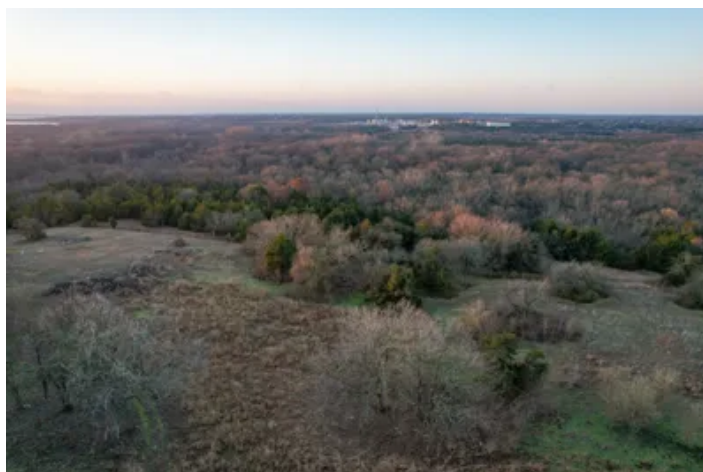


**Rural McKinney Development Acreage**  
3750 County Road 325  
McKinney, TX 75069

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



## Rural McKinney Development Acreage Mckinney, TX / Collin County

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### **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

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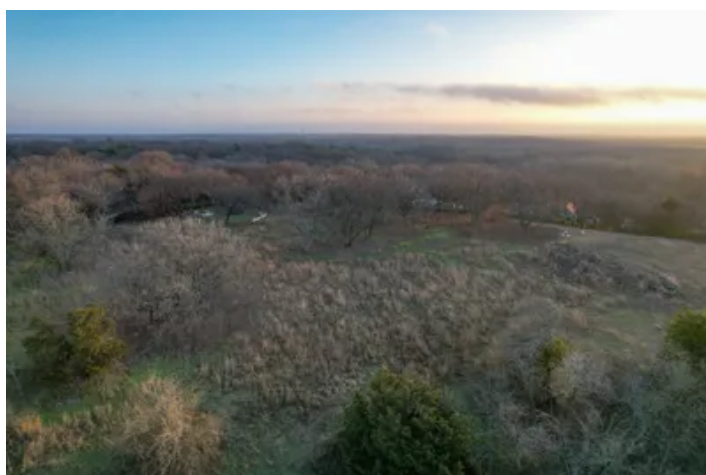
### **PROPERTY DESCRIPTION**

This Collin County 15.04 ± acre property in McKinney, Texas, offers an exceptional development opportunity in one of North Texas' fastest-growing markets. Featuring stunning views of Lake Lavon and backing onto 1,000+ acres of Lake Lavon Recreational Area Corps Land, this versatile parcel presents mostly level terrain, open fields, and mature trees—making it ideal for a private estate or a luxury residential development. It features over ¼ mile of asphalt road frontage, existing utilities (electricity, water meter, and spigot), and county water along the road—providing development-ready infrastructure. Positioned in a high-demand location, the property is just 8.6 ± miles from Downtown McKinney and 37 ± miles from Downtown Dallas, offering easy accessibility to urban amenities. Additionally, outdoor enthusiasts will love the proximity to Trinity Trail (400 yards +/-), which offers 25+ miles of hiking and horseback riding trails. With Collin County experiencing rapid population growth due to its top-rated schools, exceptional quality of life, and strong local economy, housing demand continues to outpace supply—driving strong appreciation and investment potential. Whether you're looking to build your dream home, develop multiple luxury home sites, or secure a strategic investment in a booming market, this property delivers. All showings are by appointment only. If you would like more information or wish to schedule a private viewing, please contact Joe Marzahl at [\(469\) 596-9016](tel:4695969016).

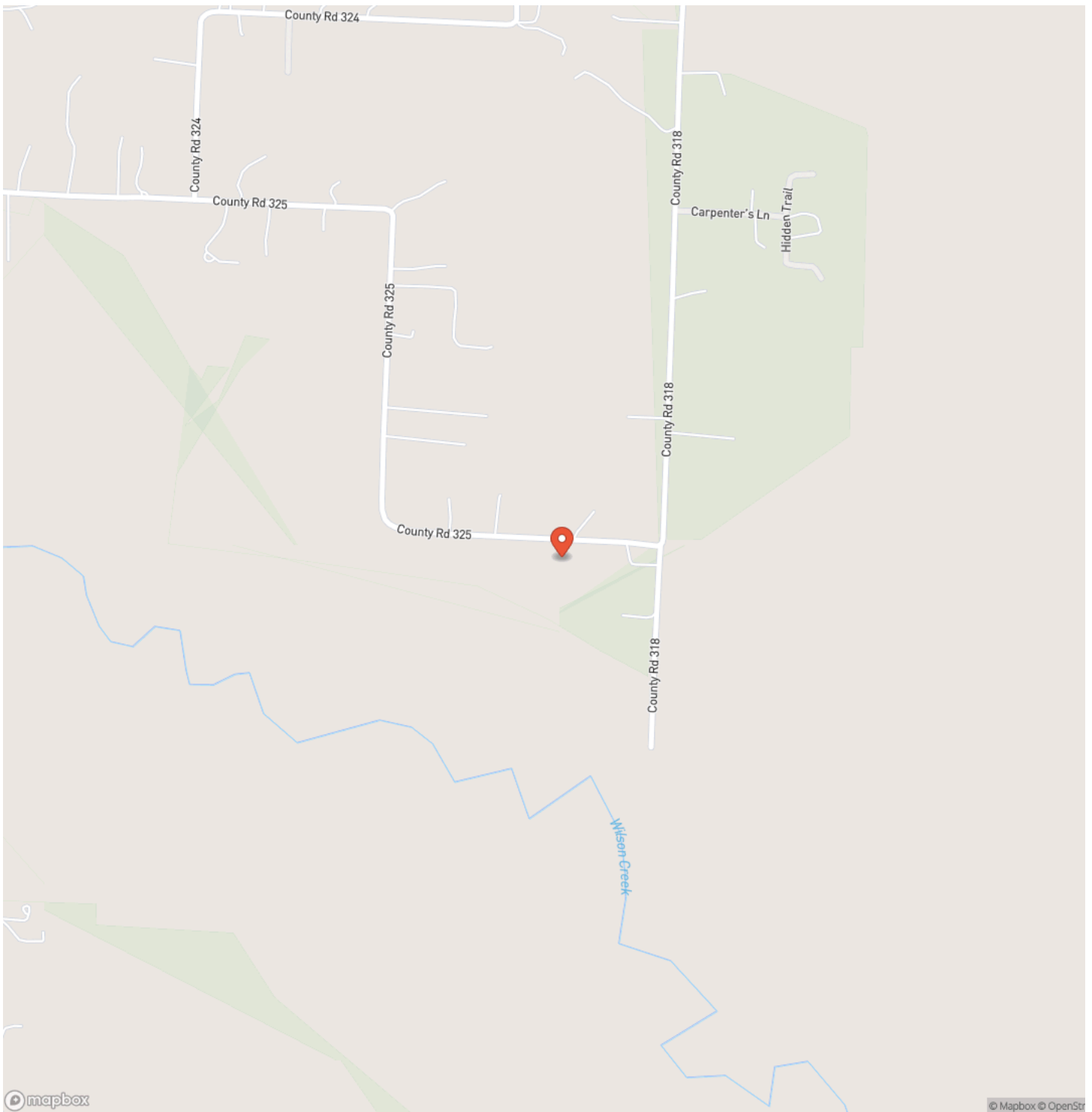


Rural McKinney Development Acreage  
Mckinney, TX / Collin County

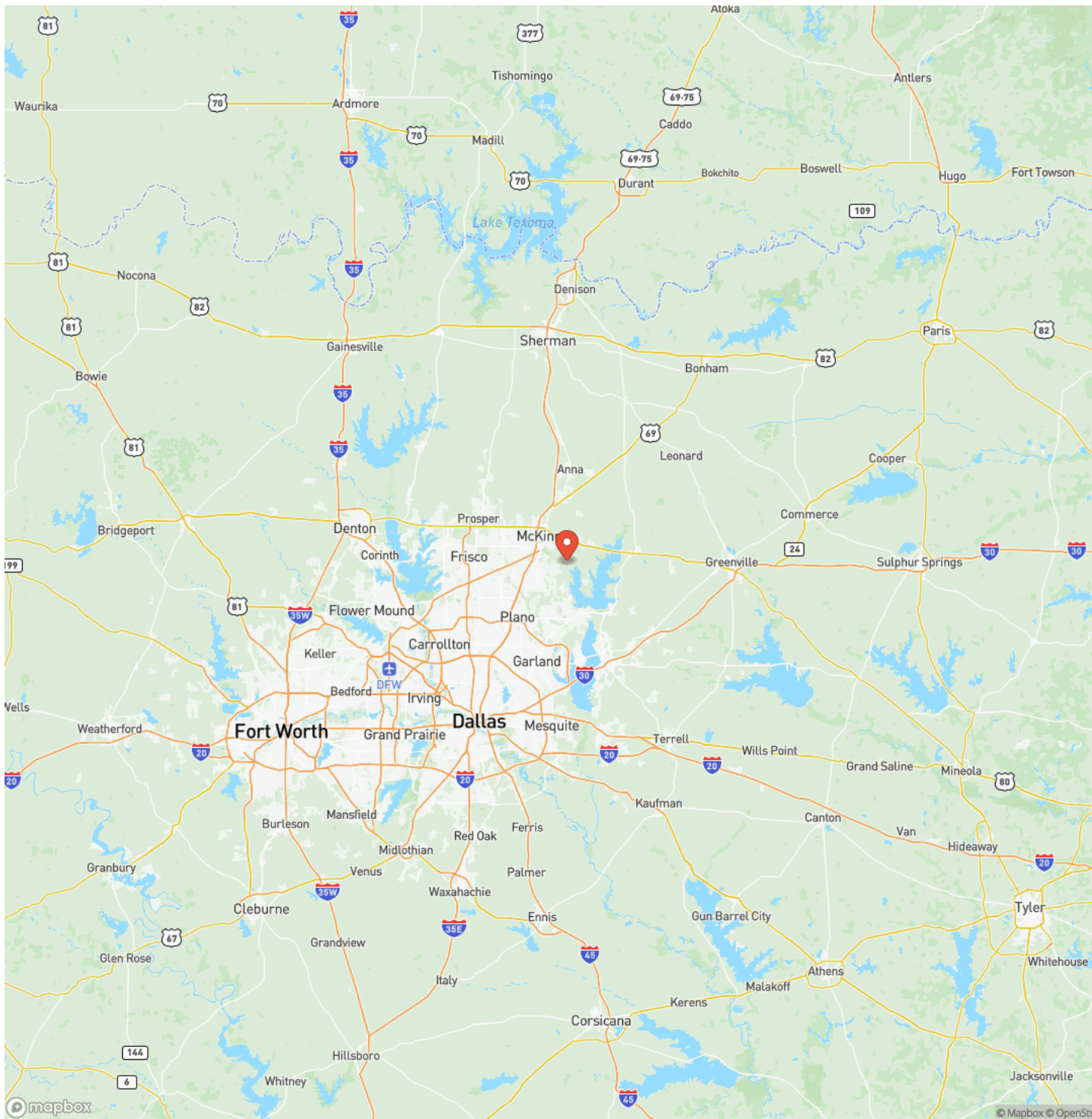
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## Locator Map



## 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





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



## **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.

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