

INVESTMENT SALE

BOSCO BUILDING

305 E Virginia St | McKinney, TX



VISION

COMMERCIAL REAL ESTATE

Roger Smeltzer | Molly MacEwan

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

PRICE | ~~\$5,400,000~~ \$5,300,000 (Cap - 6.7%)

PROPERTY AREA | 15,000 SF

TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

- 100% leased trophy asset located IN McKinney on the Square
- UPSIDE - Ability to add 3k SF rooftop patio or build 3k SF lease space on third floor
- Annual rent bumps
- Across from NEW 300+ apartment complex, new city hall and more
- Free parking garage directly behind building

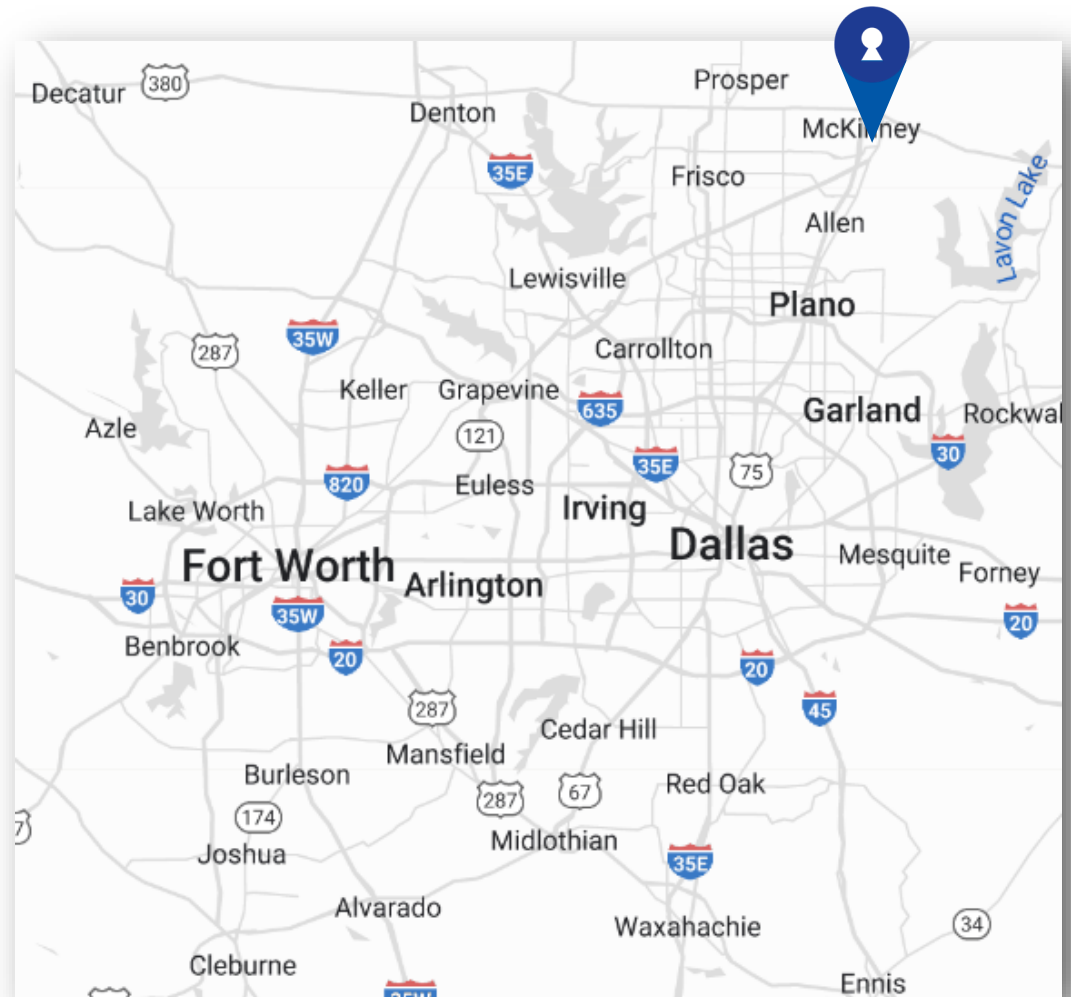
DEMOGRAPHICS

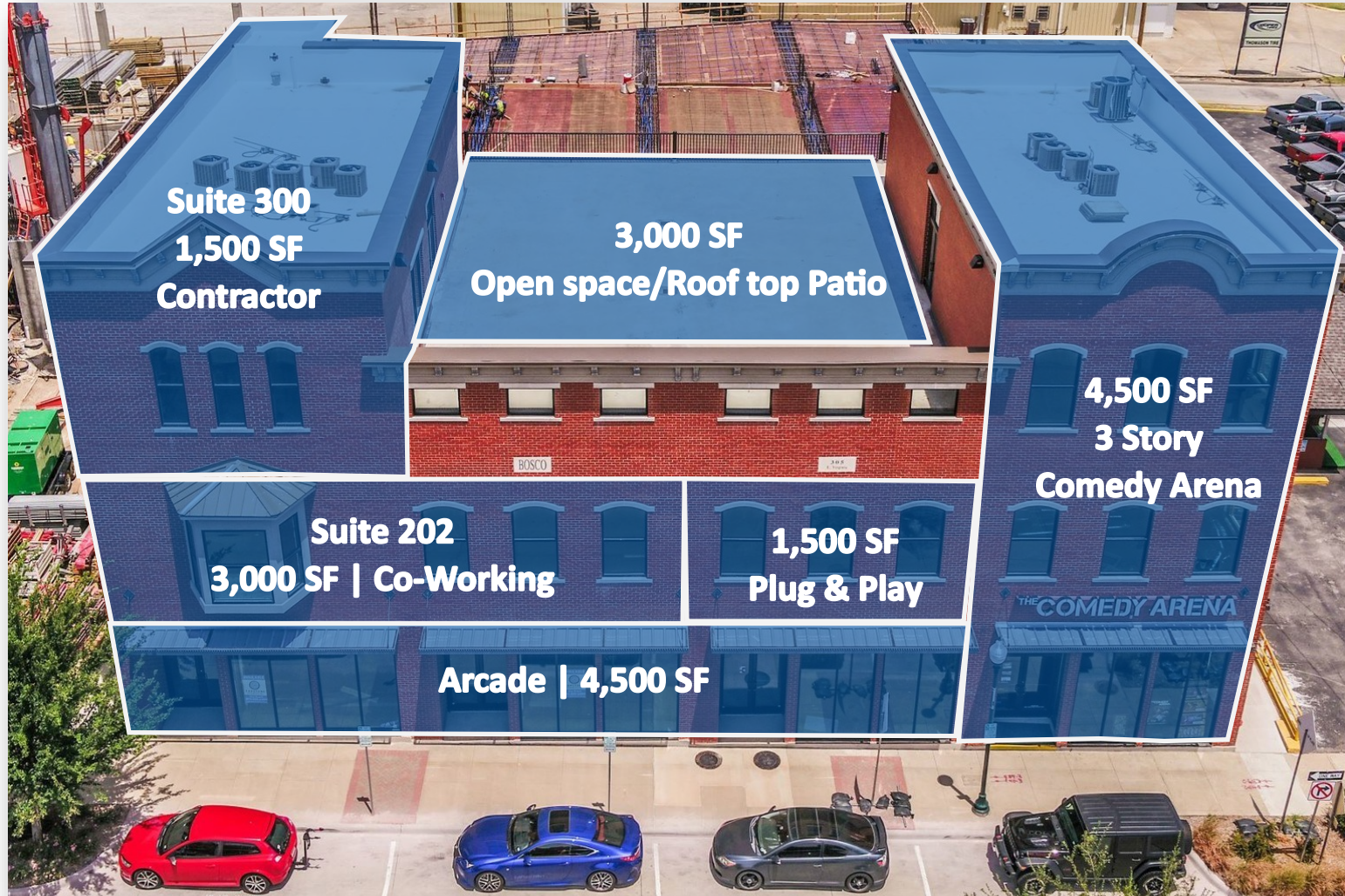
	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	11,665	25,523	47,013	122,779
DAYTIME POPULATION	11,851	34,250	58,777	115,124
AVG HH INCOME	\$93,036	\$94,697	\$104,674	\$130,530
POPULATION GROWTH 2024-2027	0.33%	0.23%	0.79%	1.71%

*STDB.com 2024

TRAFFIC COUNT

23,604 VPD at N McDonald & E Virginia St







LOCAL YOCAL
FARM TO MARKET

harvest
AT THE MASONIC
A Twist of Lime

Apricot Lane
BOUQUET

LAYERED
COFFEE BAKERY KITCHEN

Cocktail Creamery

Capital Title
A Shaddock Company

FREE PARKING GARAGE

FOXIS
RESTAURANT & GRILL



NEW DEVELOPMENT
- 300+ MF UNITS

NEW CITY HALL
- \$100M+ -

MCKINNEY TEXAS
Unique by nature.

NEW LOCATION
TUPPS
BREWERY



5
TEXAS

FREE PARKING GARAGE

SITE

NEW DEVELOPMENT
300+ MF UNITS

NEW CITY HALL \$100M+

Virginia St

Louisiana St

N McDonalds St

NEW LOCATION
TUPPS
BREWERY

Throckmorton St



Greenville St





300+ Multifamily Units

Includes 312 apartments, four townhomes, and 12 live-work units and 4,361 square feet of retail space. Located on the northeast corner of Virginia Street and State Highway 5, it was recently completed. [Source: McKinney Courier-Gazette](#)



New McKinney City Hall

Construction on the new McKinney City Hall is complete. The new home to city services is seven times the size of the last facility and holds nine departments. This building is over 175,000 SF and spans over five floors. [Source: Community Impact](#)



TUPPS Brewery

TUPPS Brewery has relocated and expanded in the historic Mill District of downtown McKinney. The new project includes tasting rooms, an updated production facility, retail shops, and an entertainment venue. TUPPS Brewery opened in Spring 2024. [Source: D Magazine](#)

Arcade 92

Arcade 92 is a destination for kids and adults alike. Customers pay an entrance fee for unlimited play on arcade games ranging from 40 years ago to the newly released. The space is frequently used for birthday parties, corporate events, etc. In addition to the McKinney location, there is a second Arcade 92 in Flower Mound.



The Comedy Arena

The Comedy Arena is a hot spot for laughs and great food and drinks. The lineups include up-and-coming and well-known comedians each week. The club allows for small and large shows and events. In addition to shows, the Comedy Arena hosts classes in improv,



Enclave Coworking

Enclave Coworking was founded in 2020 in the Chicago area. With locations in Chicago, Los Angeles and D.C., Enclave is now expanding in the DFW area to create work spaces for suburban professionals. It offers flexible memberships, 24/7 access, networking events, and more for its members.



Plug and Play McKinney

Plug and Play McKinney's goal is to foster the city's technology sector by working with companies specializing in software development, telecommunications and information technology services. The worldwide company has 60 locations and partners with over 550 organizations.



Drake Companies

Drake Companies is a multi-industry construction contractor based in Paris, Texas. The new office in McKinney will allow them better access to their many DFW based projects.



Vision Commercial Real Estate is pleased to present the opportunity to acquire a 100% occupied Three-Story Mixed Use property located in McKinney, TX, ranked as the No. 1 real estate market in the country on WalletHub's annual ranking ([DFW AGENT Magazine](#)). This 15,000 SF building, built in 2017 on a 0.5-acre lot, produces \$354,890 in annual NOI. The property is fully leased, providing investors with a stable, income-generating asset in a high-growth market.

Located at the northeast corner of Virginia Street and State Highway 5, the property benefits from major surrounding developments including new multifamily, retail, and civic projects as well as the relocation and expansion of TUPPS Brewery in the historic Mill District. The area continues to experience strong redevelopment momentum, enhancing long-term value and positioning this property as a prime investment opportunity.

PRICE	\$5,300,000
GOI	\$510,140
EXPENSES	\$155,250
NOI	\$354,890
WALT (Weighted Average)	6 months
TOTAL SUITES	7
OCCUPANCY	100%
GLA	15,000 SF
LOT SIZE	0.5 AC
YEAR BUILT	2017

PROVIDED WITH EXECUTED CONFIDENTIALITY AGREEMENT

305 E VIRGINIA - EXPENSES

	BUDGET PSF	2025 BUDGET Total	ACTUAL Jan-July	ACTUAL Annualized
COMMON AREA MAINTENANCE				
GLASS BREAKAGE	\$0.04	\$650	\$0	
REPAIR	\$0.01	\$150	\$0	
KEYS & LOCKS	\$0.00	\$0	\$156	
FIRE ALARM & SPRINKLER	\$0.12	\$1,730	\$0	
ROOF REPAIRS	\$0.07	\$1,100	\$0	
PLUMBING	\$0.03	\$500	\$0	
RECOVERABLE REPAIRS	\$0.02	\$275	\$0	
SITE LIGHTING	\$0.00	\$0	\$0	
ELECTRICAL	\$0.02	\$350	\$0	
SITE LIGHTING	\$0.02	\$310	\$0	
LOCKS & KEYS	\$0.00	\$60	\$0	
MISC REPAIR	\$0.00	\$0	\$379	
MISC EXPENSE	\$0.00	\$0	\$350	
TOTAL CAM MAINTENANCE	\$0.34	\$5,125	\$884	\$1,516

CONTRACT SERVICES				
TRASH REMOVAL	\$0.00	\$0	\$0	
PORTER	\$0.35	\$5,196	\$3,031	
LANDSCAPING SUPPLIES	\$0.00	\$0	\$0	
PEST CONTROL	\$0.04	\$612	\$459	
ELEVATOR	\$0.68	\$10,208	\$3,901	
TOTAL CONTRACT SERVICES	\$1.07	\$16,016	\$7,391	\$12,670

CAM UTILITIES				
WATER	\$0.37	\$5,537	\$5,330	
GAS	\$0.00	\$0	\$0	
ELECTRICITY	\$0.27	\$4,007	\$1,567	
TOTAL CAM UTILITIES	\$0.64	\$9,544	\$6,897	\$11,823

CAM ADMINISTRATIVE				
MANAGEMENT FEE	\$1.19	\$17,850	\$8,807	
BOOKKEEPING FEE	\$0.16	\$2,400	\$1,400	
OFFICE SUPPLIES	\$0.00	\$0	\$0	
TRAVEL MILAGE	\$0.00	\$0	\$0	
COPIES	\$0.00	\$0	\$0	
COURIER SERVICE	\$0.00	\$0	\$0	
POSTAGE	\$0.00	\$0	\$0	
BANK CHARGES	\$0.00	\$0	\$0	
TOTAL ADMINISTRATIVE	\$1.35	\$20,250	\$10,207	\$17,498

TOTAL COMMON AREA EXPENSES	\$3.34	\$50,135	\$25,379	\$43,507
-----------------------------------	---------------	-----------------	-----------------	-----------------

INSURANCE				
INSURANCE	\$1.99	\$29,880	\$17,190	\$29,468

REAL ESTATE TAXES				
PROPERTY TAXES	\$4.77	\$71,604	\$68,195	
PROPERTY TAX SERVICES	\$0.04	\$650	\$0	
			\$68,195	\$68,195

TOTAL NON-CONTROLLABLE EXPENSES	\$6.81	\$102,134	\$85,385	\$97,664
--	---------------	------------------	-----------------	-----------------

TOTAL OPERATING EXPENSES	\$10.15	\$152,269	\$110,764	\$141,171
---------------------------------	----------------	------------------	------------------	------------------

COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for 3-year job growth (185,600 jobs)
#1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)
BLS, Dec. 2021

4 Global 500 Companies
Fortune, 2021
9 World's Most Admired Companies
Fortune, 2022
22 Fortune 500 Companies



DFW AREA GROWTH

50% LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2% EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022

+328 people per day (2020)

1,302,041 added in 2010-2020

7,694,138 TOTAL POPULATION

11,200,000 Population by 2045

4TH LARGEST METRO IN U.S. OVER 200 CITIES

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in 4 hours

Access nearly 60 international destinations

HIGHER EDUCATION

Three Research 1 Universities



30 Higher Education Institutions
15 Major Universities Including:



HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ON BROKERAGE SERVICES



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 on 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 on 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 on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on 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 on. 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 on 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 on 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 on 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.

Vision Commercial RE DFW LC	9006752	info@visioncommercial.com	817.803.3287
Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



IABS 1-1