

AWARD WINNING HISTORIC BUILDING WITH HIGH OCCUPANCY

INCOME PROPERTY - DOWNTOWN MCKINNEY

201 W VIRGINIA ST. - MCKINNEY, TX 75069

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

| | |
|-------------|-------------|
| BUILDING SF | 5,700 SF |
| % OCCUPIED | 92% |
| SALE PRICE | \$1,895,000 |

FEATURES

| | |
|------------|------------------------------------------------------------------------------------------|
| ZONING | MTC - MCKINNEY TOWN CENTER |
| PARKING | 10 PRIVATE SPACES, +/- 80 SPACES PUBLIC PARKING ADJACENT TO PROPERTY |
| TENANCY | MULTIPLE (16 EXECUTIVE SUITES) |
| RESTROOMS | EACH FLOOR |
| YEAR BUILT | 1903 (RENOVATED 2015) |
| ELEVATOR | YES |
| HIGHLIGHTS | ONE BLOCK FROM HISTORIC MCKINNEY SQUARE SURROUNDED BY SHOPS AND RESTAURANTS |



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

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DOWNTOWN MCKINNEY INCOME PROPERTY FOR SALE

The historic McKinney Square offers a unique atmosphere and vibrant community that has flourished for over 100 years. 201 W Virginia is an award winning historic building just off of McKinney's main square. The building is divided into 16 executive suites with shared amenities such as restrooms, reception, and conference room making it an ideal office environment for any small business. The property has rare private parking and is directly adjacent to a free public parking lot. The building is currently 98% leased and offers a strong reliable return for investors.

NEARBY BUSINESSES



DEMOGRAPHICS

| 2019 - Source CoStar | 1-Mile | 3-Mile | 5-Mile |
|-------------------------|----------|----------|----------|
| Total Population | 18,083 | 59,740 | 118,745 |
| Median Household Income | \$52,093 | \$63,974 | \$78,128 |

TRAFFIC COUNTS

| | |
|-----------------------|------------|
| LOUISIANA @ KENTUCKY | 10,100 VPD |
| LOUISIANA @ TENNESSEE | 7,200 VPD |

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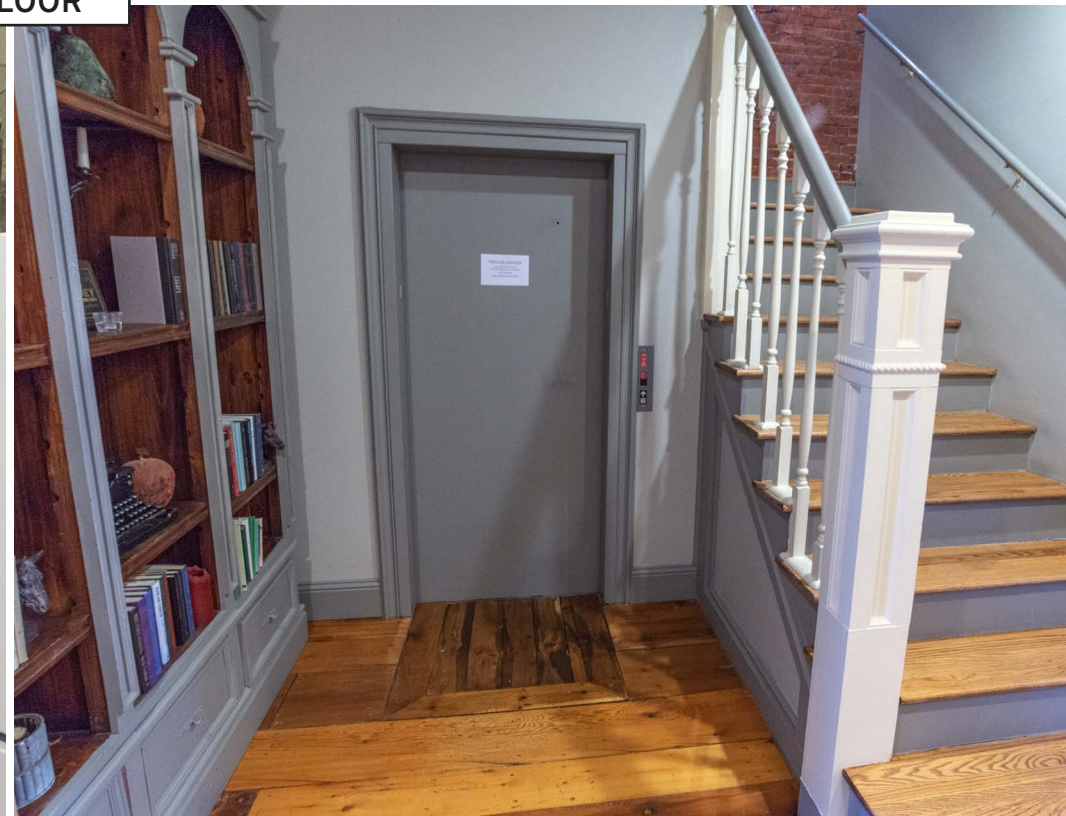
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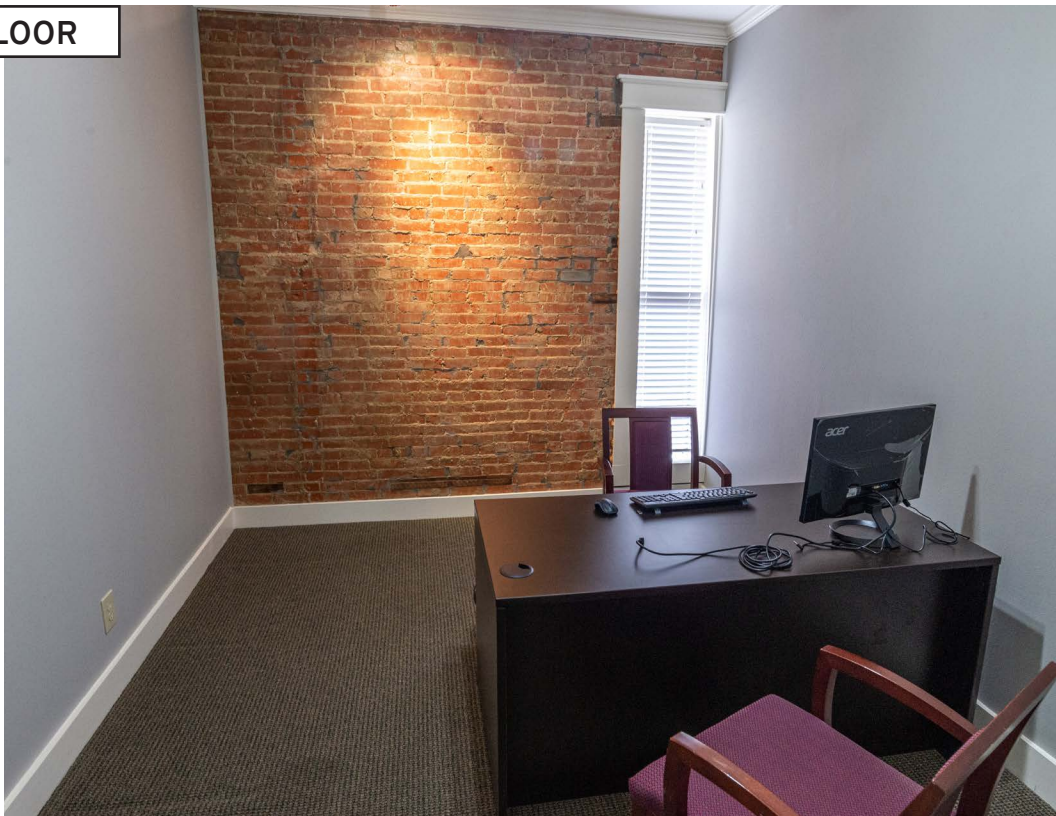
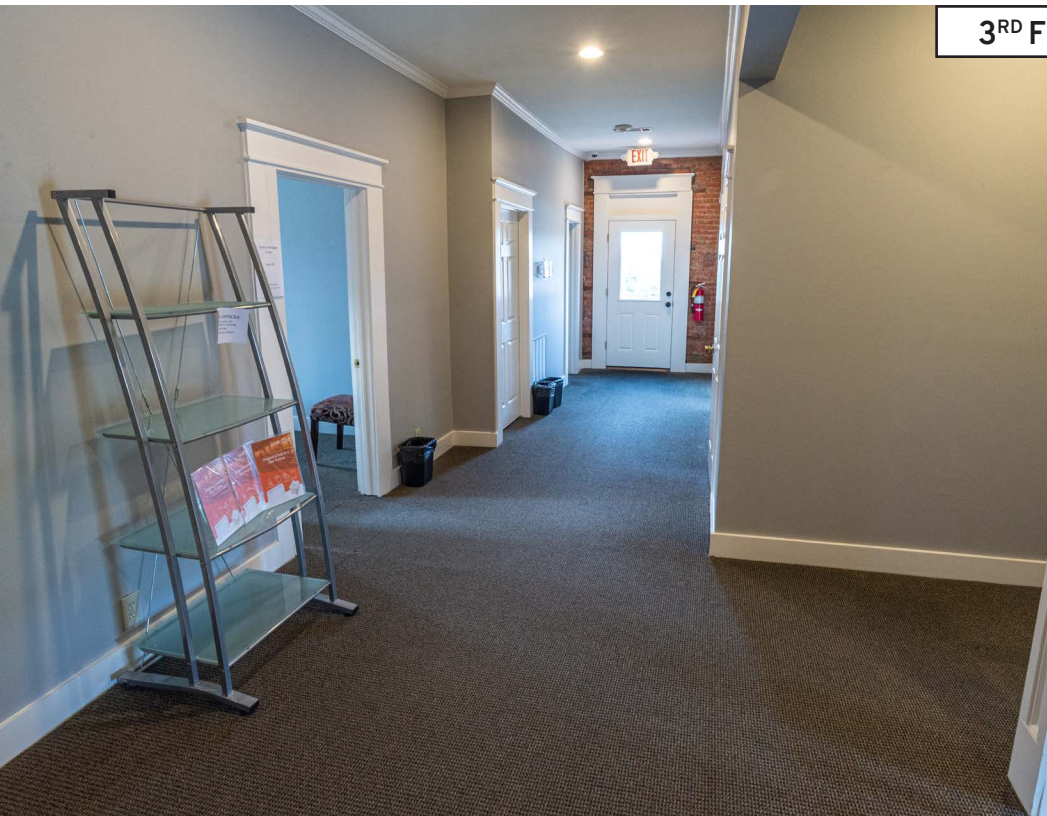
1ST FLOOR



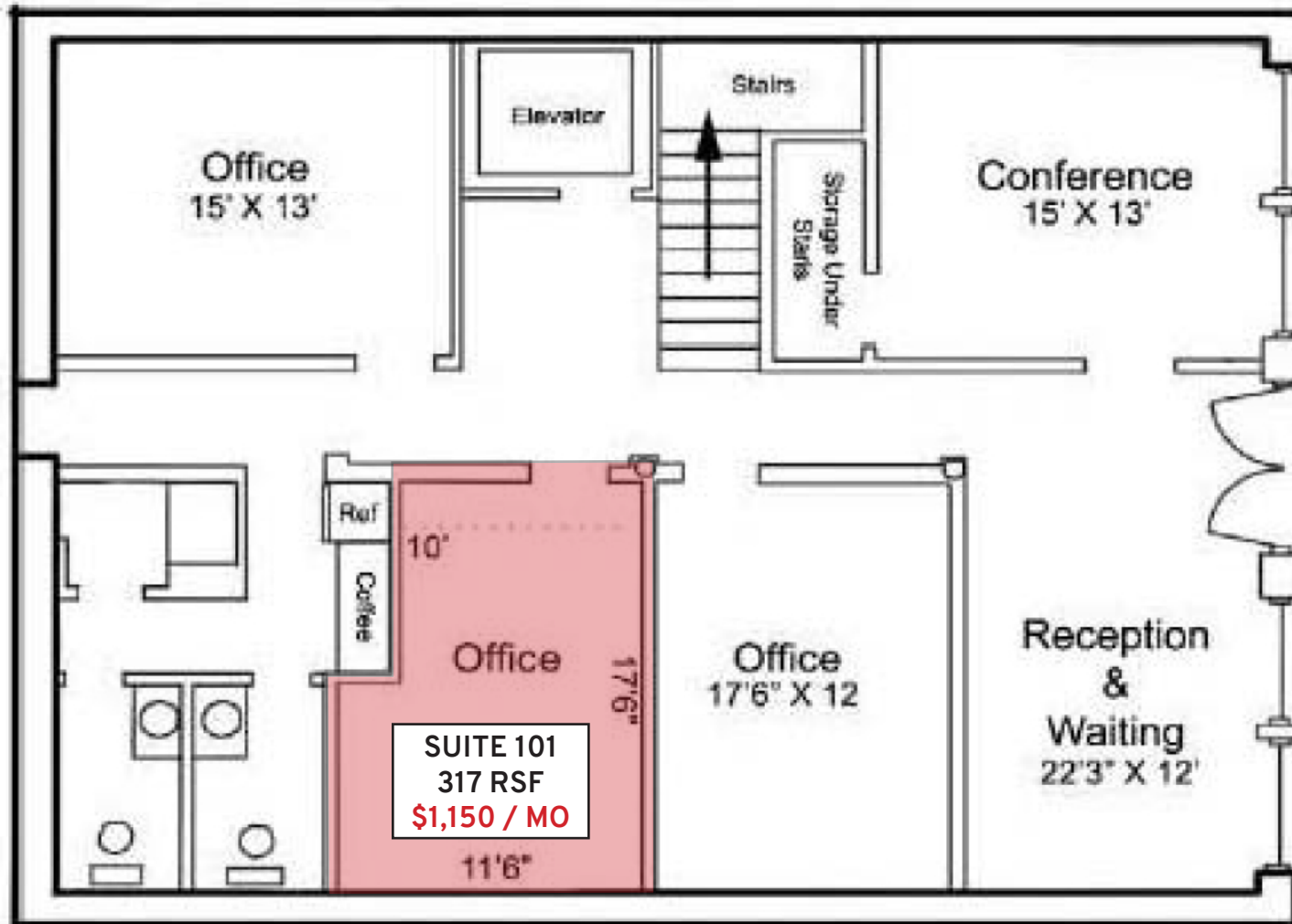
2ND FLOOR



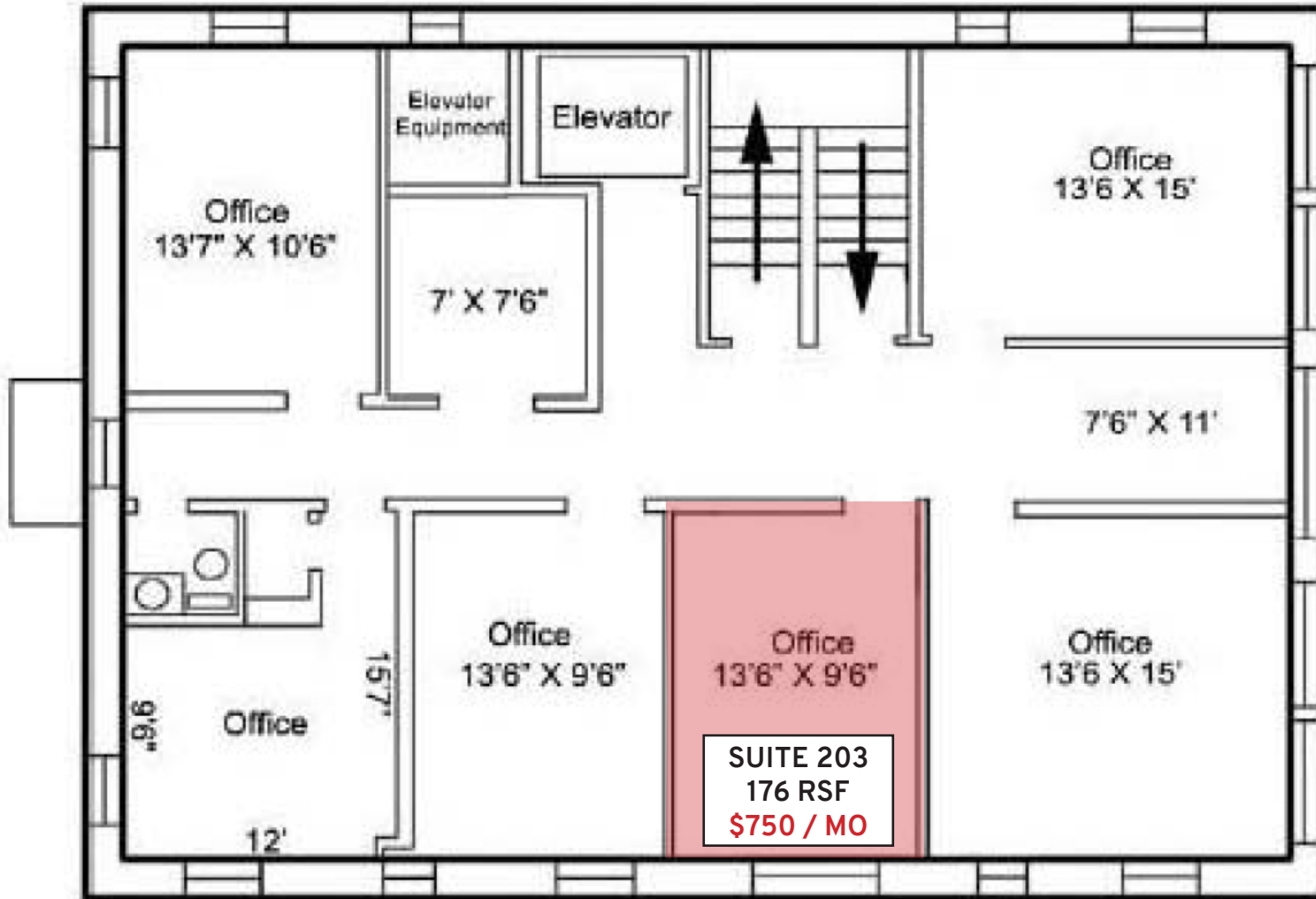
3RD FLOOR



FLOOR PLAN - 1ST FLOOR

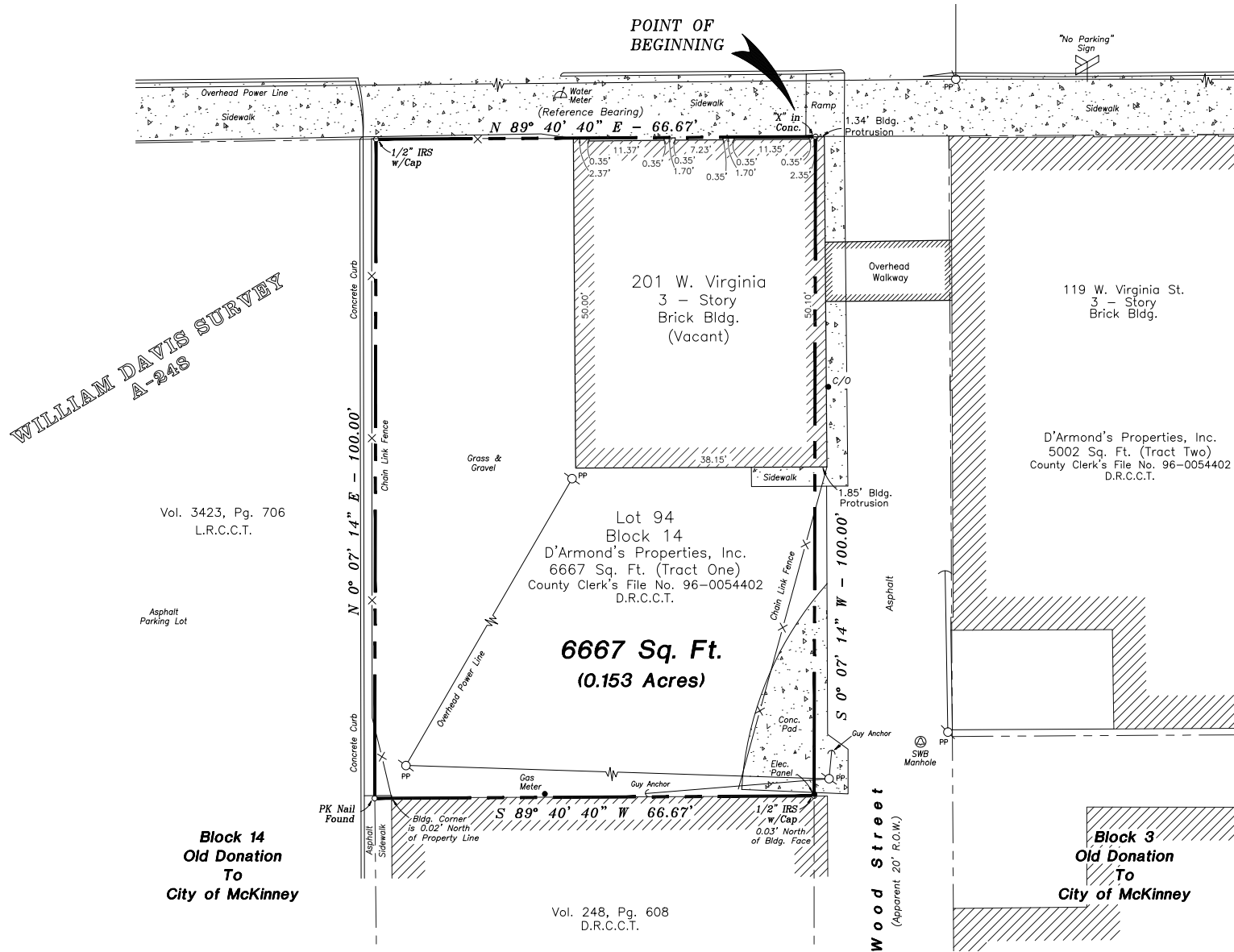


FLOOR PLAN - 2ND FLOOR

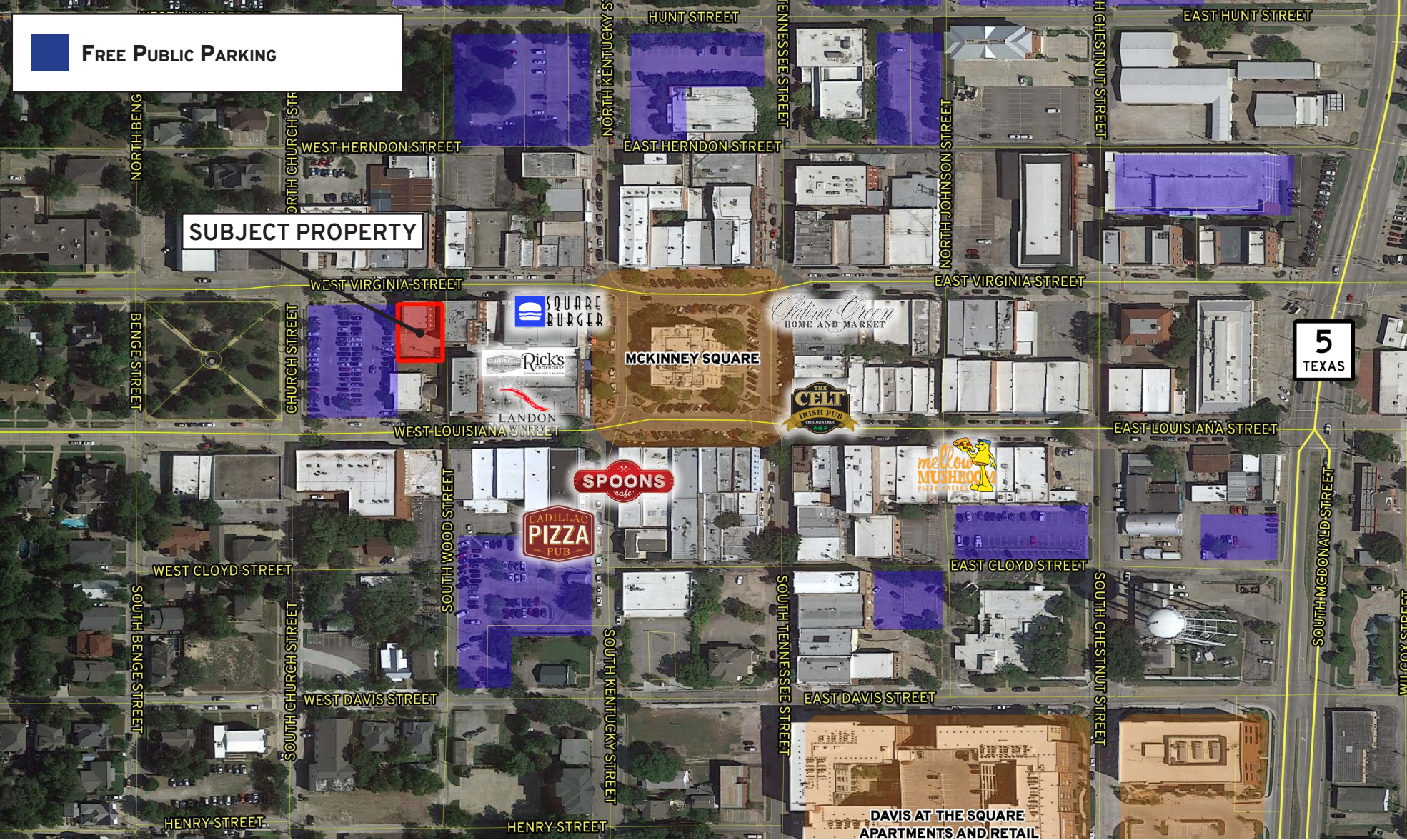


FLOOR PLAN - 3RD FLOOR





PROPERTY AERIAL

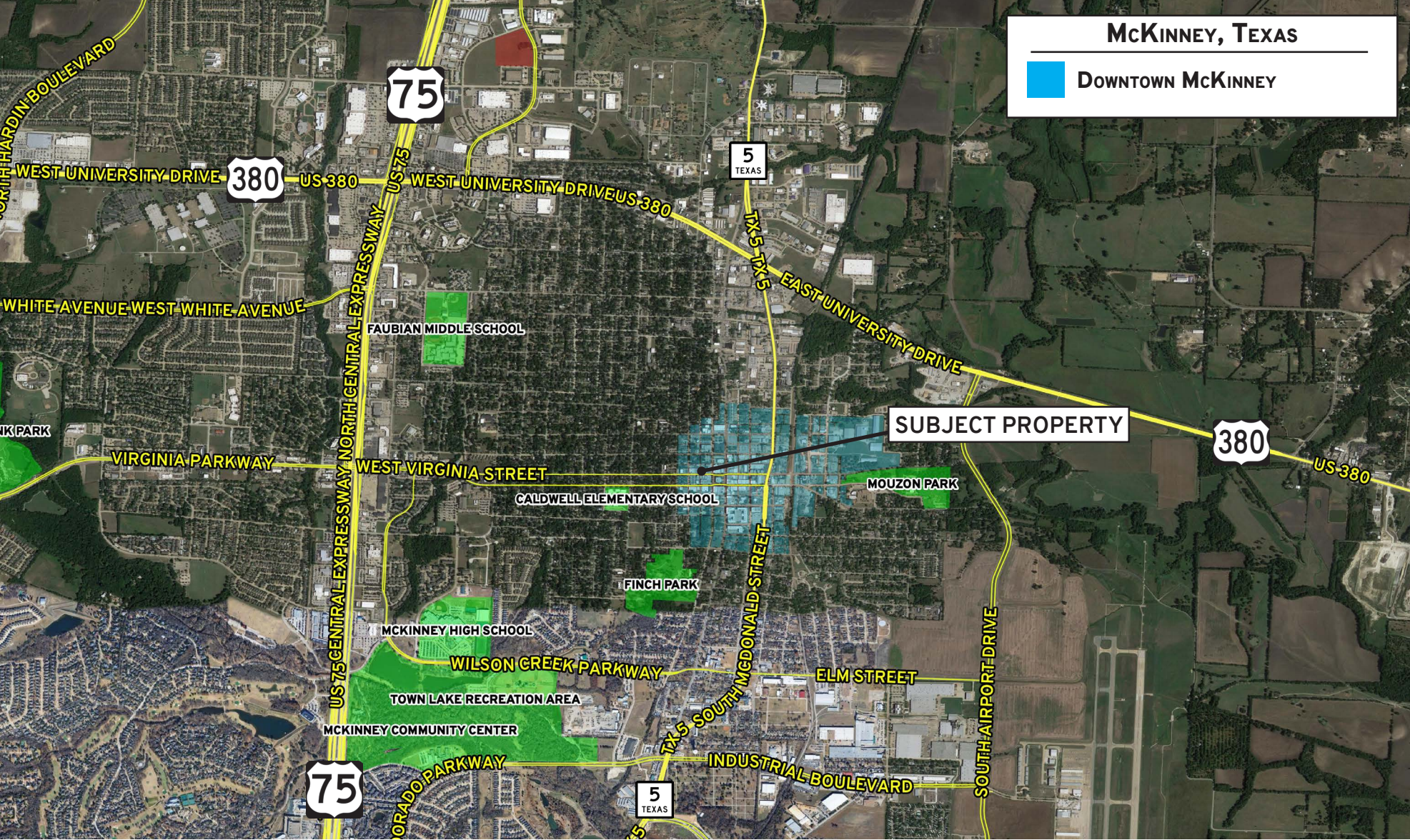


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PROPERTY LOCATION



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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:
 - 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 |
| _____ | _____ | _____ | _____ |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date