

**HISTORIC DOWNTOWN MCKINNEY OFFICE / RETAIL**  
**2<sup>ND</sup> FLOOR EXECUTIVE OFFICE SUITES AVAILABLE**  
**213 E LOUISIANA ST - MCKINNEY, TX 75069**

**CAREY COX**  
A REAL ESTATE COMPANY

**PROPERTY SUMMARY**

BUILDING SF                    4,050 SF

2<sup>ND</sup> FLOOR SUITES            +/- 209 SF - 365 SF  
(4 SUITES AVAILABLE)

LEASE RATE                    \$650 - \$725/MONTH  
FULL SERVICE

LEASE TERM                    1-3 YEARS

**FEATURES**

ZONING                         MTC - MCKINNEY TOWN CENTER

YEAR BUILT                    1920

FRONTAGE                    E LOUISIANA ST.

SIGNAGE                        AVAILABLE

TENANCY                        MULTIPLE

HIGHLIGHTS                    CENTRAL TO DOWNTOWN  
MCKINNEY

                                      HIGH TRAFFIC AREA

                                      EASY ACCESS FROM HWY 5 AND  
US 75



[careycoxcompany.com](http://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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**DOWNTOWN MCKINNEY 2ND FLOOR OFFICE SUITES FOR LEASE**

Prime location in the heart of Historic Downtown McKinney. Just east of the McKinney Square, this property includes six office suites with ceiling fans and a common restroom. Enjoy partially exposed brickwork, ornate ceilings and views from the corner offices. Walking distance to many restaurants and shops, friendly neighbors, plenty of public parking and a sense of community.

**NEARBY BUSINESSES**



**DEMOGRAPHICS**

2021 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	14,550	54,884	123,696
Median Household Income	\$48,333	\$65,378	\$84,790

**TRAFFIC COUNTS**

LOUISIANA @ KENTUCKY	10,100 VPD
LOUISIANA @ TENNESSEE	7,200 VPD

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# SECOND FLOOR EXECUTIVE OFFICE LAYOUT



## 213 E. LOUISIANA 2ND FLOOR

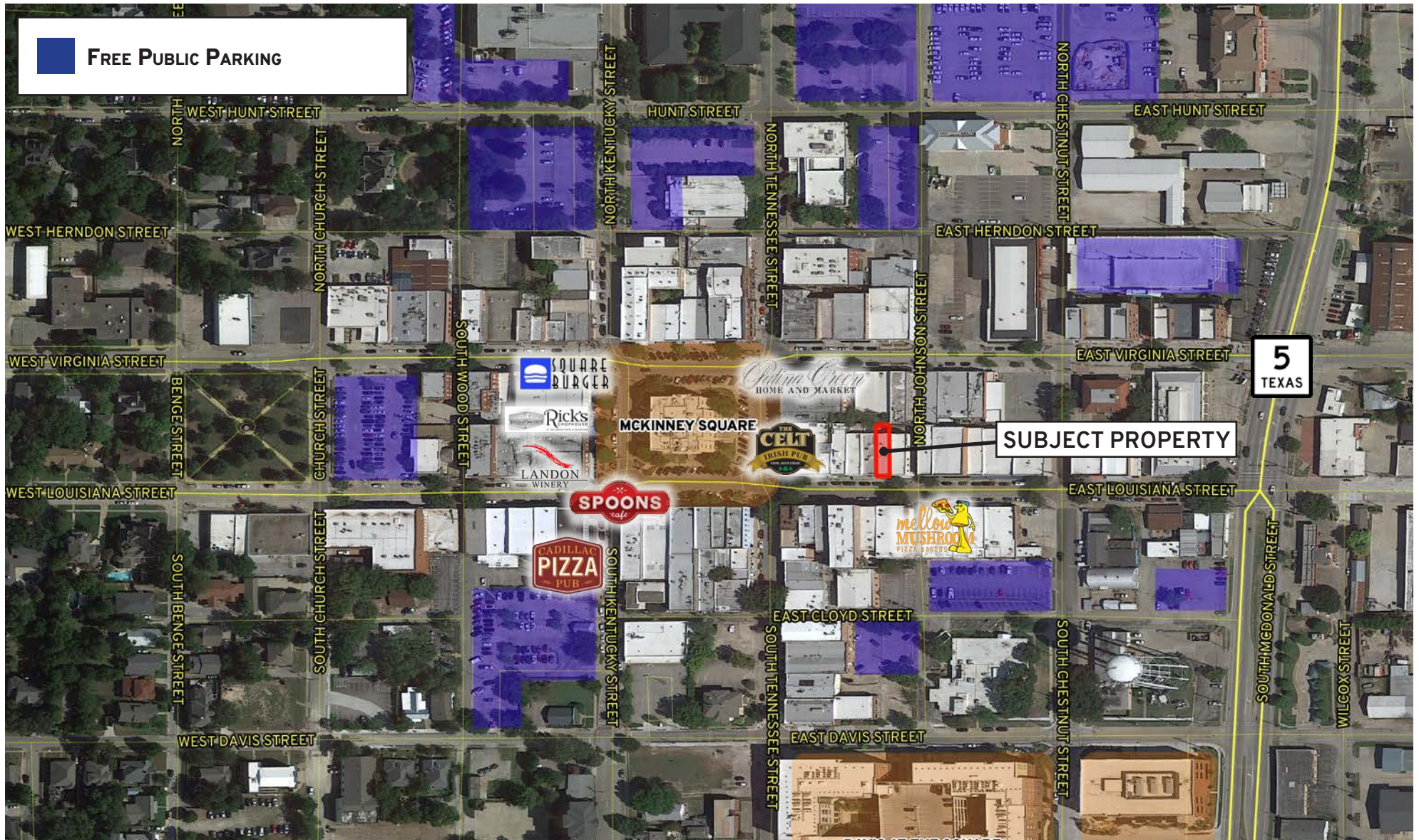


2<sup>ND</sup> FLOOR  
EXECUTIVE OFFICE SUITES



# DOWNTOWN MCKINNEY AERIAL

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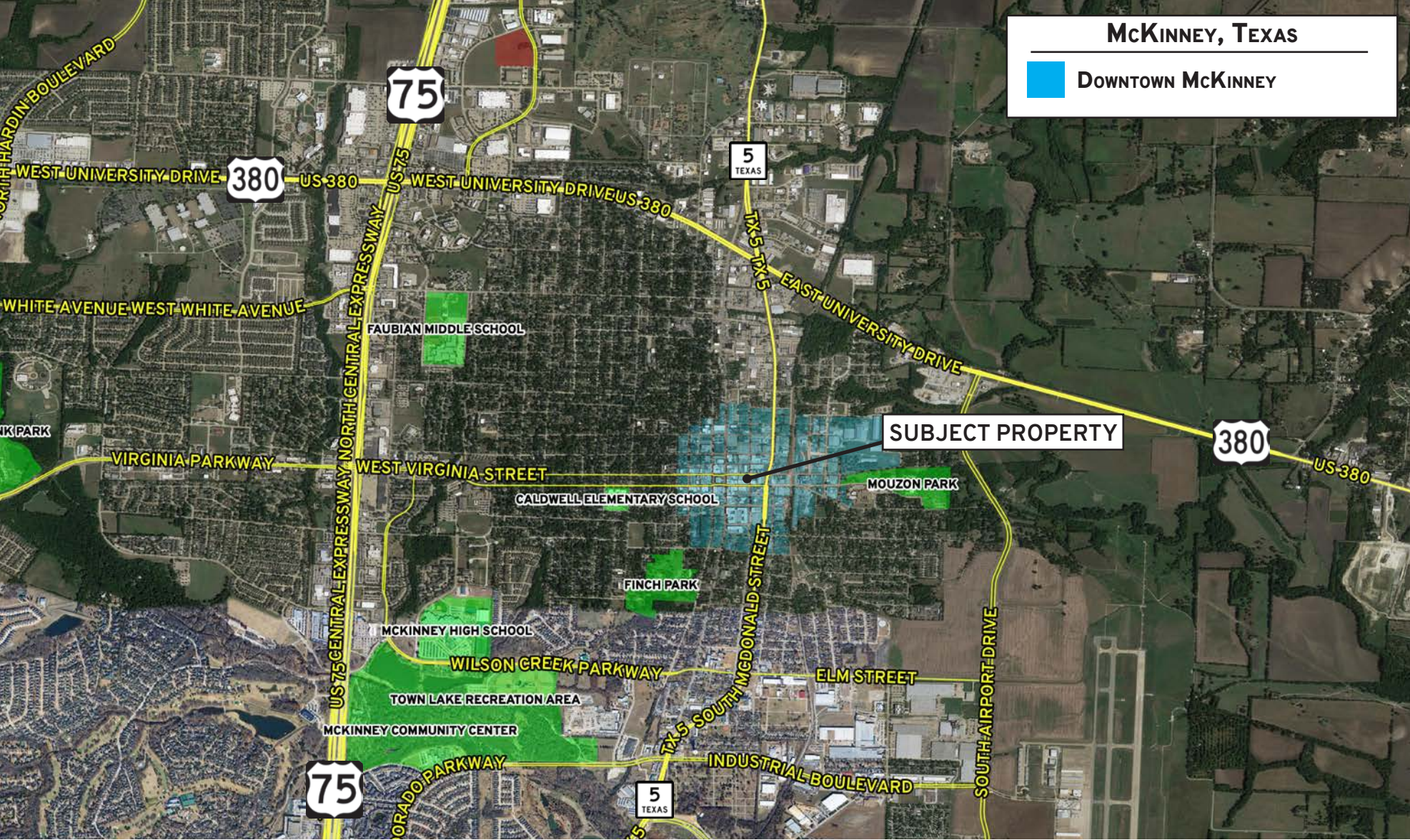


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# PROPERTY LOCATION

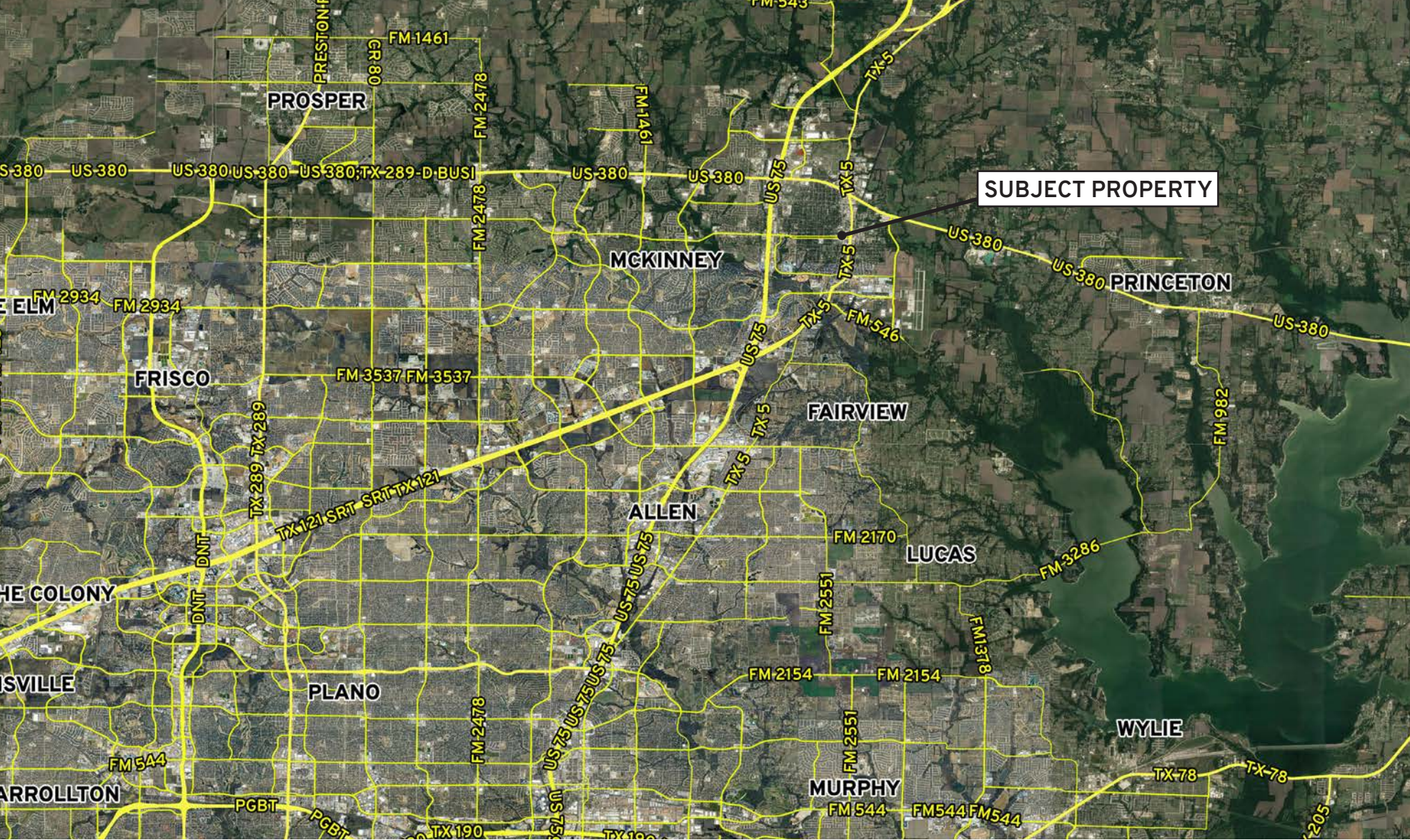


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# METROPLEX LOCATION



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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.

## 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:
  - 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 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