

## LOCATION

312-332 Eldorado Pkwy  
McKinney, Texas 75069

## HIGHLIGHTS

- Unit sizes from 1,950 SF - 2,451 SF or combined
- Fully insulated
- Air-conditioned warehouse as an option
- Frontage to Eldorado Pkwy and Easy Access to US-75
- Nearby restaurants, shops, retail, McKinney airport, and industrial uses
- Adjacent to city trails and picnic area
- Call Agent for Pricing

## TRAFFIC COUNTS

Eldorado Pkwy: 10,929 VPD

TX-5: 40,432 VPD

(Source TXDOT)

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	9,437	56,688	161,868
2028 Population	9,478	57,598	171,402
Avg. HH Income	\$76,589	\$116,602	\$137,528
Households	3,720	21,477	57,474

## FOR SALE OR LEASE

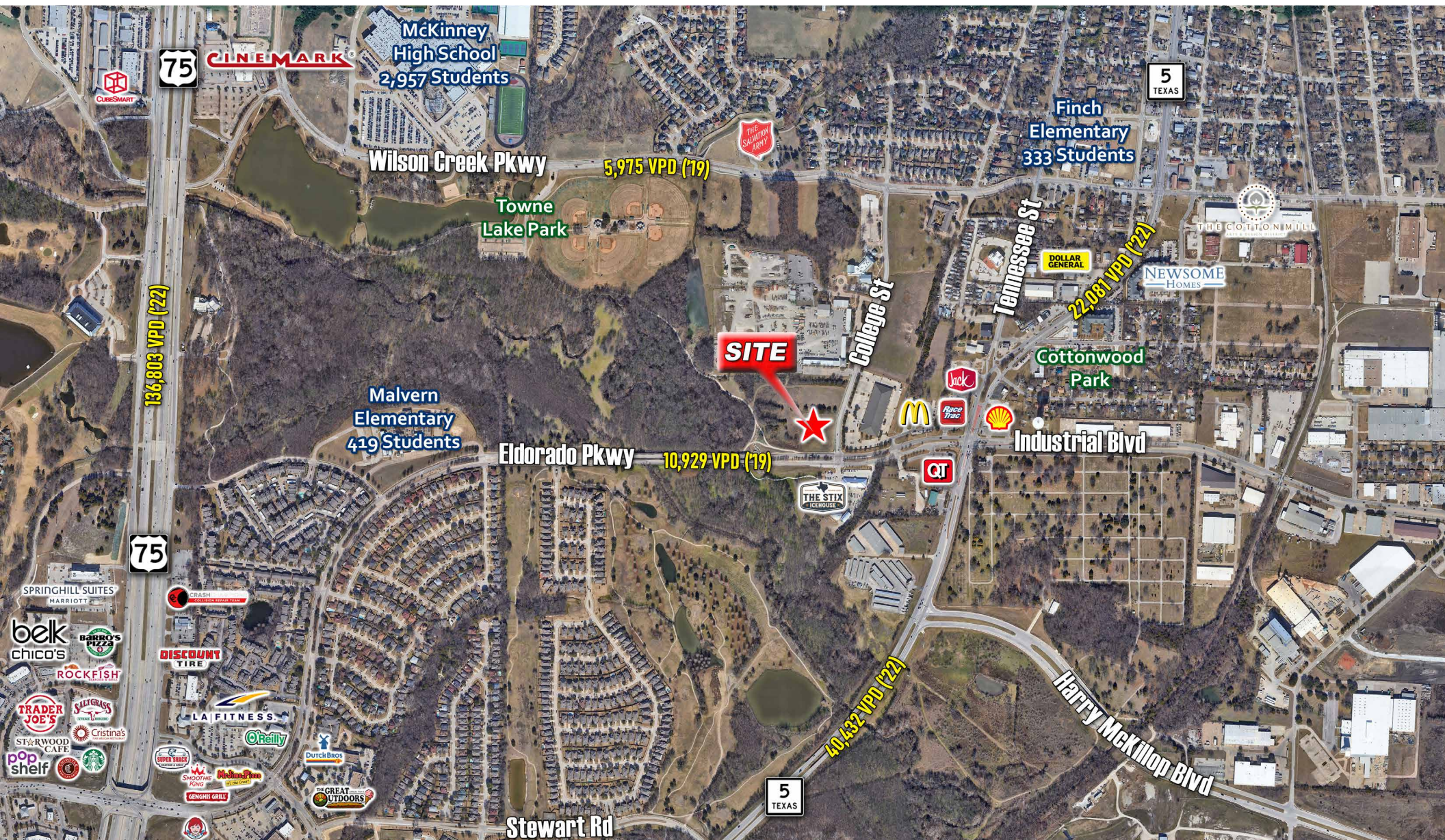


For more information:

**MARK MESSER** | 214.244.0868 | [Mark@MesserRE.com](mailto:Mark@MesserRE.com) | [www.MesserRE.com](http://www.MesserRE.com)

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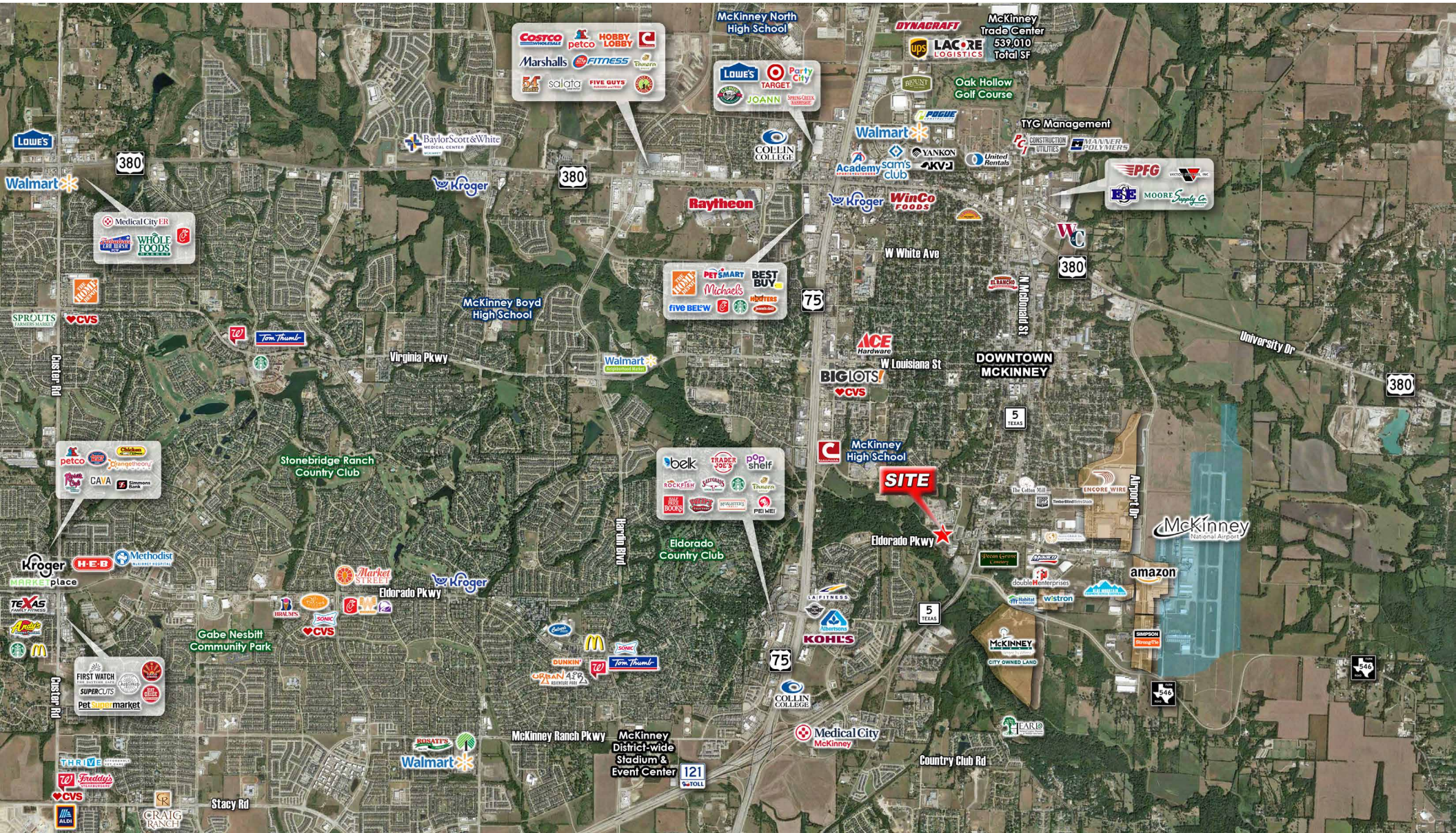


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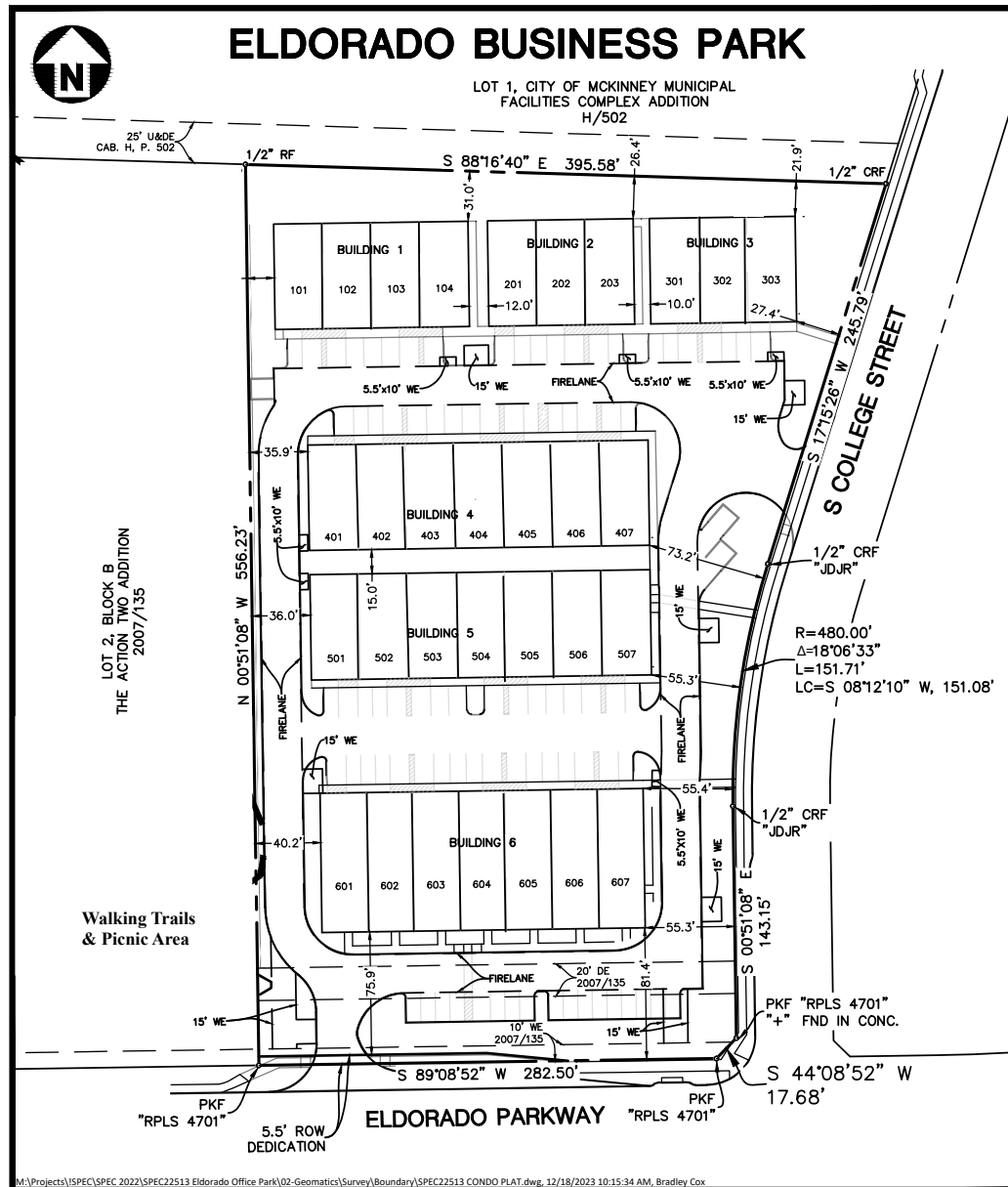


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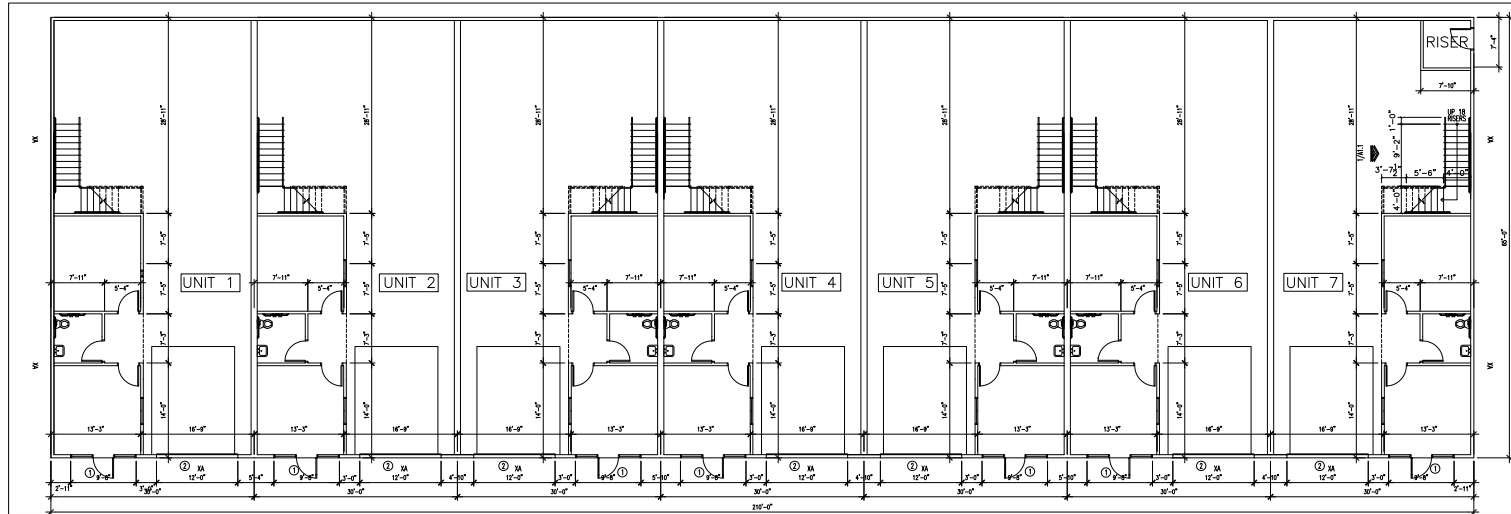




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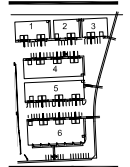


**LIGHT FIXTURE SCHEDULE**

- Ⓐ RECESSED LED DOWNLIGHT
- Ⓑ 1x4 LED SURFACE MTD STRIP LIGHT
- Ⓒ HI BAY LED PENDANT HUNG LIGHT

**FLOOR PLAN KEY NOTES**

- ① DOOR TAG - SEE SHEET A7
- ② EXTERIOR ELEVATION TAG, SEE A5
- ③ WINDOW TAG - SEE SHEET A7



**SITE KEY PLAN**

**OCCUPANT LOAD = 27**

APPROVED FOR PERMIT SUBMITTAL  
Mark Messer  
CHIEF BUILDING OFFICIAL OR AGENT

DO NOT SCALE PLANS

Owner:

Saddlebrook Investments Ltd  
2681 MacArthur #301  
Lewisville, Tx. 75067

Project:  
Eldorado Business Park  
Building 1-5  
McKinney, Tx. 75070

Scale: as noted  
Issue For:  
9-21-21 Owner review  
2-15-22 Owner review  
3-16-22 Owner review  
2-8-23 Permit

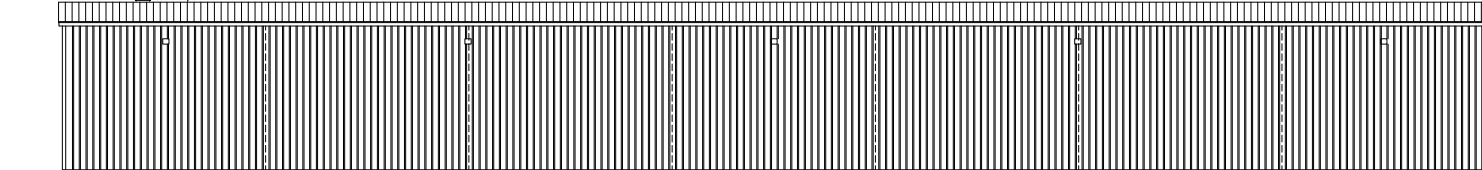
Sheet Number:

**Bldg 5**

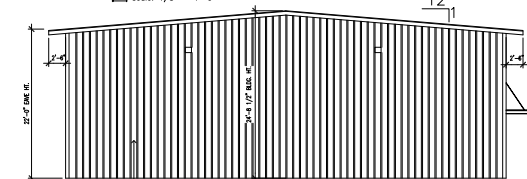
**1 floor plan bldg 5**  
scale: 1/8" = 1'-0"



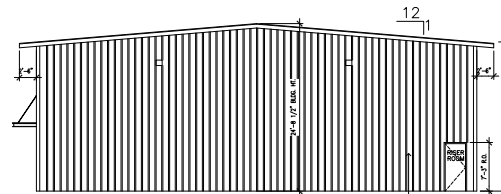
**2 south elevation**  
scale: 1/8" = 1'-0"



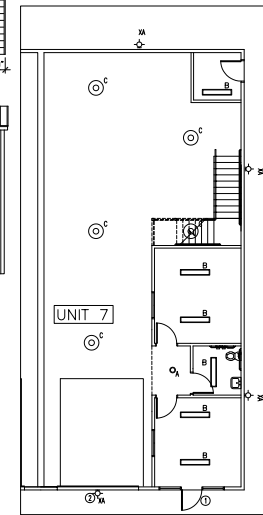
**3 north elevation**  
scale: 1/8" = 1'-0"



**4 PAINTED METAL SIDING west elevation**  
scale: 1/8" = 1'-0"



**5 east elevation**  
scale: 1/8" = 1'-0"

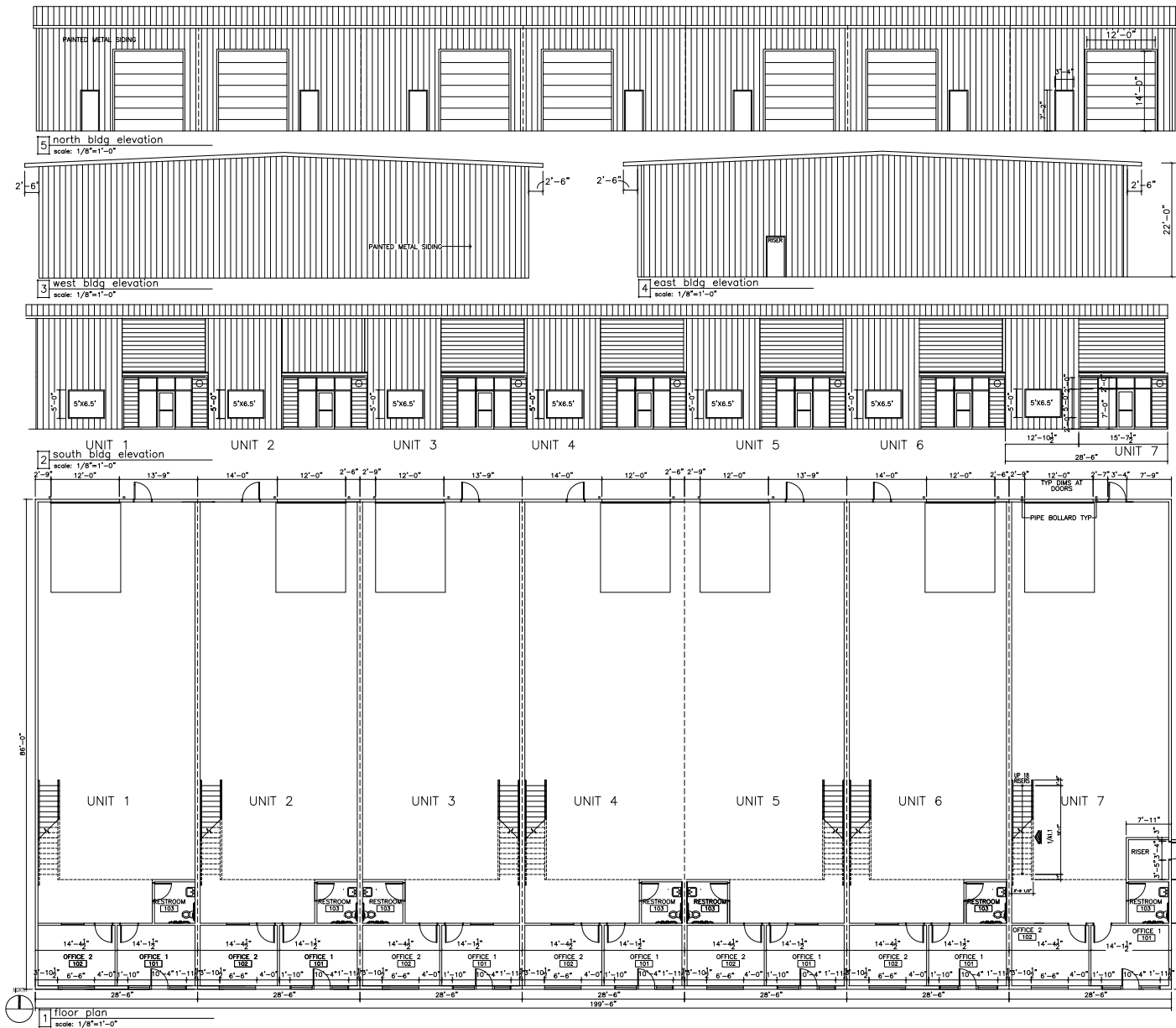


**6 typ lighting bay**  
scale: 1/8" = 1'-0"

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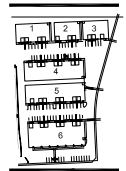
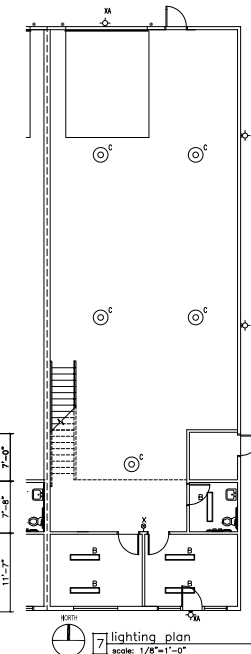


**LIGHT FIXTURE SCHEDULE**

- A RECESSED LED DOWNLIGHT
- B 1x4 LED SURFACE MTD STRIP LIGHT
- C HI BAY LED PENDANT HUNG LIGHT
- D WALL PACK
- XA

**FLOOR PLAN KEY NOTES**

- ① DOOR TAG - SEE SHEET A7
- ② EXTERIOR ELEVATION TAG, SEE A6
- ③ WINDOW TAG - SEE SHEET A7



**SITE KEY PLAN**

DO NOT SCALE PLANS

Owner:  
Saddlebrook Investments Ltd  
2881 MacArthur #301  
Lewisville, TX, 75067

Project:  
Eldorado Business Park  
Building 146  
McKinney, TX, 75070

Scale: as noted  
Issue For:  
9-21-21 Owner review  
2-15-22 Owner review  
3-16-22 Owner review  
2-6-23 Permit

Sheet Number:  
**Bldg 6  
A6**

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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:
  - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Messer	328678	mark@messenger.com	214.244.0868
Designated Broker of Firm	License No.	Email	Phone
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

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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