate access to US-75 and SH-121, placing it minutes from Historic Downtown McKinney, Fairview Town Center, major medical facilities, and regional retail anchors. Currently ag-exempt, the property presents a compelling buy-and-hold opportunity or a near-term development play. The site is zoned CPDD (Commercial Planned Development District) – Urban Transition Sub-District, a form-based code structured for urban-style development with specific architectural and design standards. This zoning framework supports a thoughtfully designed commercial or residential product aligned with Fairview’s long-term planning vision. Given its proximity to healthcare, churches, shopping, and established residential neighborhoods, the property is especially well-suited for an assisted living, memory care, or hybrid 55+ senior housing concept.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21223137

YEAR BUILT:

COUNTY: Collin

TRACT OR SUBDIVIION: ABS A0275 JOSEPH DIXON SURVEY, TRACT 15

LIST DATE: 03/31/2026

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 7.4

LOT SIZE (SQFT): 322,169

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:


- Acreage
- CornerLot
- FewTrees
- CityLot

UTILITIES

UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Erin Clifford 

PHONE: 469.400.6882

BROKERED BY: Keller Williams Realty Allen

century21judgefite.com

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