



FOR SALE

5.00 ACRE LOT
3520 CR 341 // MCKINNEY, TX 75071

Contact:

Jon Cox // 469.396.8307

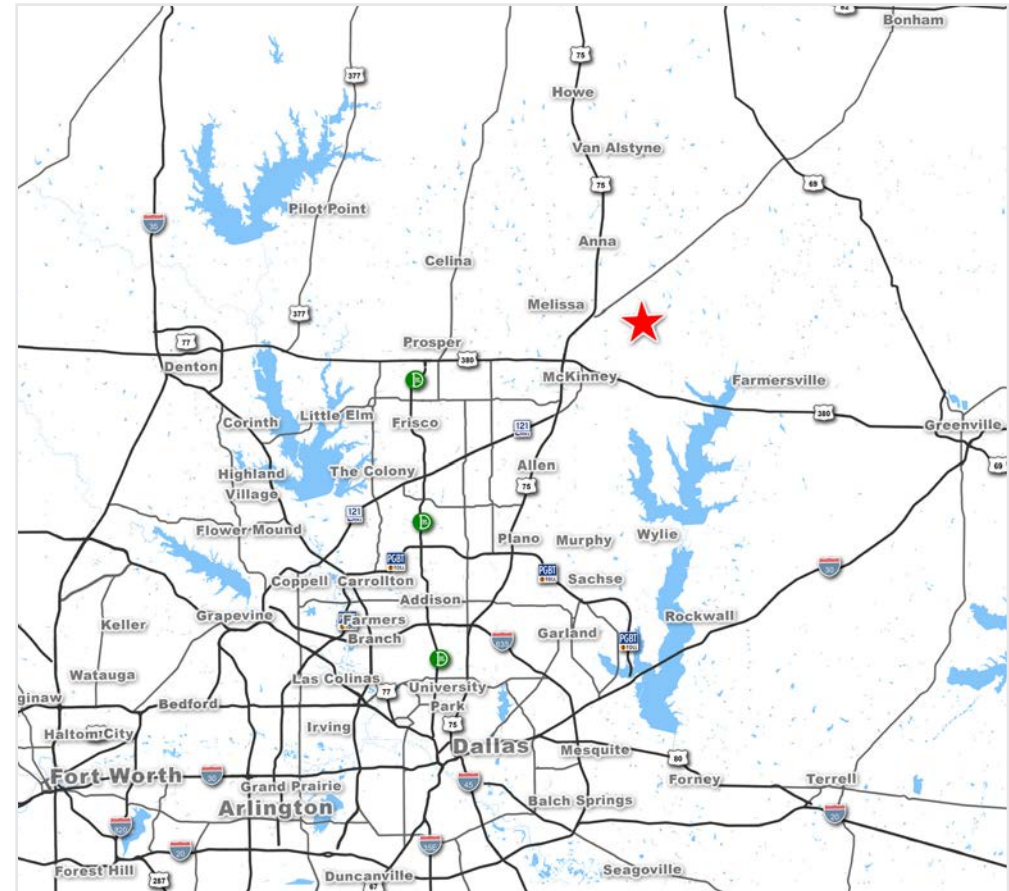
joncox@careycoxcompany.com

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

PROPERTY DETAILS

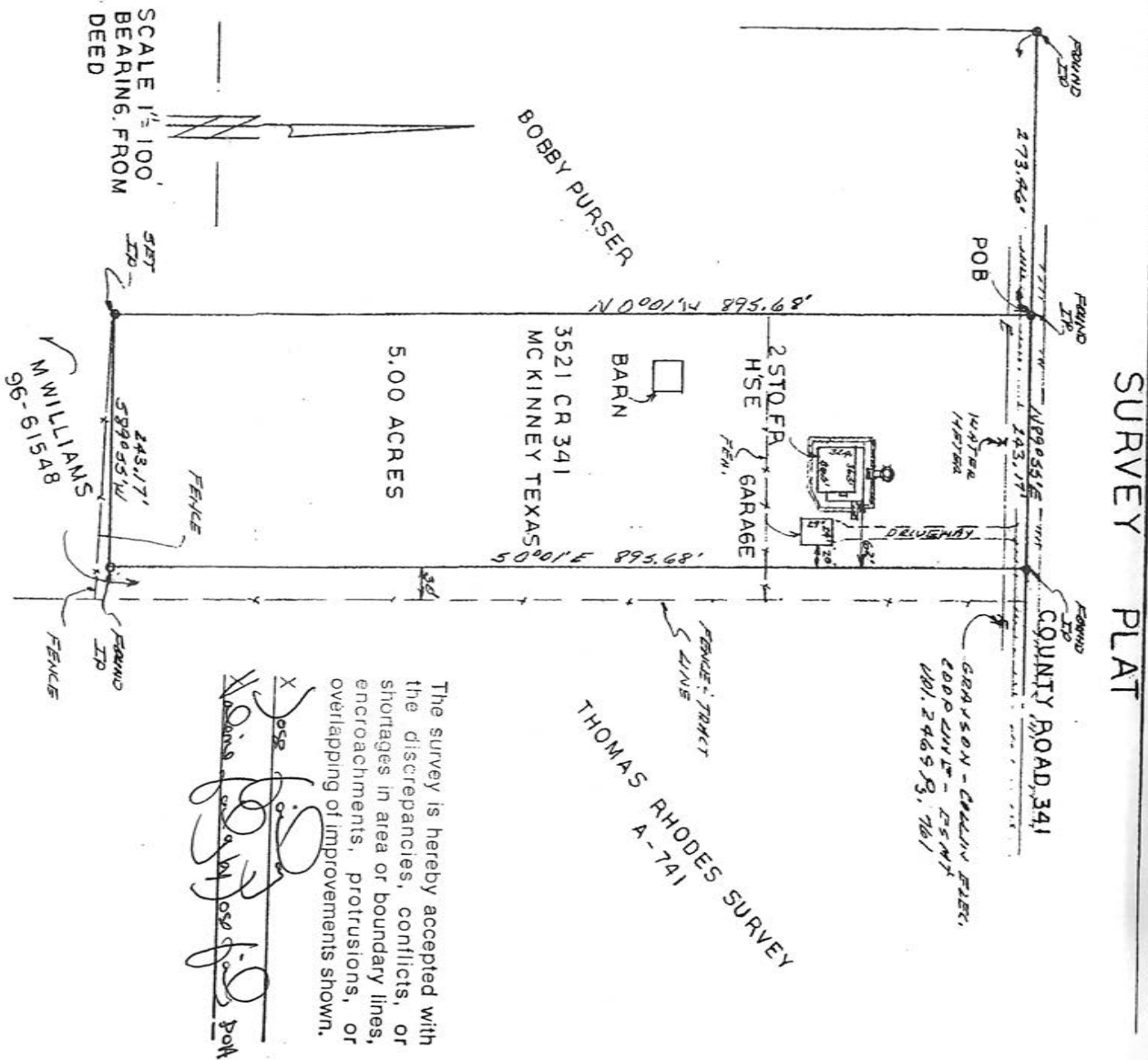
ADDRESS	3520 COUNTY ROAD 341, MCKINNEY, TX 75071
LOT SIZE	±5.00 ACRES
IMPROVEMENTS	HOME: ±1,813 SF BARN: ±900 SF SINGLEWIDE: ±1,400 SF
SALE PRICE	\$1,050,000
ZONING	COUNTY
ALLOWED USES	RESIDENTIAL, COMMERCIAL, INDUSTRIAL
UTILITIES	SEPTIC
YEAR BUILT	1983
FLOODPLAIN	NONE
FRONTAGE	±275' ON COUNTRY CLUB RD



DEMOGRAPHICS

2025 - CoStar	1-Mile	3-Mile	5-Mile
Total Population	880	13,251	60,566
Median Household Income	\$110,000	\$121,510	\$122,531

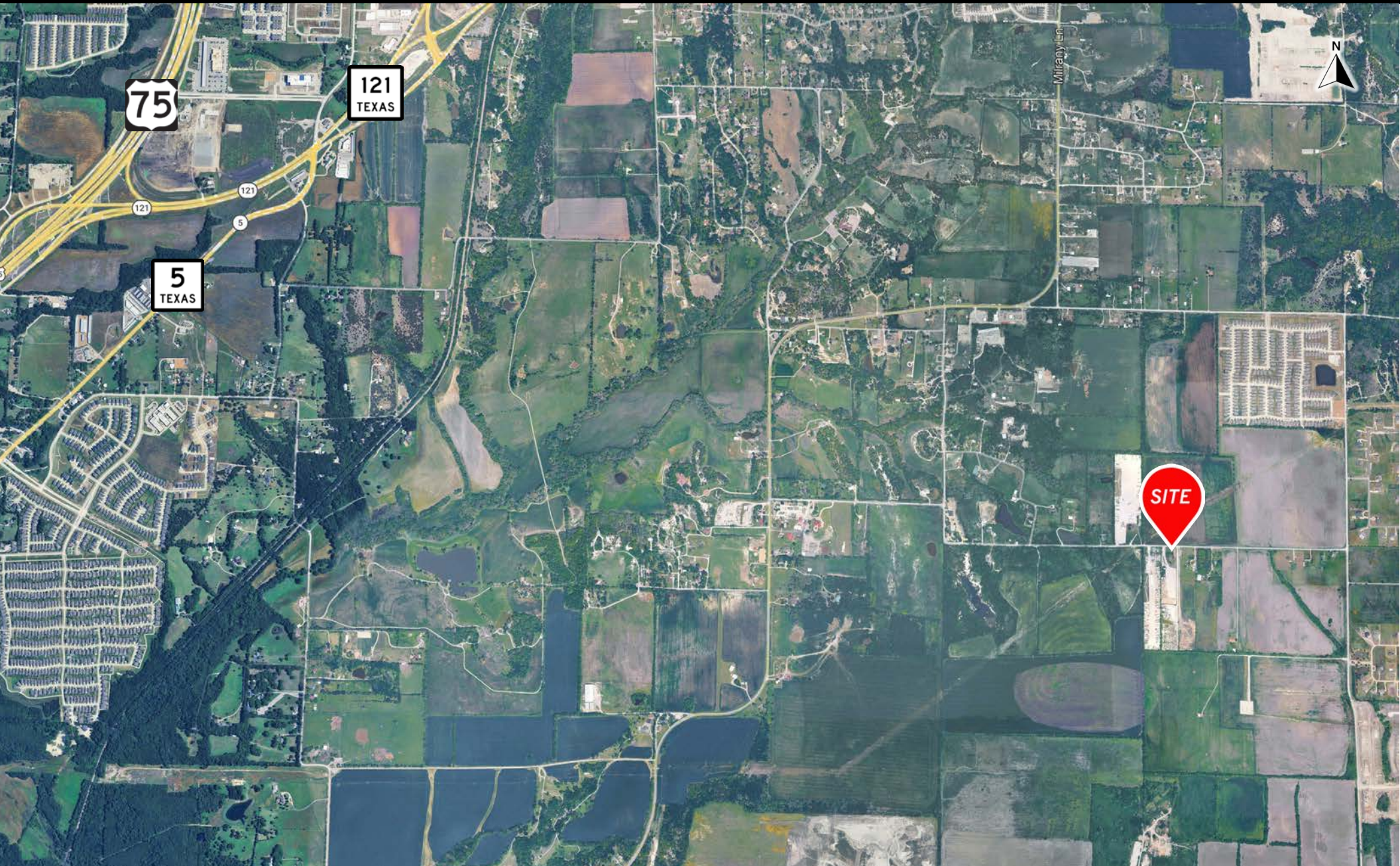




SITUATED in the Common Rhodes Survey, Abstract No. 741 in Collin County, Texas, and being the 5 Acre tract of land described in Deed recorded in Volume 5270, Page 2783 of the Land Records of Collin County, Texas, being more particularly described by meters and bounds to-wit:

BEGINNING at an Iron Pin found in County Road 341, Pin is the Northwest corner of said tract;
THENCE North 89 deg. 55 min. East with the North line of said tract, same being in County Road 341 a distance of 243.17 feet to an Iron Pin found;
THENCE South 0 deg. 01 min. East 895.68 feet to an Iron Pin found;
THENCE South 89 deg. 55 min. West 243.17 feet to an Iron Pin set;
THENCE North 0 deg. 01 min. West 895.68 feet to the place of beginning, containing .00 Acres.

I hereby certify to TOBY POTTER, Greenpoint Mortgage Capital Corp. and SAFECO TEXAS GP#TH03-270465 that I made the survey on the ground on February 6, 2003 of the described property shown hereon and found corner stakes as reflected on the plat and that the only improvements on the ground are as shown on the survey; that there are no apparent encroachments, easements or improvements on the land.



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321 N. Central Expressway, Suite 370
McKinney, TX 75070

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