

**OFFICE / WAREHOUSE SPACE FOR LEASE  
INDUSTRIAL SPACE WITH OUTSIDE STORAGE  
209 A WILCOX ST. MCKINNEY, TX 75069**

**CAREY COX**  
A REAL ESTATE COMPANY

## PROPERTY SUMMARY

BUILDING SF	+/- 3,300 SF
OUTSIDE STORAGE	+/-3,000 SF
LEASE TERM	3 - 5 YEARS
LEASE RATE	CALL FOR PRICING
<b>FEATURES</b>	
ZONING	MTC -MCKINNEY TOWN CENTER
BUILDING TENANCY	SINGLE
YEAR BUILT	1982
DOORS	2 ROLL UP 3 ENTRANCE
HIGHLIGHTS	TENANT SIGNAGE  OUTSIDE STORAGE  3 PHASE POWER  NEAR DOWNTOWN MCKINNEY



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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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### OFFICE / WAREHOUSE / OUTSIDE STORAGE

Just minutes from the Historic Downtown McKinney Square, 209A Wilcox offers a rare blend of functional warehouse space and convenient in-town access. This ±3,300 SF industrial bay features a practical office/warehouse layout with grade-level access, outside storage capability, and on-site parking, making it ideal for service companies, light industrial users, contractors, and trades looking to be close to the Square without sacrificing maneuvering room. With quick connectivity to SH-5, US-380, US-75 and other major thoroughfares, the property provides efficient access across McKinney and the greater North Dallas market.

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### NEARBY BUSINESSES



### DEMOGRAPHICS

2024 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	13,282	51,052	131,584
Median Household Income	\$59,304	\$68,796	\$91,884

### TRAFFIC COUNTS

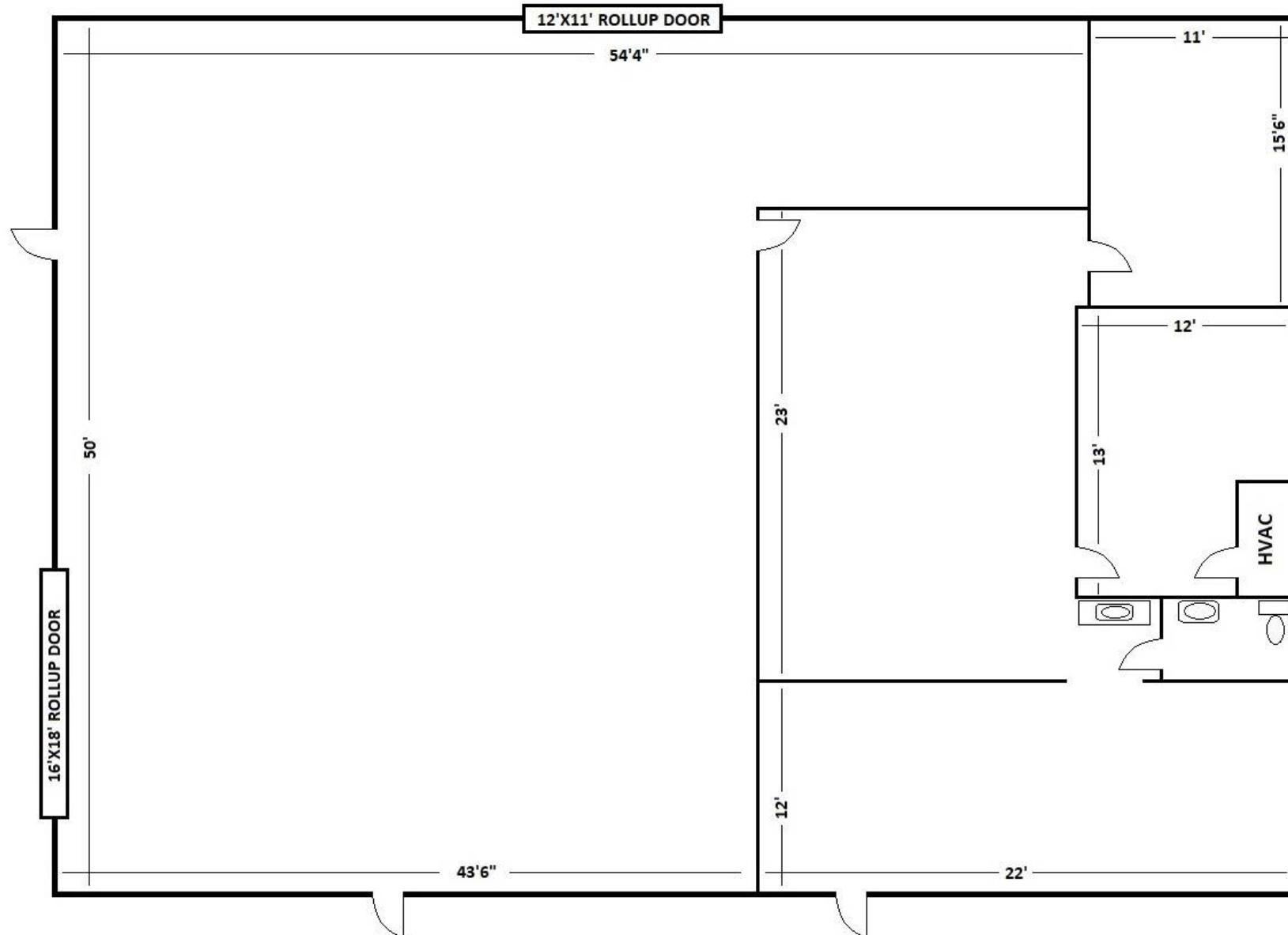
MCDONALD @ E. DAVIS N	22,926 VPD
MCDONALD @ E. CLOYD SW	17,848 VPD

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# FLOOR PLAN

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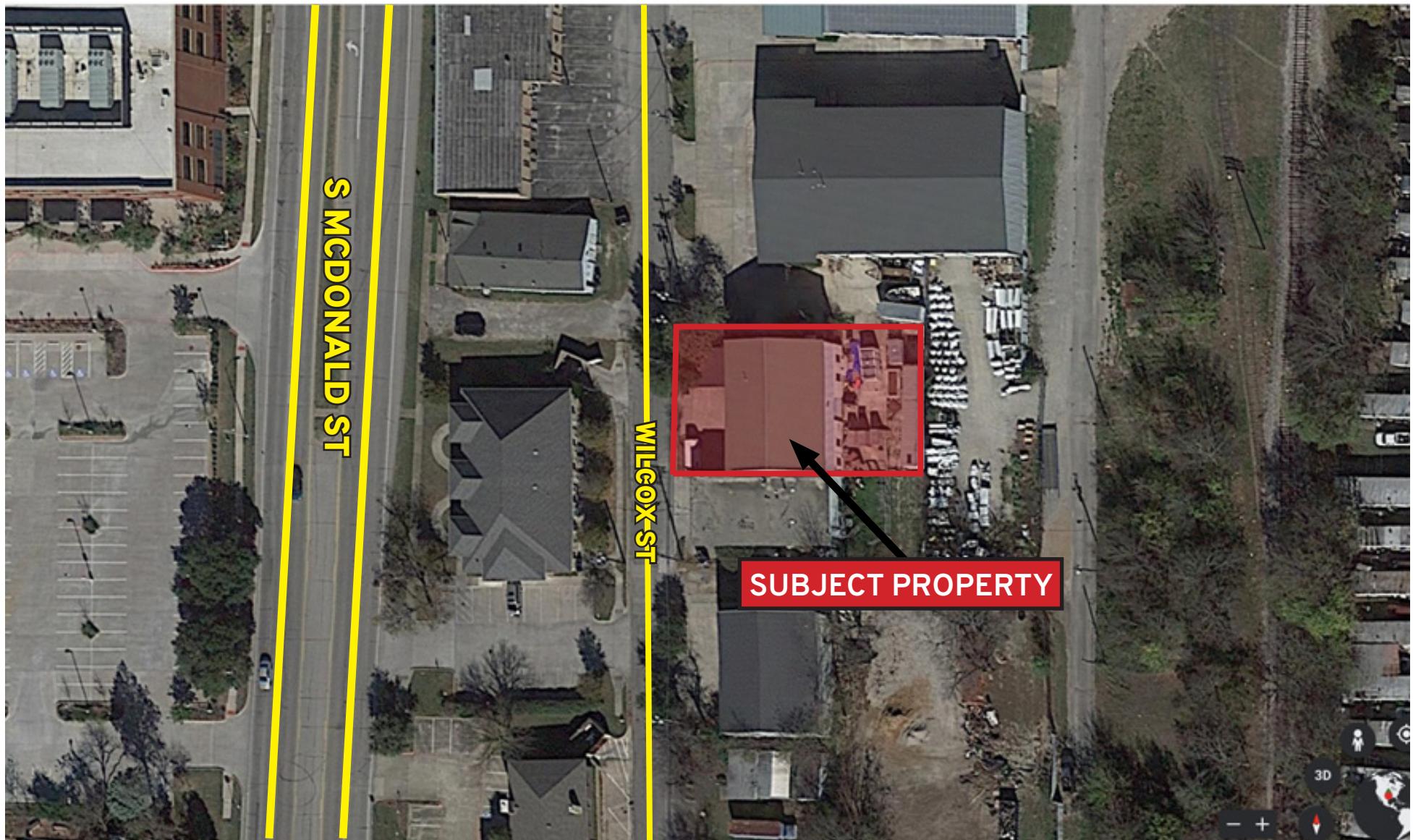
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# AERIAL VIEW PROPERTY

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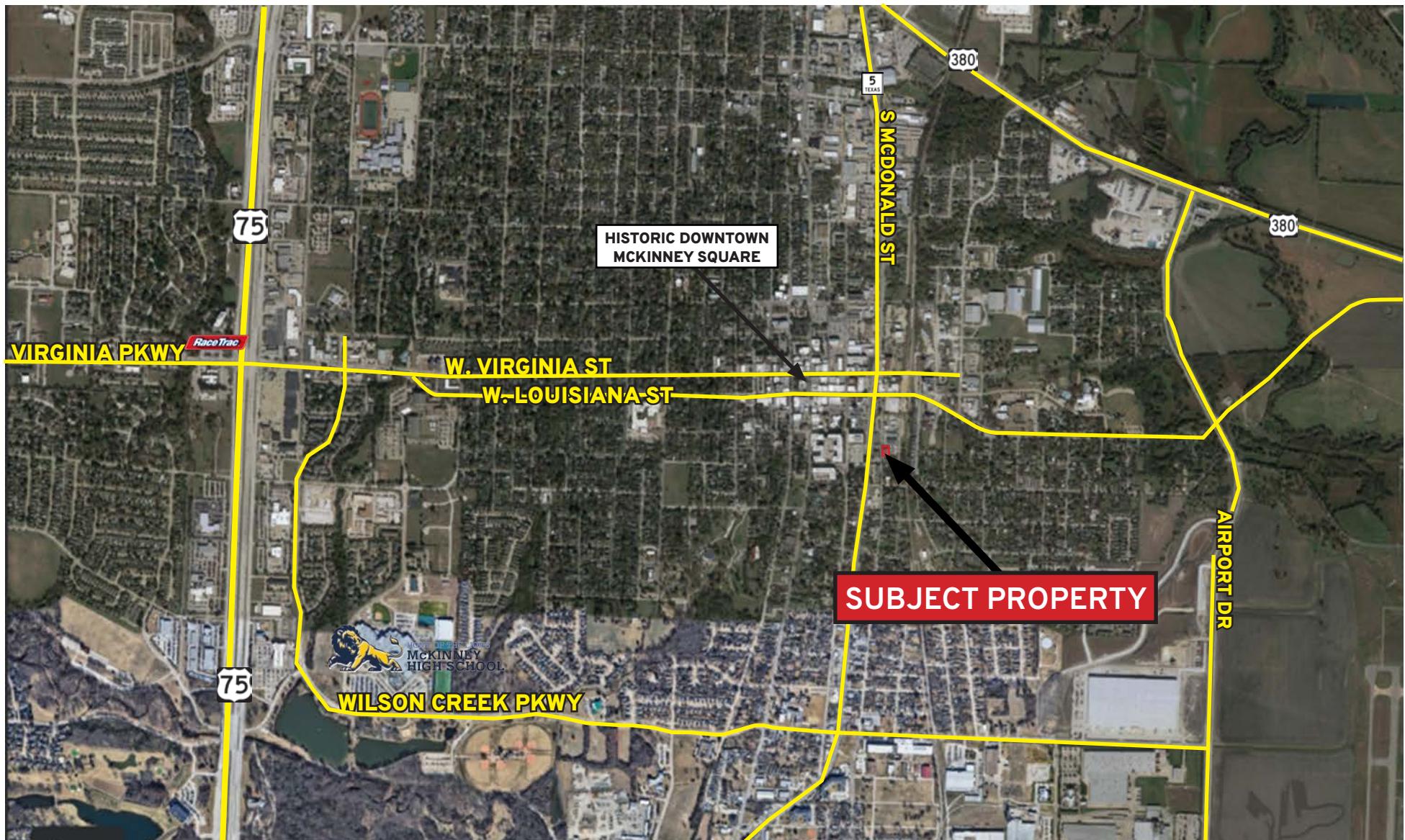
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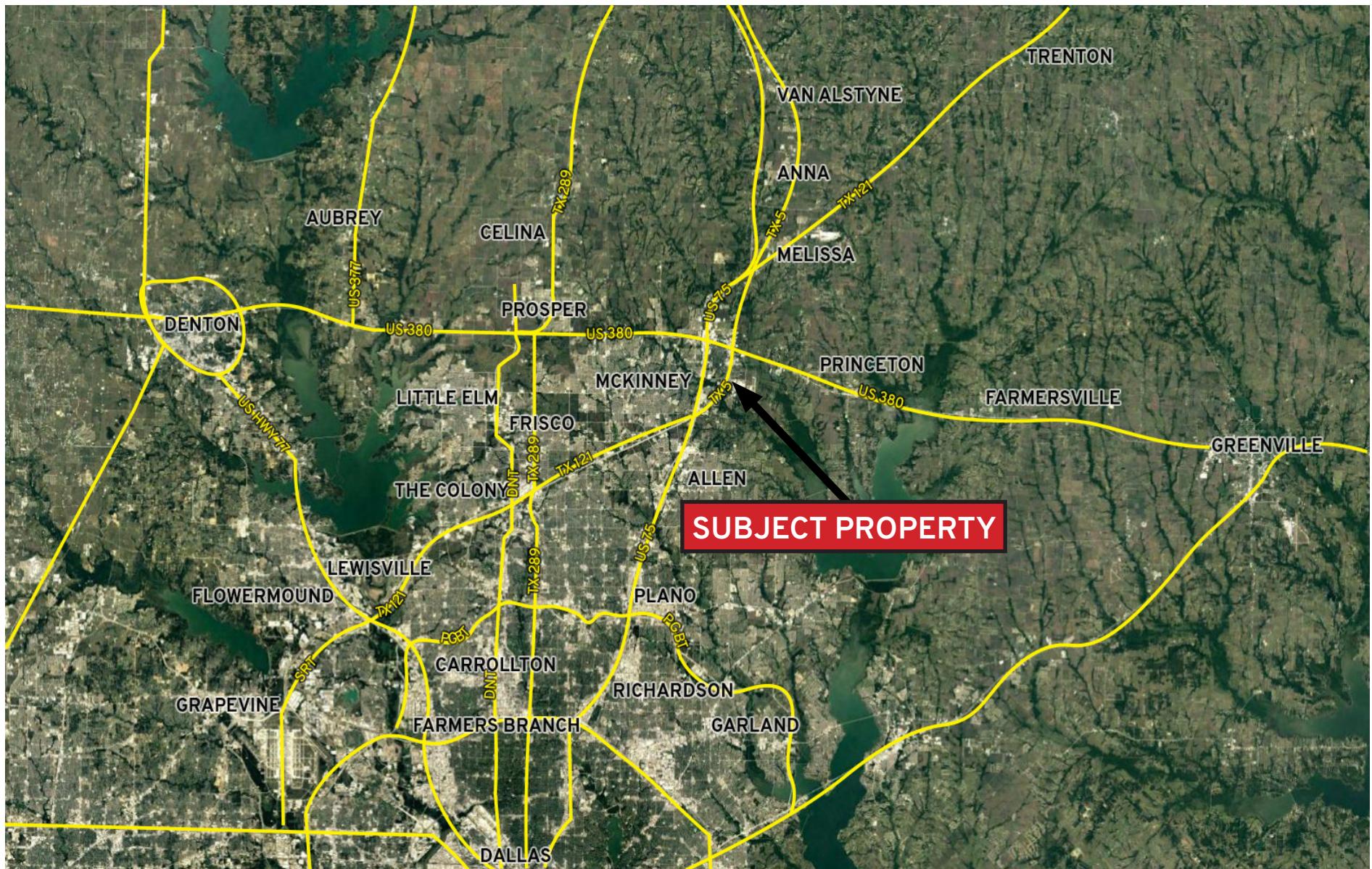
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# DFW METROPLEX LOCATION

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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.



## 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.

<b>Carey Cox Company</b>	<b>385233</b>	<b>bcox@careycoxcompany.com</b>	<b>(972)562-8003</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>William "Bill" Cox</b>	<b>341788</b>	<b>bcox@careycoxcompany.com</b>	<b>(972)562-8003</b>
Designated Broker of Firm	License No.	Email	Phone
<b>William "Bill" Cox</b>	<b>341788</b>	<b>bcox@careycoxcompany.com</b>	<b>(972)562-8003</b>
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	