

CENTURY 21

Judge Fite Company



10035 AERONCA LANE

MCKINNEY, TX 75071



\$515,000



2,500 sqft

DESCRIPTION

Unique Sale or Lease Opportunity – Office Plus Warehouse Space at Aero Country Airport, McKinney, TX Rare opportunity to own or lease a versatile commercial property with approximately 2,500 SF of office and warehouse space, ideally located in the ETJ of McKinney, Texas, right at the Aero Country Airport. This prime location offers your business added flexibility for a wide range of uses. The property faces Virginia Parkway, near the intersection of Custer Road and Virginia Parkway, with quick access to Highway 121 (Sam Rayburn Tollway), US 380, and Interstate 75. Property Highlights: Two separate office areas, reception area, restroom, and a large warehouse-storage space. Plenty of room for equipment, inventory, or operations. Bring your airplane - direct access to a privately owned, public-use airport in the North Dallas metroplex. Excellent visibility and accessibility in a growing area between Frisco and McKinney. Pricing & Terms: For Sale: \$515,000 (Owner financing is possible - terms negotiable). For Lease: Starting at \$16.50 per SF per year, plus NNN fees of \$2.94 per SF per year, and a mandatory POA annual fee of \$1,100. Important Notes: Buyers and tenants are strongly encouraged to contact the City of McKinney, Collin County, and the POA to confirm that your intended business use is permitted. A new survey will be required. All square footage is approximate. For lease options, the owner will require a lease application, background and credit check, security deposit, general liability insurance, and applicable fees. The Buyer or Tenant and their representatives are fully responsible for conducting due diligence and obtaining all necessary approvals. Bring your vision - whether you're looking for office space, storage, aviation-related use, or a combination - this flexible property could be the perfect fit. Please contact the listing agent for more details, including a space plan, and to schedule a showing.

PROPERTY TYPE: Commercial - Warehouse
MLS STATUS: Active
MLS: 21227934
YEAR BUILT: 1997
COUNTY: Collin
TRACT OR SUBDIVIION: Aero Country Estates
LIST DATE: 04/03/2026

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800.451.8055

AREA:
SQUARE FEET: 2,500
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.16
LOT SIZE (SQFT): 6,969

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Other
- PaintedStained

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking

ROOF TYPE:

- Metal
- Other

SIDING:

- MetalSiding
- Other

FOUNDATION:

- Other
- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Chris Jones 

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BROKERED BY: Astra Realty LLC