

\$7,400,000 - 5001 McKinney Ranch Parkway, McKinney

MLS® #21051115

\$7,400,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 2.04 Acres

Oasis Add, McKinney, TX

Located in the heart of North Texas's™ high-growth DFW metro, Oasis Auto Spa presents a premier flex car wash opportunity. Built in 2022, this modern facility sits on 2 acres with a 5,567 SF building and features state-of-the-art Sonny's™ equipment, including a 140-foot tunnel, 20 vacuums, detail bays, and multiple pay stations. Positioned at Collin McKinney Parkway & Lake Forest, the site benefits from strong traffic counts 25,565 AADT and affluent demographics, with more than 300,000 residents within a 5-mile radius and average household incomes above \$140,000. This offering represents an attractive opportunity for investors seeking a well-located, high-capacity flex wash in a rapidly growing market.

Highlights:

- Prime North Texas location in McKinney, TX (DFW metro)
- Modern construction (2022) on 2.04 acres with 5,567 SF building
- Flex model with Sonny's™ 140'™ tunnel, 1 POS, 3 pay stations, waiting room, 20 vacuums, and detail bays
- High traffic counts: 25,565 AADT along Lake Forest
- Strong demographics: 300,000+ population within 5 miles; average household income \$143,000+
- Zoned C1 "Neighborhood Commercial, car wash permitted with SUP"



Built in 2022

Essential Information

MLS® #	21051115
Price	\$7,400,000
Bathrooms	0.00
Acres	2.04
Year Built	2022
Type	Commercial Sale
Sub-Type	Business
Status	Active

Community Information

Address	5001 Mckinney Ranch Parkway
Subdivision	Oasis Add
City	McKinney
County	Collin
State	TX
Zip Code	75070-8601

Amenities

Utilities	City Sewer, City Water
Garages	Common, Parking Lot

Interior

Heating	None
# of Stories	1
Stories	1

Exterior

Roof	Metal
Construction	Brick
Foundation	Slab

Additional Information

Zoning	Zoned C1 “ Neighborhood Commercial
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Listing Details

Listing Agent	Melissa Croll
Listing Office	Attlee Realty, LLC

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