

NWC Betsy Ln & McCreary Rd

MURPHY, TEXAS

3.42 ACRES

Land
FOR SALE

BETSY LN

MCCREARY ROAD



COLLIN COUNTY DEVELOPMENT OPPORTUNITY

CBRE

PROPERTY INFO

- 3.42-acres of development land located at the Northwest Corner of McCreary Rd and Betsy Ln in Murphy, Texas.
- Rare opportunity presents a prime hard-corner signaled location among dense trade area.
- Situated across from a high-volume Walmart Neighborhood Market, 1.5 miles north of Woodbridge Crossing (Target-anchored center) and HEB grocery (under construction) at FM 544 & McCreary Rd.
- Attractive investment for an owner-user or developer.
- Collin County ranked 4th among population growth by number between July 2023 and July 2024, according to the US Census.

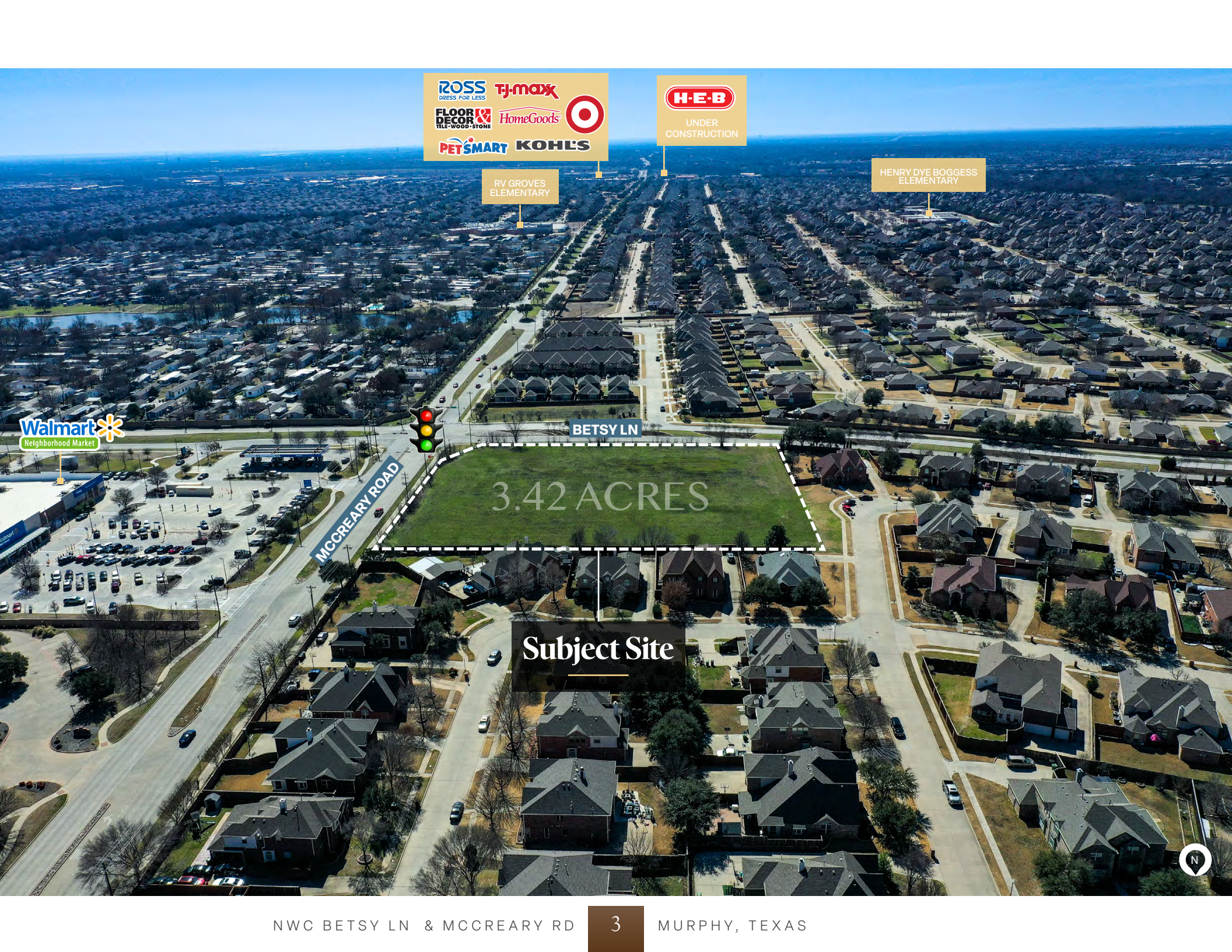


CITY OF MURPHY

ZONING: "NS" - NEIGHBORHOOD SERVICE

UTILITIES: AVAILABLE NEARBY

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	14,051	68,298	190,762
Daytime Population	9,634	55,610	157,109
Median Age	36	38	38
HOUSEHOLD INCOME			
Average Income	\$149,309	\$166,573	\$161,810
Median Income	\$118,868	\$131,373	\$124,866



ROSS
DRESS FOR LESS
TJ-MAXX
FLOOR & DECOR
TILE-WOOD-STONE
HomeGoods
Target
PET SMART
KOHL'S

H-E-B
UNDER CONSTRUCTION

RV GROVES
ELEMENTARY

HENRY DYE BOGGESS
ELEMENTARY

Walmart
Neighborhood Market

MCCREARY ROAD

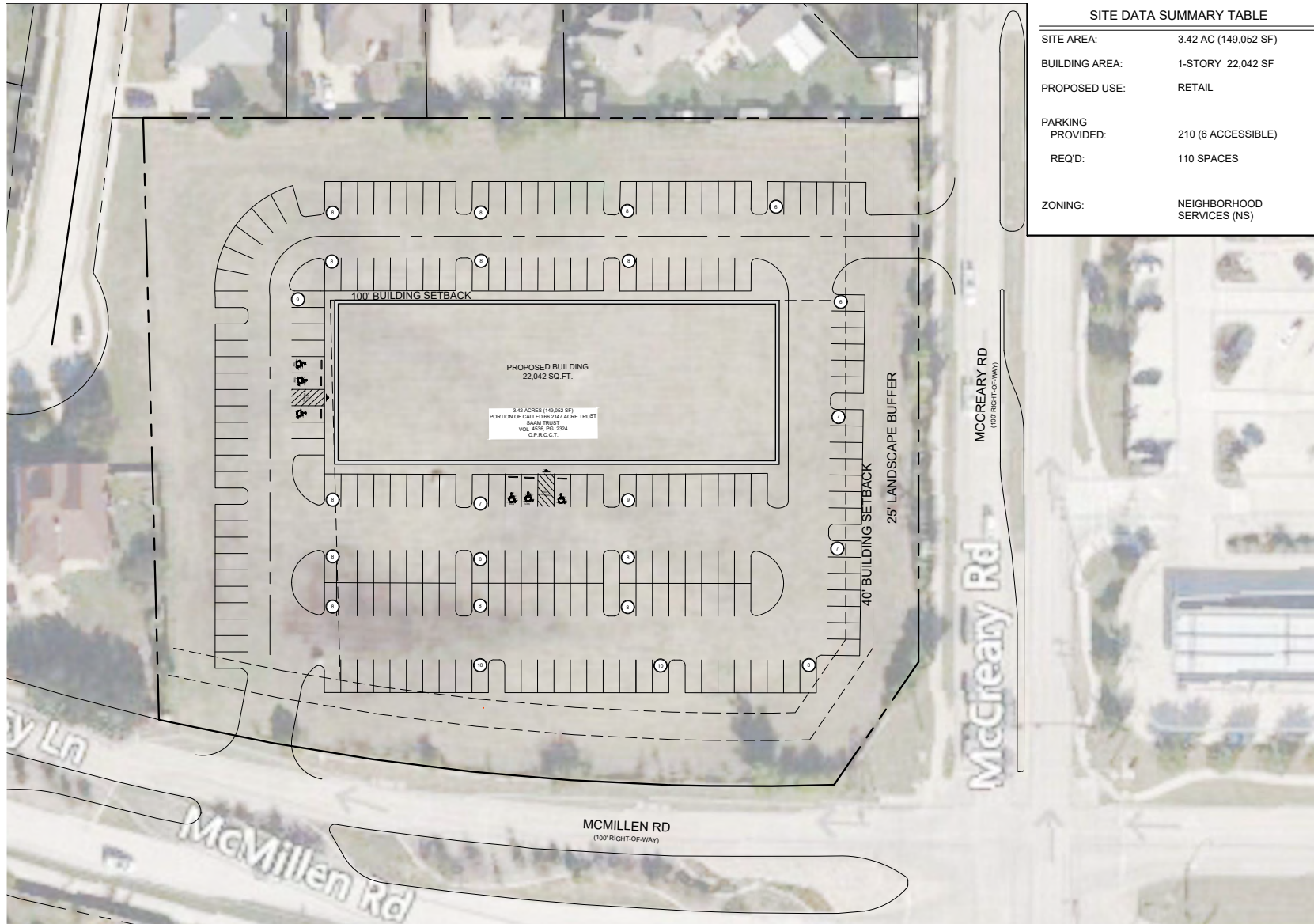
BETSY LN

3.42 ACRES

Subject Site



CONCEPTUAL PLAN



SITE AREA:	3.42 AC (149,052 SF)
BUILDING AREA:	1-STORY 22,042 SF
PROPOSED USE:	RETAIL
PARKING PROVIDED:	210 (6 ACCESSIBLE)
REQ'D:	110 SPACES
ZONING:	NEIGHBORHOOD SERVICES (NS)



NWC Betsy Ln & McCreary Rd

MURPHY, TEXAS



Contact Us

Andrew Lehner

Senior Vice President

+1 214 252 1174

andrew.lehner@cbre.com

Lauren Aitken

Transaction Analyst

+1 214 252 1056

lauren.aitken@cbre.com

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INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or

underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

CBRE, Inc.	0299995	texaslicensing@cbre.com	(210) 507-1130
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremy.mcgown@cbre.com	(214) 979-6100
Designated Broker of Firm	License No.	Email	Phone
Brooke Armstrong	521349	brooke.armstrong@cbre.com	(214) 979-6100
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andrew Lehner	517926	andrew.lehner@cbre.com	(214) 979-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date