

# \$5,450,000 - 5959 Texas Trail, McKinney

MLS® #21047871

**\$5,450,000**

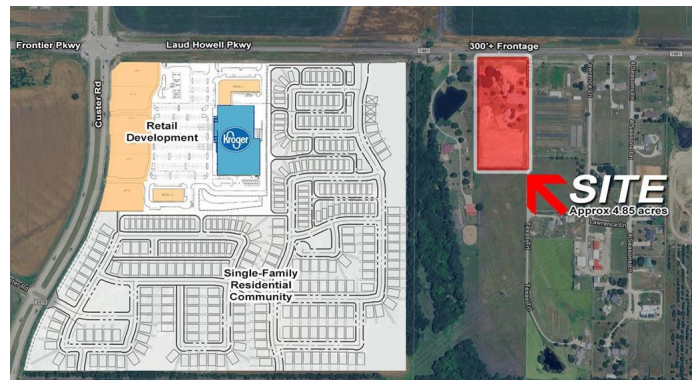
0 Bedroom, 0.00 Bathroom,  
Land on 4.85 Acres

ABS A0816 LANG C SEARCY SURVEY,  
McKinney, TX

This prime 4.85-acre property is located in northwest McKinney, adjacent to both Celina and Prosper; an area undergoing some of the most significant growth in Collin County. The site offers a rare combination of stabilized rental income and exceptional development potential. Approximately 2.85 acres are improved with four commercial structures totaling 6,857 square feet, currently leased to a diverse mix of tenants providing steady income. The remaining two acres to the south are vacant, flat, and development-ready.

With over 300 feet of frontage along Frontier Parkway (also known as Laud Howell Parkway), a major east-west corridor connecting McKinney, Prosper, and Celina, the property benefits from excellent visibility and accessibility. Custer Road, a key north-south arterial, is located nearby, further enhancing connectivity

The property is directly in the path of rapid development and surrounded by major planned and ongoing projects. These include the 127-acre Custer Frontier Marketplace anchored by Kroger Marketplace, which will feature retail, dining, medical, multifamily, and a new single-family residential community scheduled to break ground in 2026. Other nearby developments include new Prosper ISD schools, the proposed Aster Park mixed-use project, expansions of Mustang



Lakes and Highland Lakes, several large-scale master-planned communities, and the extensive Billingsley multi-use development to the south.

Located within the extraterritorial jurisdiction (ETJ) of McKinney, the property offers flexibility for future use while generating income today. With a strategic location, high traffic exposure, and proximity to transformative growth, this offering presents a rare opportunity for investors and developers in one of the most dynamic markets in North Texas.

**Essential Information**

|           |               |
|-----------|---------------|
| MLS® #    | 21047871      |
| Price     | \$5,450,000   |
| Bathrooms | 0.00          |
| Acres     | 4.85          |
| Type      | Land          |
| Sub-Type  | Improved Land |
| Status    | Active        |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 5959 Texas Trail               |
| Subdivision | ABS A0816 LANG C SEARCY SURVEY |
| City        | McKinney                       |
| County      | Collin                         |
| State       | TX                             |
| Zip Code    | 75071                          |

**Amenities**

|           |                                           |
|-----------|-------------------------------------------|
| Utilities | City Water, Electricity Connected, Septic |
|-----------|-------------------------------------------|

**Exterior**

|                 |                    |
|-----------------|--------------------|
| Lot Description | Acreage, Few Trees |
|-----------------|--------------------|

**School Information**

|            |               |
|------------|---------------|
| District   | Prosper ISD   |
| Elementary | John A Baker  |
| Middle     | Lorene Rogers |
| High       | Walnut Grove  |

### **Additional Information**

|        |              |
|--------|--------------|
| Zoning | ETJ McKinney |
|--------|--------------|

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Agent  | Rich Johnson    |
| Listing Office | Regal, REALTORS |

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Listing information last updated on November 21st, 2025 at 11:20am CST