



**10420 COUNTY ROAD 470**  
BLUE RIDGE, TX 75424



\$3,100,000



1 acres

## DESCRIPTION

52.779 Acres – Could be a Corporate Campus with a great view or a beautiful subdivision or keep it in Ag. This property has half a mile of road frontage and is 12 miles from the new McKinney National Airport. Commercial flights begin in 2026. CR470 which is on two sides of the property turns into 1827 in Altoga which takes you to 380 in McKinney and across from the new airport. There are two ponds and a wet weather creek on the property. The survey shows that only the creek bed is in a flood zone. There is a new 8 inch water line with fire hydrants around the property to accommodate new subdivisions going in down the street. Electric, water and 1 septic tank are on site. The Collin County Planning Office records show a proposed 4 lane road on the east side of the property that would run into 545 just outside of Blue Ridge. Currently leased in Ag. So many possibilities or great investment with Collin County being among the top counties in the US for growth, prices will only increase. Asking \$3.1M or best offer.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21226484  
**YEAR BUILT:**  
**COUNTY:** Collin  
**TRACT OR SUBDIVIION:** J C NEILL SURVEY,  
**LIST DATE:** 04/05/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 52.78  
**LOT SIZE (SQFT):** 2,299,053

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- PondOnLot
- Waterfront

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- SepticAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Stephen Eaton 

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**BROKERED BY:** Eaton Realty

century21judgefite.com

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