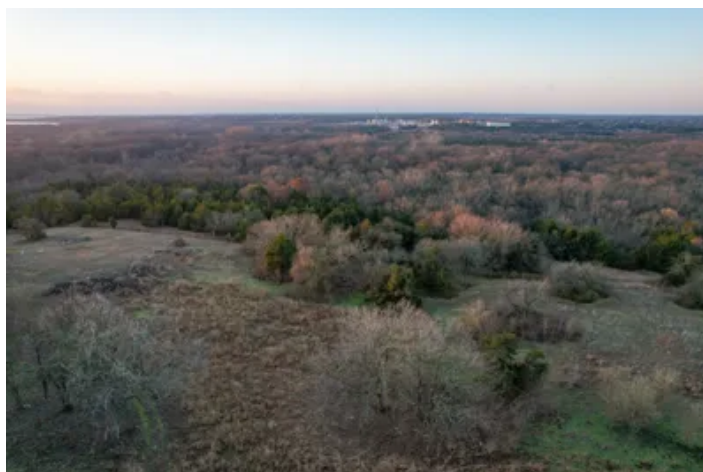


Rural McKinney Development Acreage
3750 County Road 325
McKinney, TX 75069

\$2,995,000
15.040± Acres
Collin County



Rural McKinney Development Acreage Mckinney, TX / Collin County

SUMMARY

Address

3750 County Road 325

City, State Zip

Mckinney, TX 75069

County

Collin County

Type

Undeveloped Land, Hunting Land, Recreational Land, Lot, Business Opportunity

Latitude / Longitude

33.1373 / -96.5588

Acreage

15.040

Price

\$2,995,000

Property Website

<https://arrowheadlandcompany.com/property/rural-mckinney-development-acreage-collin-texas/75911/>



Rural McKinney Development Acreage McKinney, TX / Collin County

PROPERTY DESCRIPTION

This Collin County 15.04 ± acre property in McKinney, Texas, isn't just a prime development opportunity — it's an outdoorsman's dream sitting in the heart of one of North Texas' fastest-growing markets. Backing onto **1,000+ acres of Lake Lavon Recreational Area Corps Land**, this tract is surrounded by habitat known for producing **big, mature Collin County bucks** and heavy wildlife activity. The combination of open meadows, mature timber, natural cover, and minimal hunting pressure creates the perfect environment for consistently large deer, making this a rare chance to own land where trophy-class whitetails roam your back fence line.

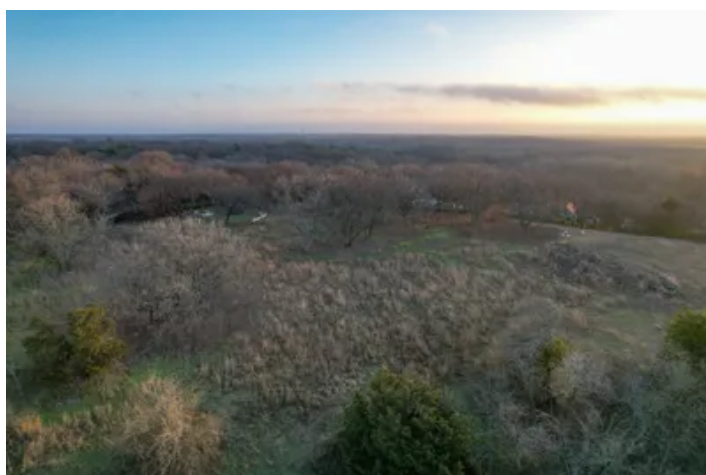
The property features over ¼ mile of asphalt road frontage, mostly level terrain, and a mix of fields and trees ideal for hunting setups, blinds, and feeders. It already includes electricity, a water meter, and a water spigot, with county water running along the road — giving you development-ready utilities whether you're building a private hunting retreat, a family estate, or a future residential project.

Beyond hunting, outdoor enthusiasts will appreciate being just **400 yards from Trinity Trail**, offering 25+ miles of hiking and horseback riding. And despite the secluded feel, you're only 8.6 ± miles from Downtown McKinney and 37 ± miles from Downtown Dallas, offering the perfect blend of country living and city access.

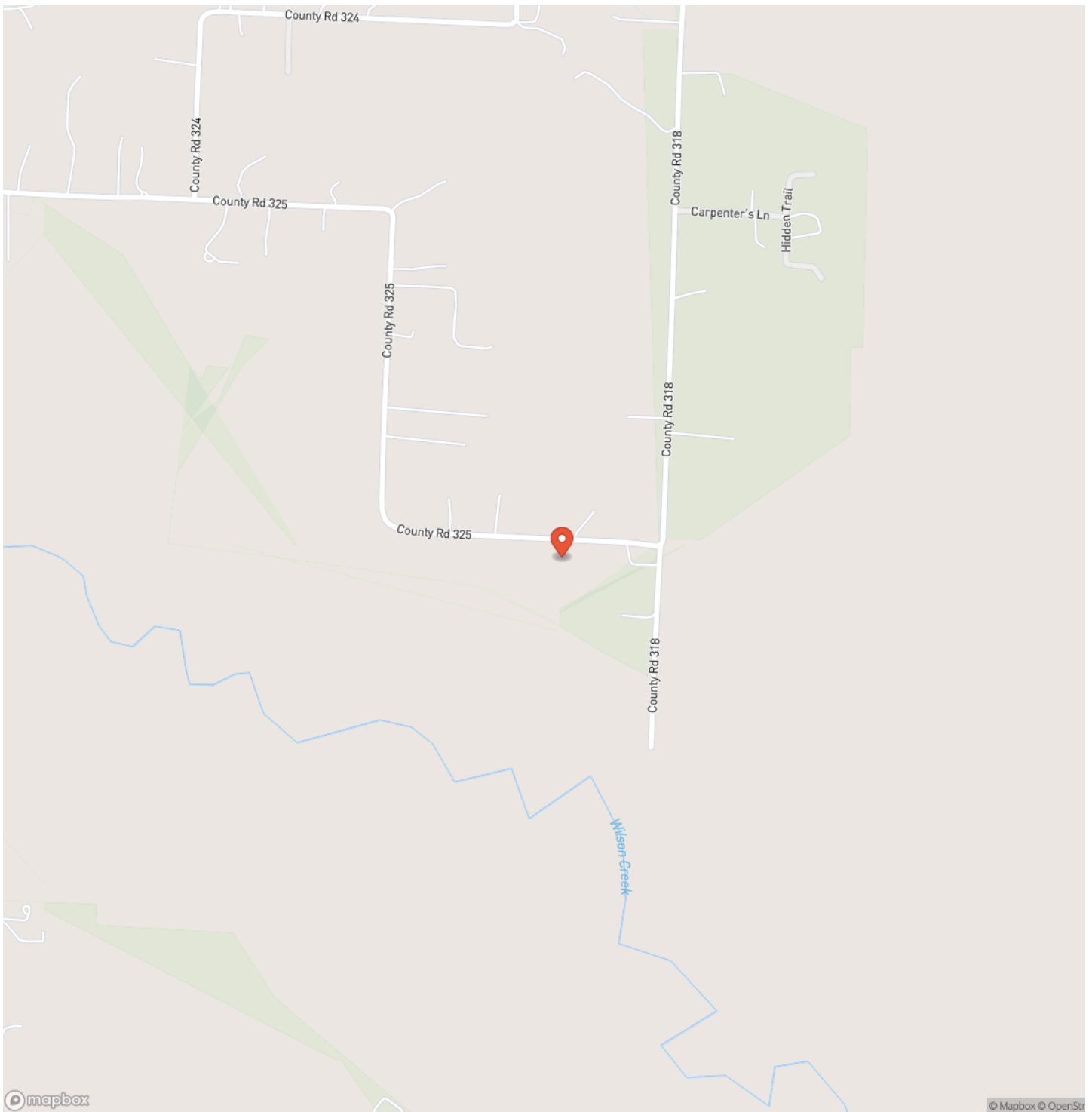
With Collin County's rapid population growth, top-rated schools, and strong local economy, demand for quality land continues to climb — giving this property both strong recreational and investment appeal. Whether you're after a private hunting getaway, a place to build your dream home, or a strategic long-term hold, this acreage checks all the boxes.

All showings are by appointment only. To learn more or schedule a private viewing, please contact **Joe Marzahl** at [\(469\) 596-9016](tel:4695969016).

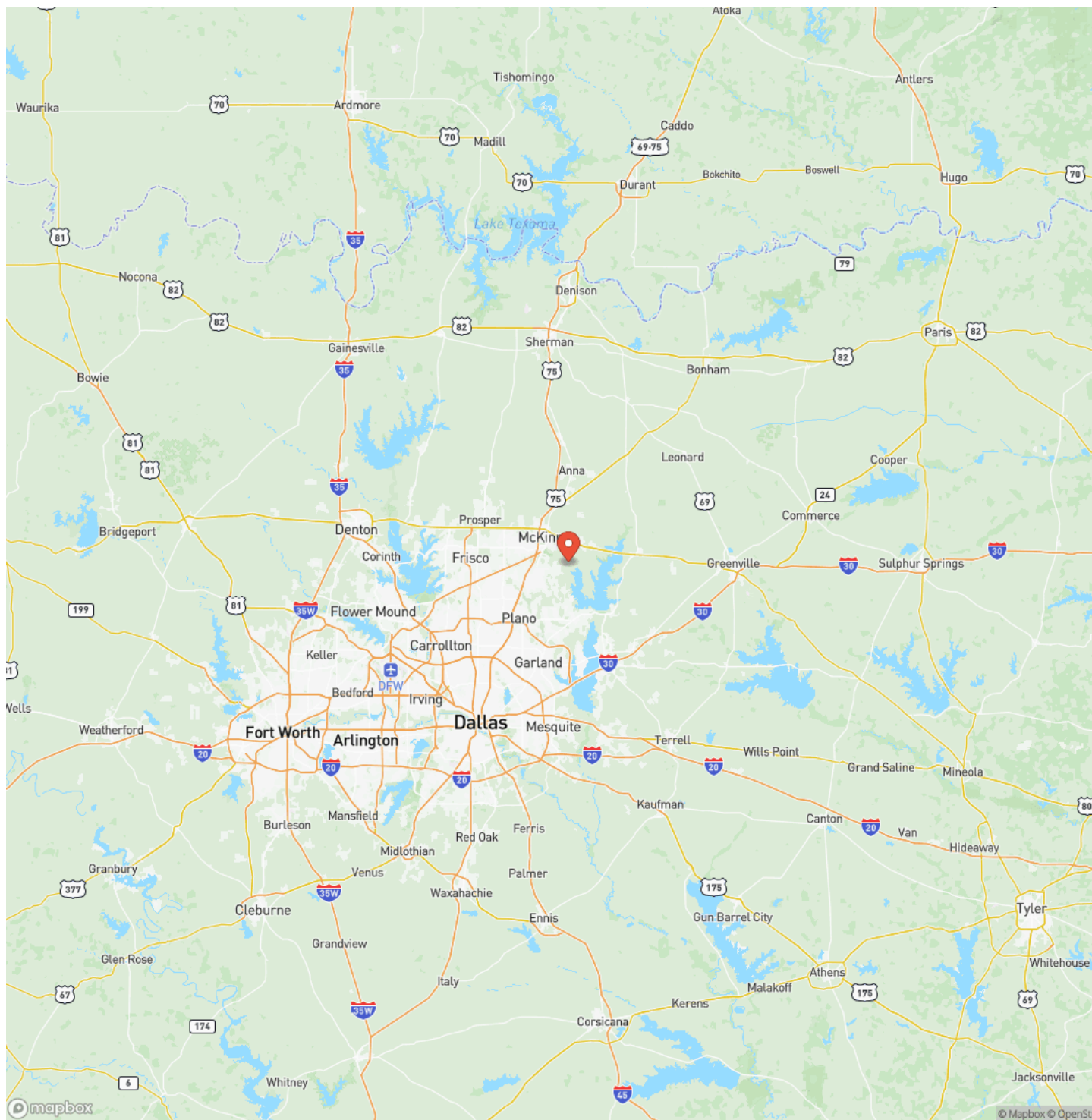
Rural McKinney Development Acreage
Mckinney, TX / Collin County



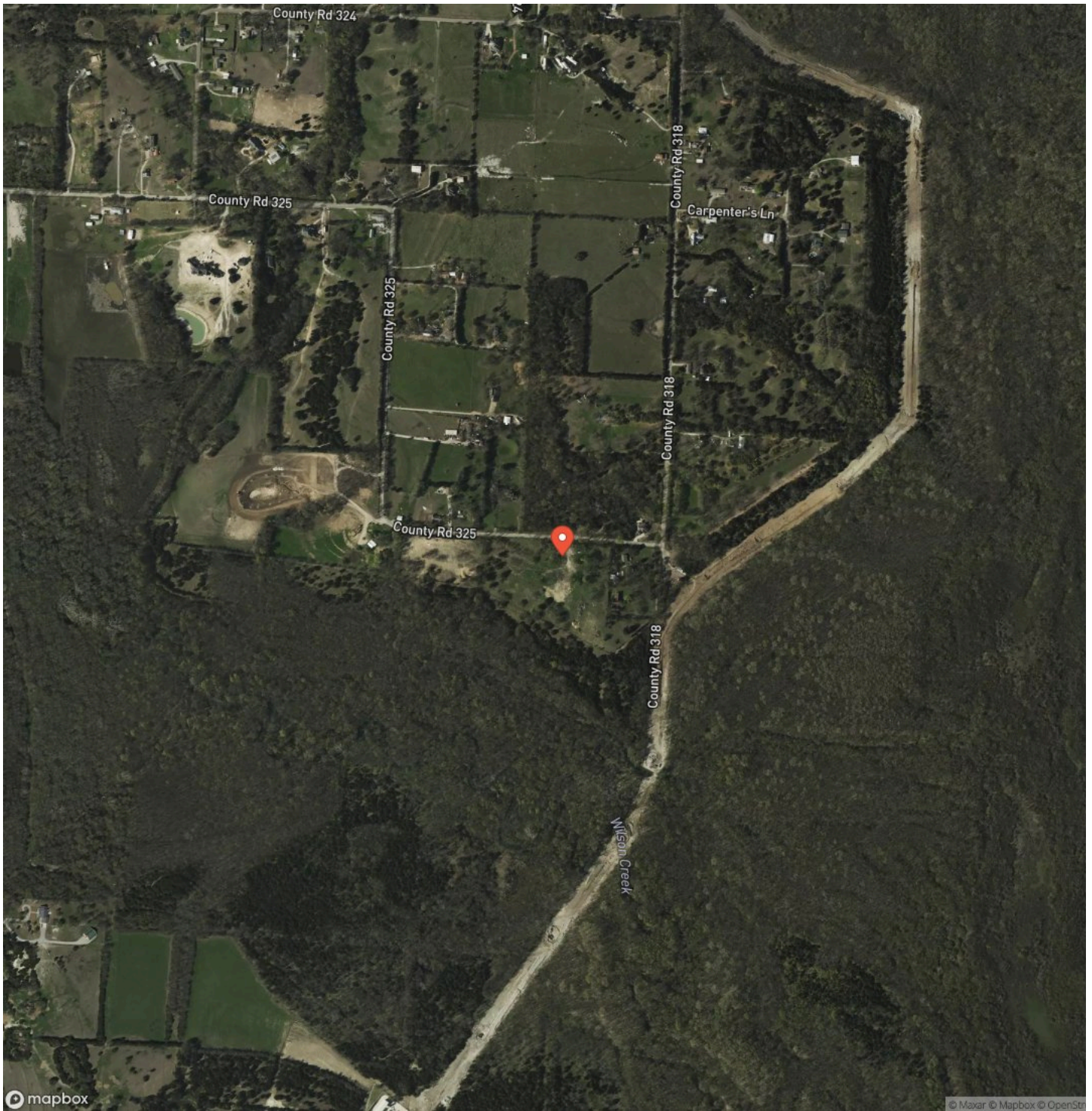
Locator Map



Locator Map



Satellite Map



Rural McKinney Development Acreage

Mckinney, TX / Collin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Joe Marzahl

Mobile

(469) 596-9016

Office

(833) 873-2452

Email

joe.marzahl@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

