

STANDALONE BUILDING ON US 380

FLEX / WAREHOUSE FOR SALE OR LEASE

316 W UNIVERSITY DR. - MCKINNEY, TX 75069

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

AVAILABLE SF	2,400 SF
LAND AREA	0.54 AC
SALE PRICE	\$1,250,000
LEASE RATE	\$6,500 /MO + NNN
LEASE TERM	3 - 5 YEARS

FEATURES

ZONING	C2 - LOCAL COMMERCIAL
PARKING	25 SPACES
FRONTAGE	~200' ON U.S. HWY. 380
SIGNAGE	AVAILABLE
FLOORING	CONCRETE
DRIVE-IN DOORS	1
HIGHLIGHTS	FLEXIBLE ZONING FRONTAGE AND VISIBILITY FROM U.S. 380 HIGH TRAFFIC LOCATION



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

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MCKINNEY FLEX / WAREHOUSE SPACE FOR LEASE

This well-located flex/warehouse property offers a functional and adaptable layout suited for a variety of commercial users. The building features a combination of office and warehouse space, clear-span areas, and convenient access for deliveries and daily operations. Positioned along a major commercial corridor in McKinney, the property benefits from strong surrounding retail and business activity, making it an excellent opportunity for businesses seeking visibility, flexibility, and long-term growth potential.

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NEARBY BUSINESSES



DEMOGRAPHICS

2024 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	6,661	55,095	126,089
Median Household Income	\$78,773	\$78,681	\$94,666

TRAFFIC COUNTS

HWY 380 @ CHURCH ST.	28,384 VPD
HWY 380 @ COLEMAN ST.	27,603 VPD

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PROPERTY AERIAL

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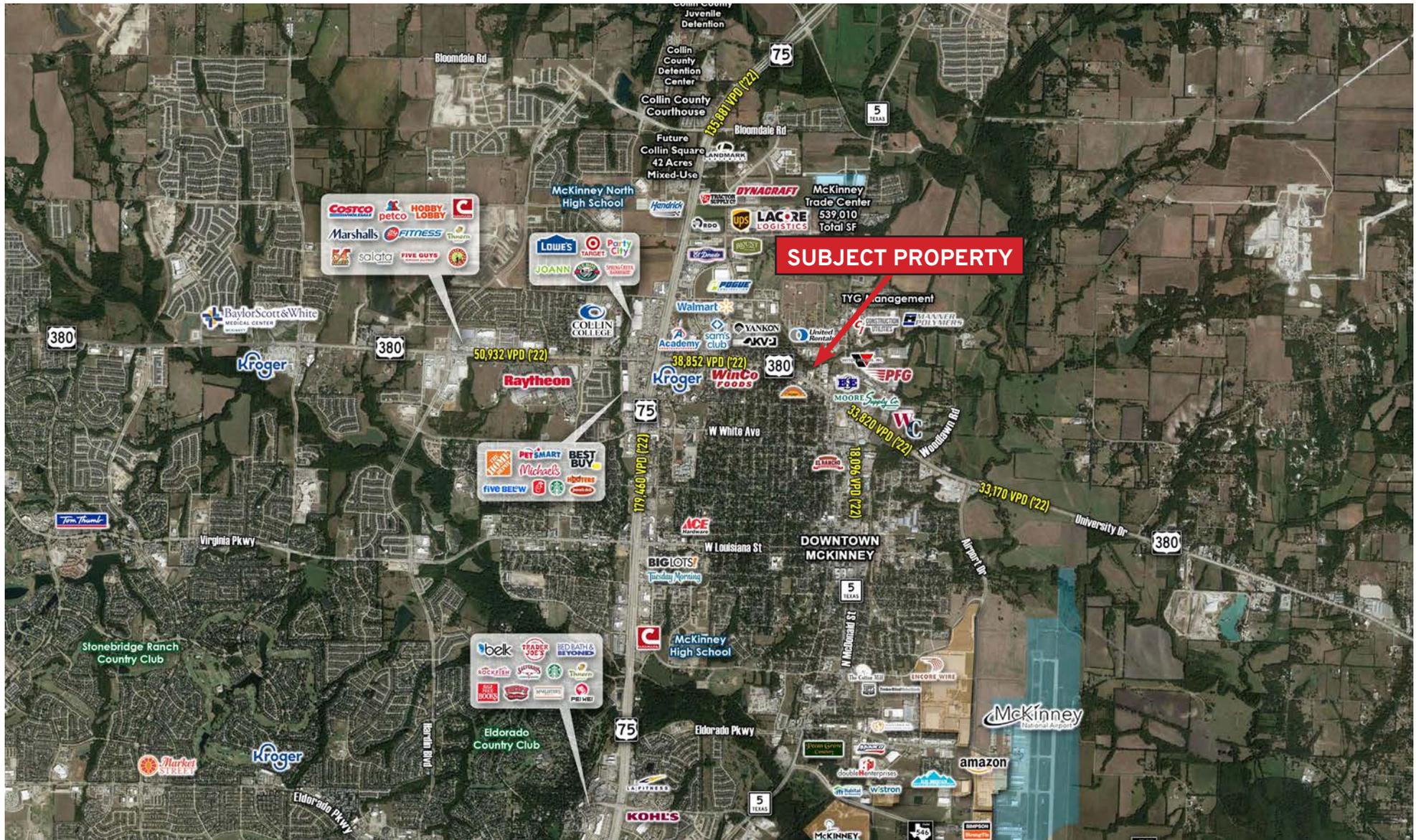


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PROPERTY SURROUNDINGS



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