

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2252 CR 342

MCKINNEY, TX 75071



\$1,999,000



13,100 sqft



14 beds



10 baths

## DESCRIPTION

THIS Property is offered well below appraised value .Rare 8-Acre, High-Yield Investment Opportunity in McKinney ETJ Melissa ISD This is the type of asset serious investors wait years to find. An 8-acre income-producing ranch delivering immediate cash flow with massive upside. The front 3 acres feature eight existing rental doors producing approximately \$15,000 per month, creating instant income from day one. This alone can substantially offset or fully cover debt service. The rear 5 acres are unrestricted land with agricultural exemption potential, ideal for livestock, additional rental units, expansion housing, or future commercial, industrial use buyer to verify. Located in the McKinney ETJ, Melissa ISD this property offers flexibility that is increasingly rare. Infrastructure is already in place: three-phase electric, four water meters, permitted driveway access points, and excellent street frontage significantly reducing future development costs and accelerating ROI. For owner, users or hybrid investors, the wooded back acreage provides a private, buildready setting for a luxury custom residence, while rental income continues to perform in the foreground. Properties with this income, acreage, and infrastructure do not exist at this price point. Historical performance shows average appreciation of approximately 150,000 per year since 2017, making this both a cash-flow play and a longterm equity accelerator. Buy it for the income. Hold it for the appreciation. Expand it for exponential returns. This is not a maybe deal this is a generational asset. Schedule a showing before it's gone this is a combination of two properties next to each other with multiple homes. Unique opportunity for investors: acquire the property with a lease buyout of cell tower at closing, creating immediate cash flow leverage and potential reduction of out-of-pocket acquisition costs.

**PROPERTY TYPE:** Residential - Mobile Home  
**MLS STATUS:** Active  
**MLS:** 21134836  
**YEAR BUILT:** 1981  
**COUNTY:** Collin  
**TRACT OR SUBDIVIION:** dew babb surveytract 8  
**LIST DATE:** 12/18/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 13,100  
**TOTAL BEDS:** 14  
**FULL BATHS:** 10  
**HALF BATHS:** 0  
**ACRES:** 7.98  
**LOT SIZE (SQFT):** 347,608

## INTERIOR FEATURES

### FIREPLACE:

- WoodBurning

### FLOOR COVERINGS:

- Carpet
- LuxuryVinylPlank

### APPLIANCES:

- Dryer
- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Disposal
- Microwave
- Refrigerator
- Washer

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Ranch</li><li>● Detached</li><li>● Farmhouse</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Covered</li><li>● Driveway</li><li>● ElectricGate</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● FirePit</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Fenced</li><li>● Gate</li><li>● Pipe</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li><li>● HeatPump</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● ElectricityConnected</li><li>● SepticAvailable</li><li>● SeparateMeters</li><li>● SewerNotAvailable</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Ron Morgan 

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**BROKERED BY:** Fathom Realty