

N. STONEBRIDGE AND US 380 FULLY LEASED SUITES FOR SALE
OFFICE CONDOS IN VICTORY SHOPS AT STONEBRIDGE
1870, 1880 & 1890 N. STONEBRIDGE DRIVE - MCKINNEY, TX 75071



PROPERTY SUMMARY

TOTAL SF	29,989 SF
AVAILABLE SF	20,296 SF
MIN DIVISIBLE	1,250 SF
MAX CONTIG.	12,390 SF
SALE PRICE	CALL FOR PRICING
CAP RATE	5.75%

FEATURES

ZONING	OFFICE
BUILDING TENANCY	MULTIPLE
YEAR BUILT	2020
PARKING	150 SPACES
RESTROOM	ONE PER UNIT
KITCHEN	YES



AVAILABLE SUITES

SUITE 120-130	12,390 SF	SUITE 240	1,350 SF
SUITE 230	1,350 SF	SUITE 330	1,305 SF

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CAREY COX
A REAL ESTATE COMPANY



OFFICE SUITES FOR LEASE IN MCKINNEY

Carey Cox Company and Victory Real Estate Group are teaming up to showcase these updated office condos located at the north entrance of the Stonebridge Ranch Development and behind Victory Shops of Stonebridge Ranch. This property is accessible from University Drive/US 380, a major east/west connection between the Dallas Tollway to the west and US HWY 75 to the east. Plenty of restaurants, shops and other amenities next door and nearby.

NEARBY RESTAURANTS



DEMOGRAPHICS

2022 - Source LoopNet	1-Mile	3-Mile	5-Mile
Total Population	9,704	80,188	218,235
Median Household Income	\$141,487	\$120,080	\$118,186

TRAFFIC COUNTS

UNIVERSITY DR @ STONEBRIDGE DR	37,692 VPD
US HWY 380 @ N CUSTER RD	15,400 VPD

careycoxcompany.com / 972.562.8003

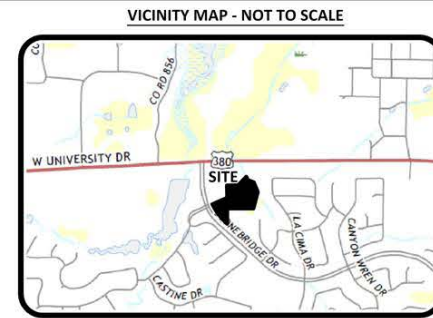
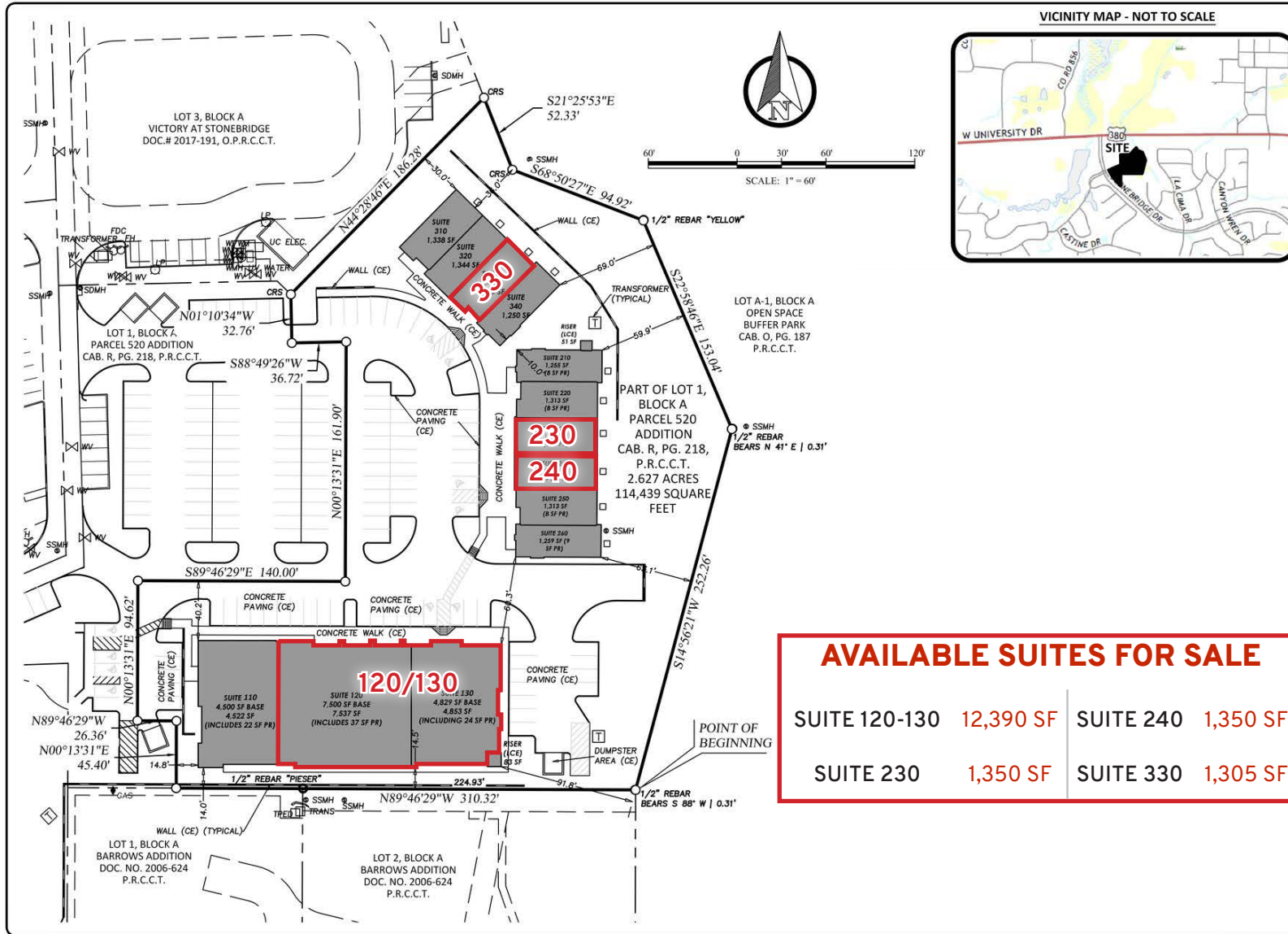
321 N. Central Expressway, Suite 370 McKinney, TX 75070

Jon Cox / 972.632.5046

joncox@careycoxcompany.com

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

REVISED PLAT



Kirkman Engineering
 5200 State Highway 121
 Colleyville, TX 76034
 Phone: 817-488-4960

ENGINEER
 KIRKMAN ENGINEERING
 PATRICK FILSON, P.E.
 5200 State Highway 121
 Colleyville, TX 76034
 (817) 488-4960
 PATRICK.FILSON@TRUSTKE.COM

SURVEYOR
 BARTON CHAPA SURVEYING, LLC
 JOHN H. BARTON, III RPLS# 6737
 5200 STATE HIGHWAY 121
 COLLEYVILLE, TX 76034
 (817) 864-1957
 JACK@BCSDFW.COM
 TBPLS FIRM# 10194474

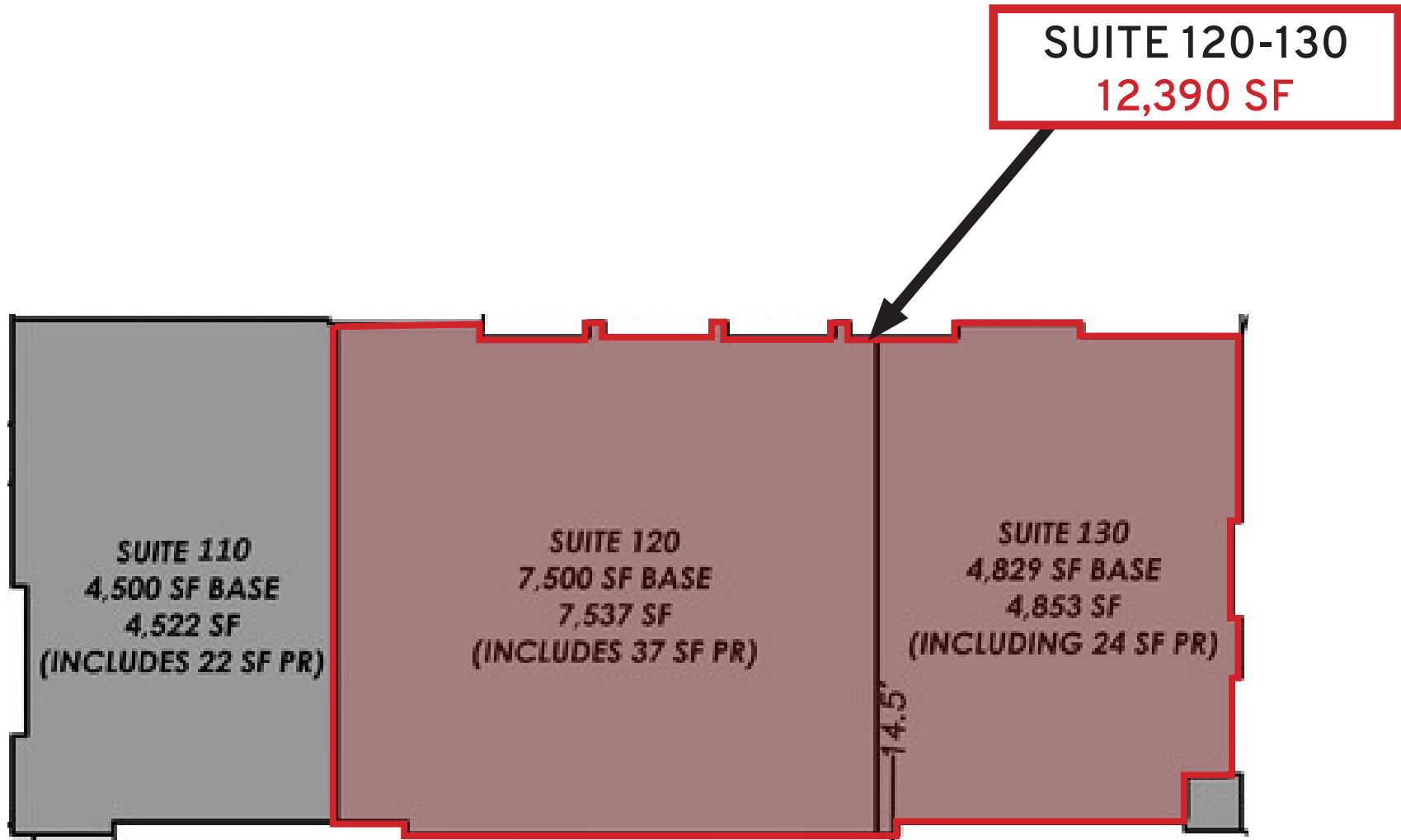
JOB #	2018.001.014
DRAWN BY:	BCS
CHECKED BY:	JHB
SHEET #	1 OF 5
REV:	03/27/2020

CONDOMINIUM PLAT
VICTORY AT STONEBRIDGE
MCKINNEY, TEXAS

1870 N. STONEBRIDGE

AVAILABLE SUITES FOR SALE

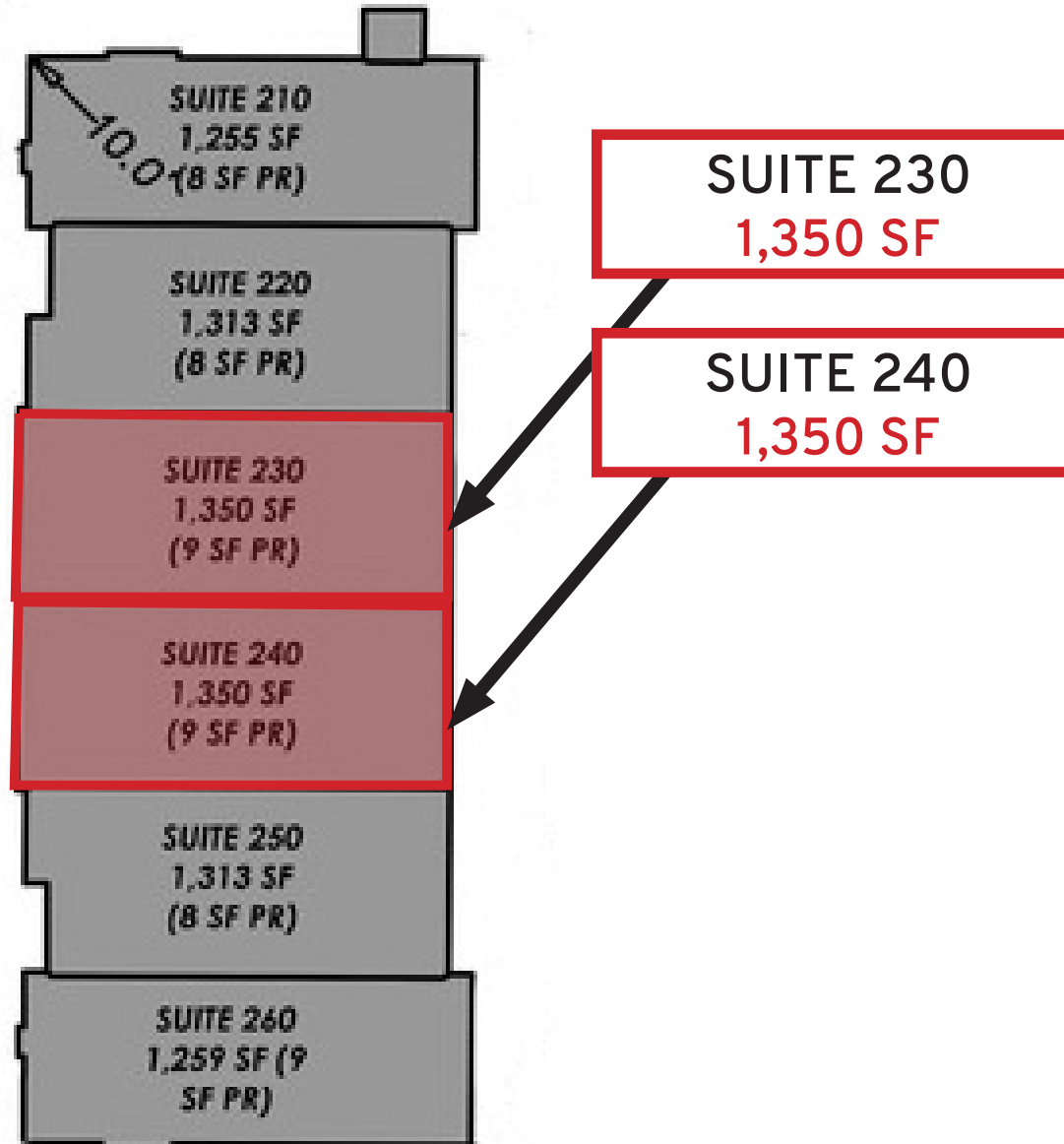
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1880 N. STONEBRIDGE

AVAILABLE SUITES FOR SALE & LEASE

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A REAL ESTATE COMPANY



careycoxcompany.com / 972.562.8003
321 N. Central Expressway, Suite 370 McKinney, TX 75070

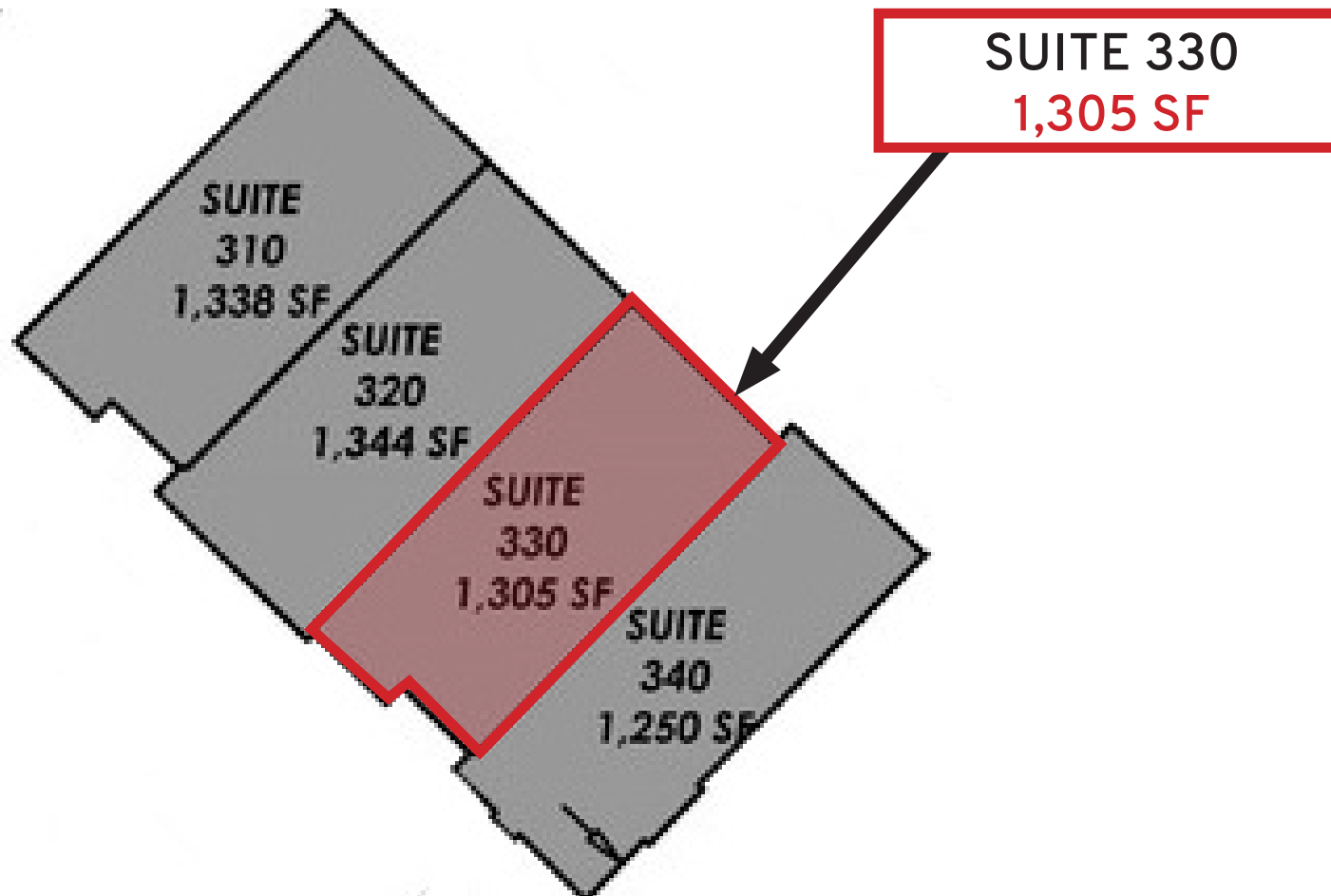
Jon Cox / 972.632.5046
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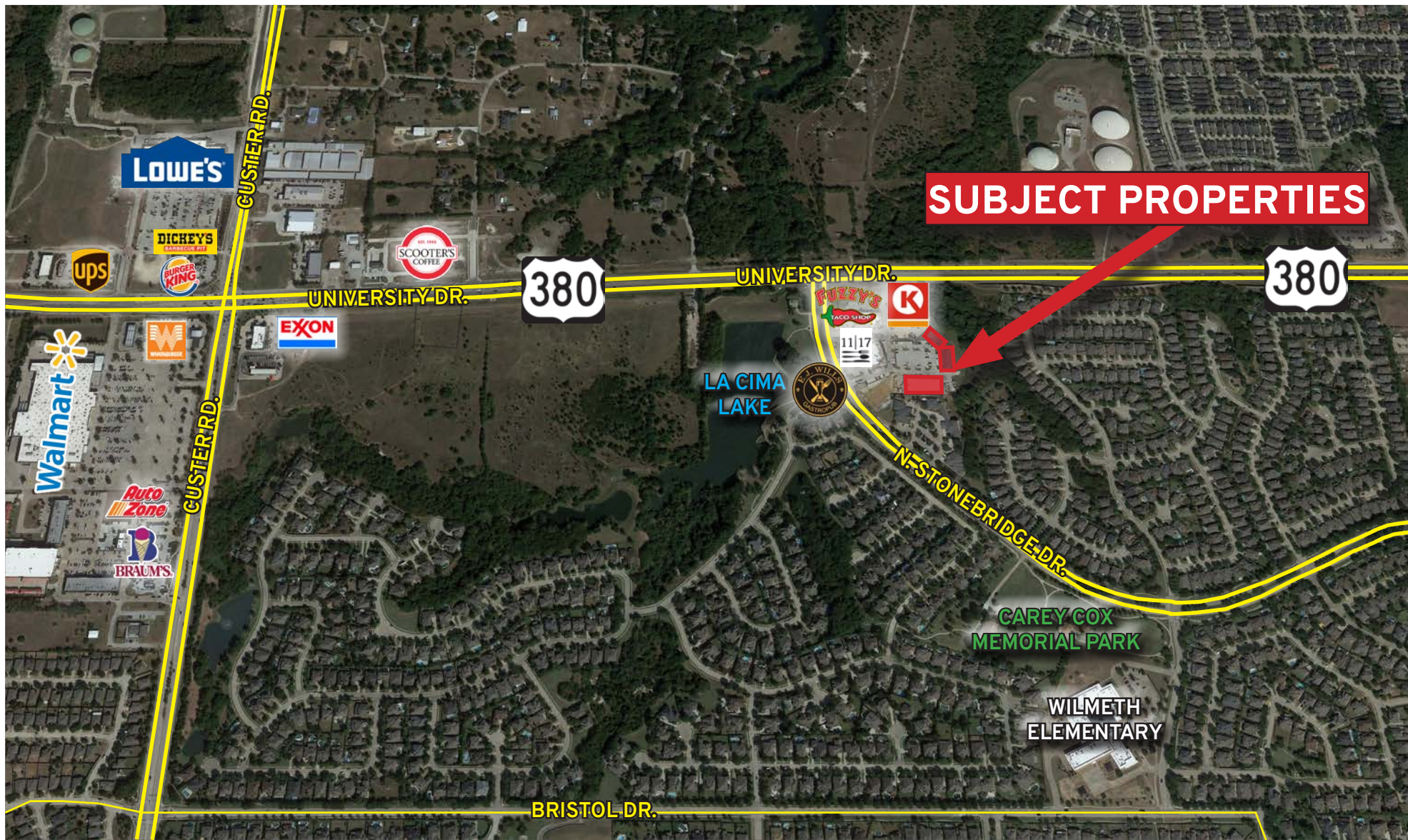
1890 N. STONEBRIDGE

AVAILABLE SUITES FOR SALE & LEASE

CAREY COX
A REAL ESTATE COMPANY



PROPERTY SURROUNDINGS





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Carey Cox Company	385233	bcox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jon Cox	674118	joncox@careycoxcompany.com	972-562-8003
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date