

HISTORIC BUILDING IN DOWNTOWN MCKINNEY

RETAIL/OFFICE SPACE FOR LEASE

106 S CHURCH ST - MCKINNEY, TX 75069

CAREY COX
A REAL ESTATE COMPANY

OFFICE FOR LEASE

TOTAL SF AVAILABLE	858 SF
MIN DIVISIBLE	858 SF
LEASE TERM	1 - 3 YEARS
RENTAL RATE	\$1,800 / MO
UTILITIES	TENANT PAID

FEATURES

ZONING	MCKINNEY TOWN CENTER
BUILDING TENANCY	MULTIPLE
YEAR BUILT	1924
RESTROOMS	1 PRIVATE
KITCHEN	AVAILABLE
PARKING	ONSITE PRIVATE & PUBLIC WITHIN WALKING DISTANCE



AVAILABLE SUITES

SUITE 4	858 SF
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careycoxcompany.com / 972.562.8003
321 N. Central Expressway, Suite 370 McKinney, TX 75070

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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.

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MCKINNEY OFFICE / RETAIL FOR LEASE

Located in the heart of Historic Downtown McKinney, 106 S Church Street offers a unique leasing opportunity in a charming historic commercial building surrounded by boutique shops, restaurants, and professional offices. This space combines timeless character with a functional layout, making it ideal for office, creative, or boutique retail users seeking a walkable, high-visibility downtown location. With close proximity to the McKinney Square, abundant nearby public parking, and convenient access to Highway 5, US-75, and Highway 380, this property provides an inviting environment for businesses looking to establish a presence in one of North Texas' most vibrant and desirable downtown districts.

NEARBY TENANTS

Union Bear
BREWING COMPANY

Rick's
CHOPHOUSE
AT THE GRAND HOTEL & BALLROOM

Sugarbacon
PROPER KITCHEN

Paloma Green
HOME AND MARKET

LOCAL VOCAL
BIRD AND GRILL

LONDON
WINERY

The Yard
EST. 2014 • A FARM HOUSE

harvest
—AT THE MASONIC—

URBAN
BOUTIQUE HOTEL

LOYO
BURGER

SPOONS
cafe

Hugs
CAFÉ INC

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2024			
Daytime Population	16,718	57,333	138,743
Median Household Income	\$58,341	\$71,449	\$94,519

TRAFFIC COUNTS

HWY 5 @ LOUISIANA ST	22,358 VPD
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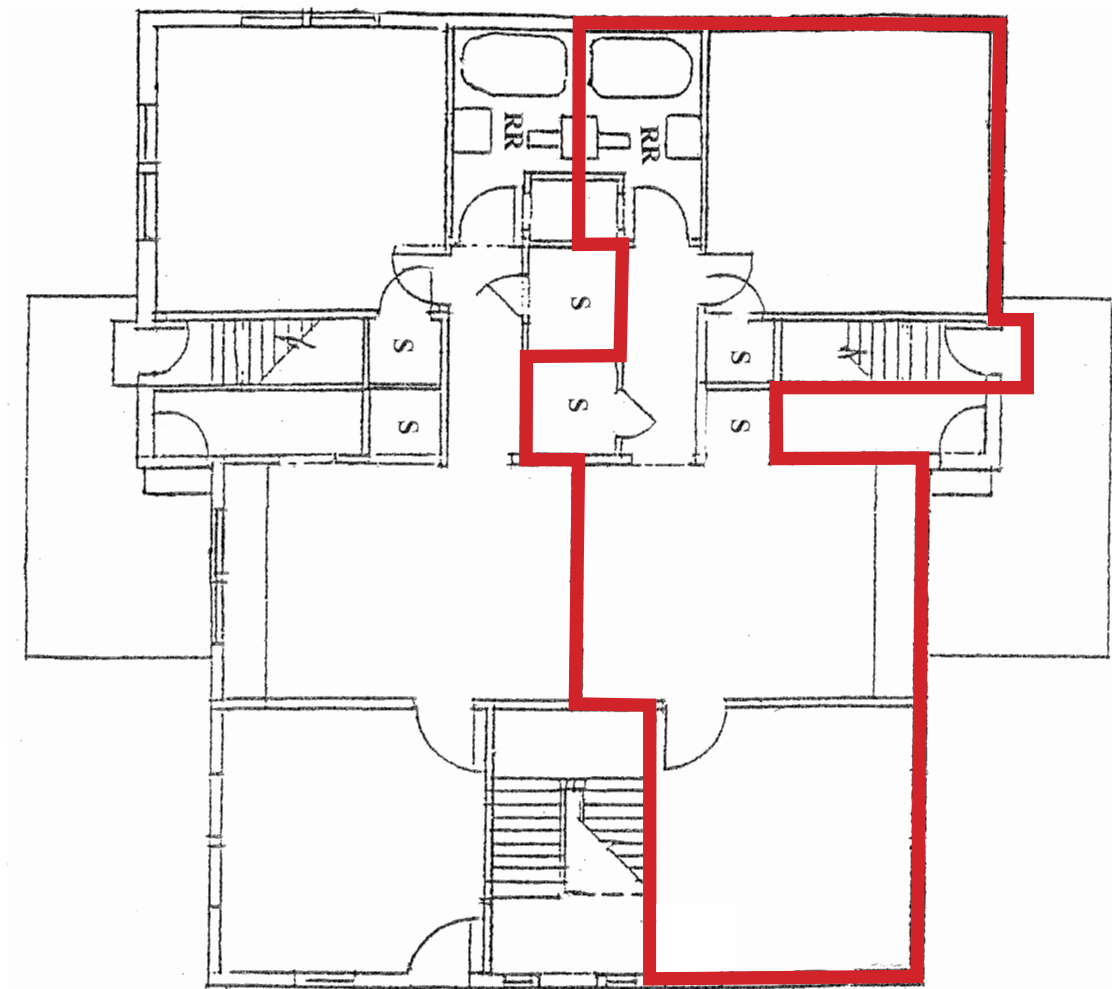
FLOOR PLAN

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AVAILABLE

SUITE #4

858 SF

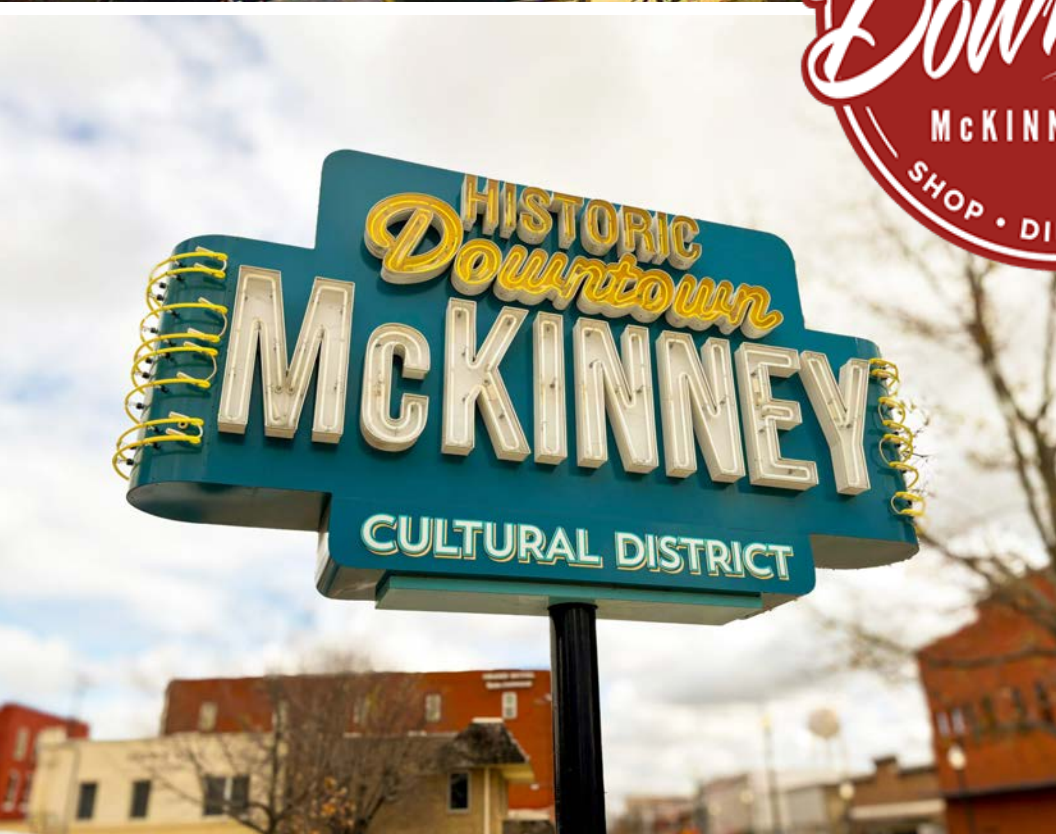


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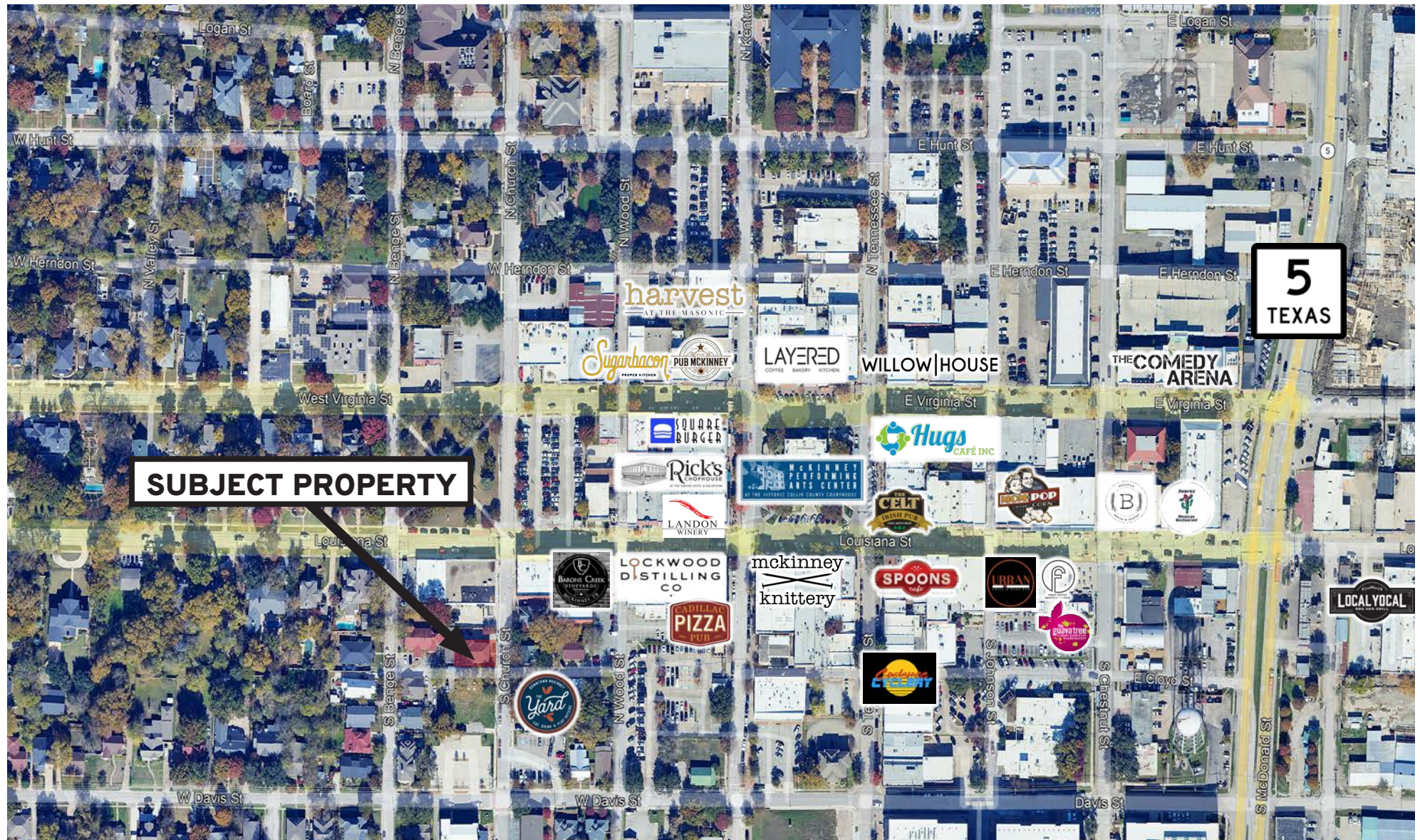
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LOCATION AERIAL

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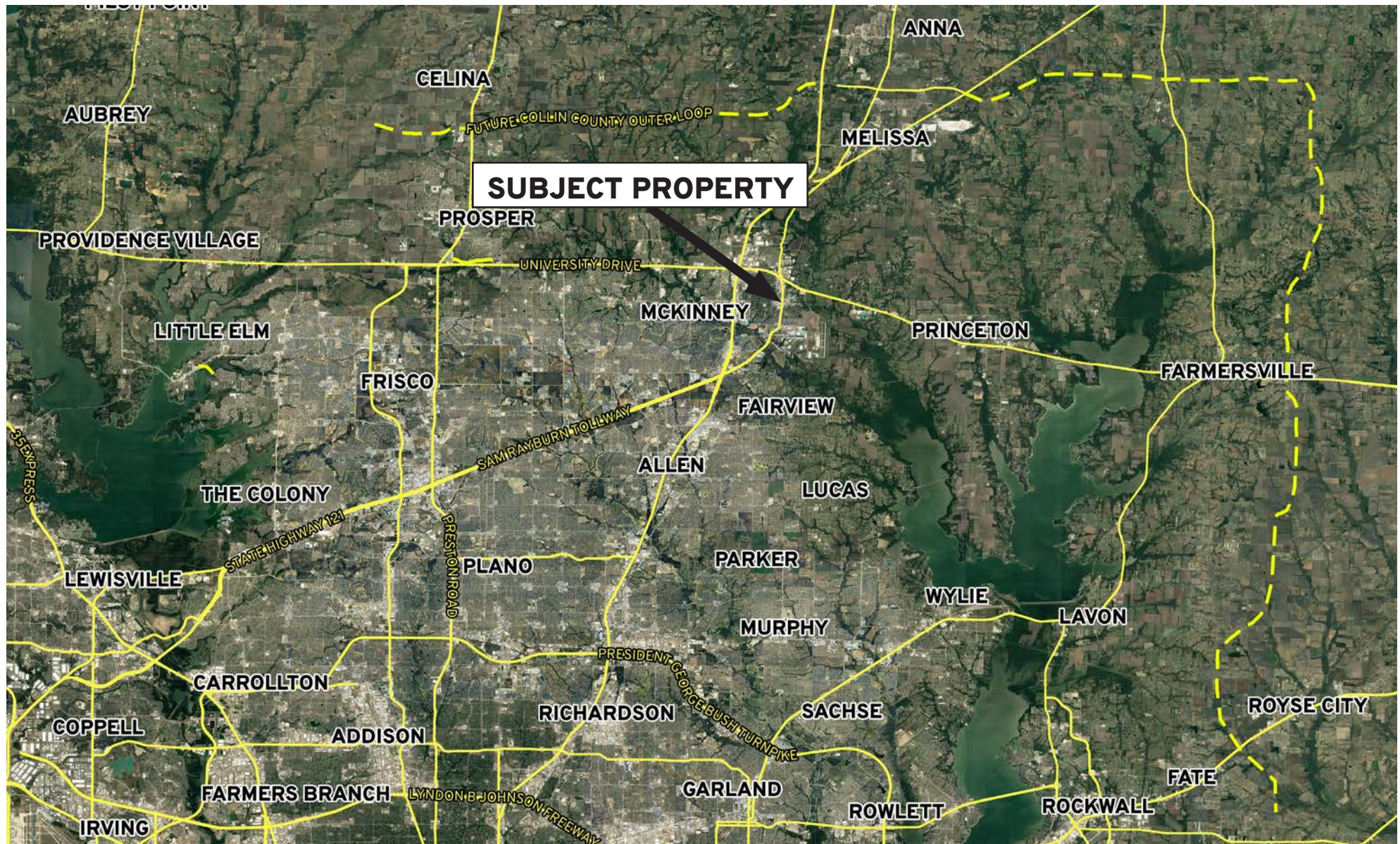
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METROPLEX LOCATION

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

<u>Carey Cox Company</u>	<u>385233</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1