

0.13 AC LOT FOR SALE

1/2 MILE FROM HISTORIC DOWNTOWN MCKINNEY

500 S. TENNESSEE STREET - MCKINNEY, TX 75069

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

BUILDING SIZE	2,453 SF
LAND SIZE	0.20 AC
SALE PRICE	\$175,000
ZONING	C1 - COMMERCIAL
TOPOGRAPHY	SLIGHTLY ELEVATED
ACCESS	S TENNESSEE ST.
FLOODPLAIN	NONE
UTILITES	ALL TO SITE

FEATURES

- 1/2 MILE FROM HISTORIC DOWNTOWN MCKINNEY
- CORNER / HIGHLY VISIBLE LOCATION
- SURROUNDED BY ESTABLISHED RETAIL, RESTAURANTS, OFFICES, AND RESIDENTIAL GROWTH



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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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MCKINNEY LAND FOR SALE

Rare land opportunity just south of the Historic Downtown McKinney Square, positioned at the intersection of Kentucky Street and Standifer Street in one of McKinney's most desirable commercial districts. Surrounded by established retail, restaurants, offices, and ongoing redevelopment, the site offers excellent potential for office, retail, mixed-use, or residential development. With walkability to Downtown McKinney, convenient access to US 75, and continued investment throughout the surrounding area, this property presents a unique opportunity in a highly sought-after and supply-constrained market.

NEARBY BUSINESSES

Union Bear
BREWING COMPANY



Sugarbacon
PROPER KITCHEN

Palma Green
HOME AND MARKET



FOXiiS
RESTAURANT & GRILL

harvest
— AT THE MASONIC —



LONDON
WINERY



LOYO
BURGER

Hugs
CAFÉ INC

DEMOGRAPHICS

2025 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	14,607	58,316	151,174
Median Household Income	\$70,610	\$84,841	\$111,532

TRAFFIC COUNTS

S MCDONALD @ E DAVIS	20,926 VPD
W LOUISIANA @ N KENTUCKY	10,100 VPD

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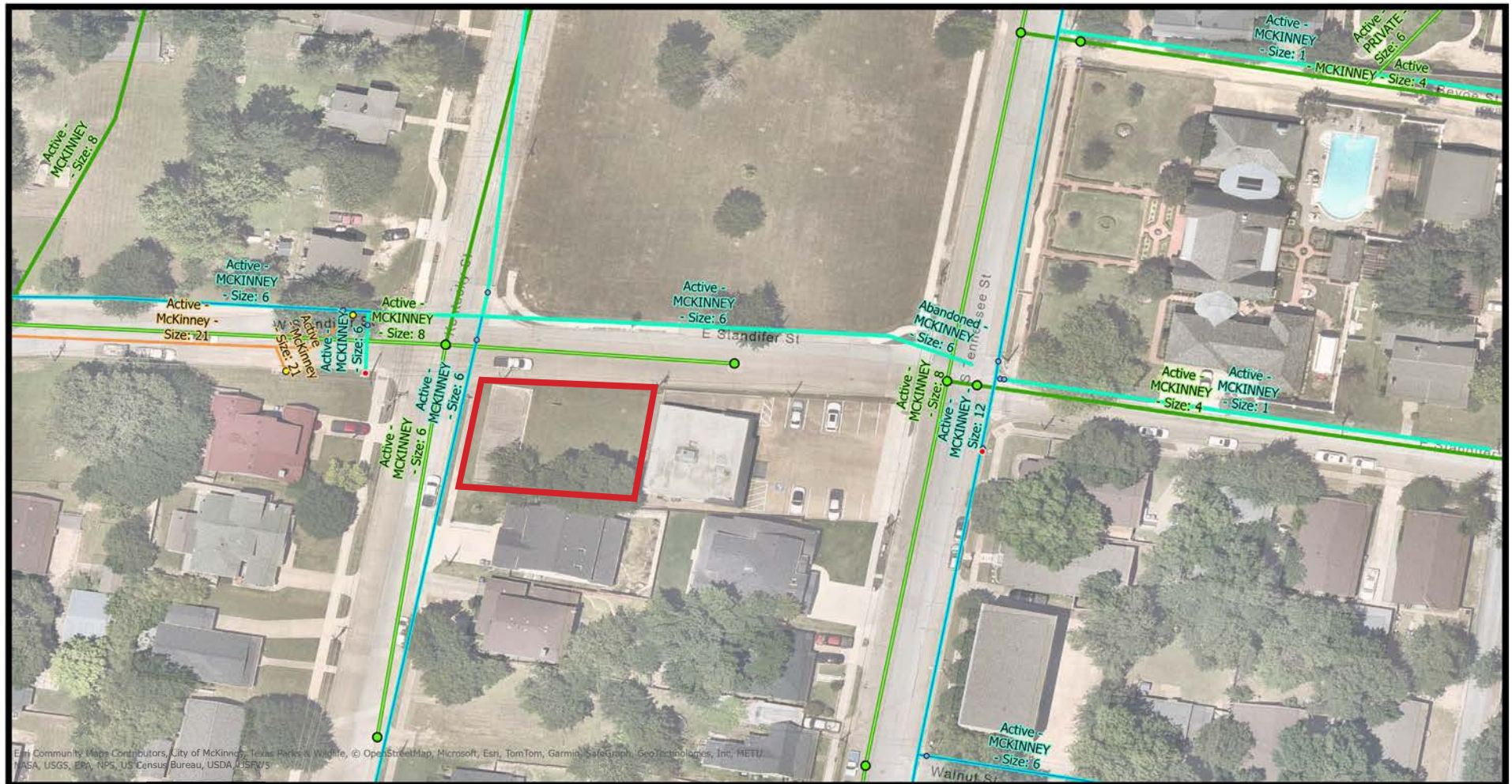
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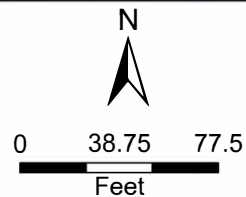
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UTILITY MAP

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City of McKinney



- Fire Hydrants
- Water Valves
- Storm Structures
- Sewer Assets
- Sewer (As-Built Coverage)
- Sewer Lines
- Storm (As-Built Coverage)
- Storm Drains
- Water (As-Built Coverage)
- Water Lines

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

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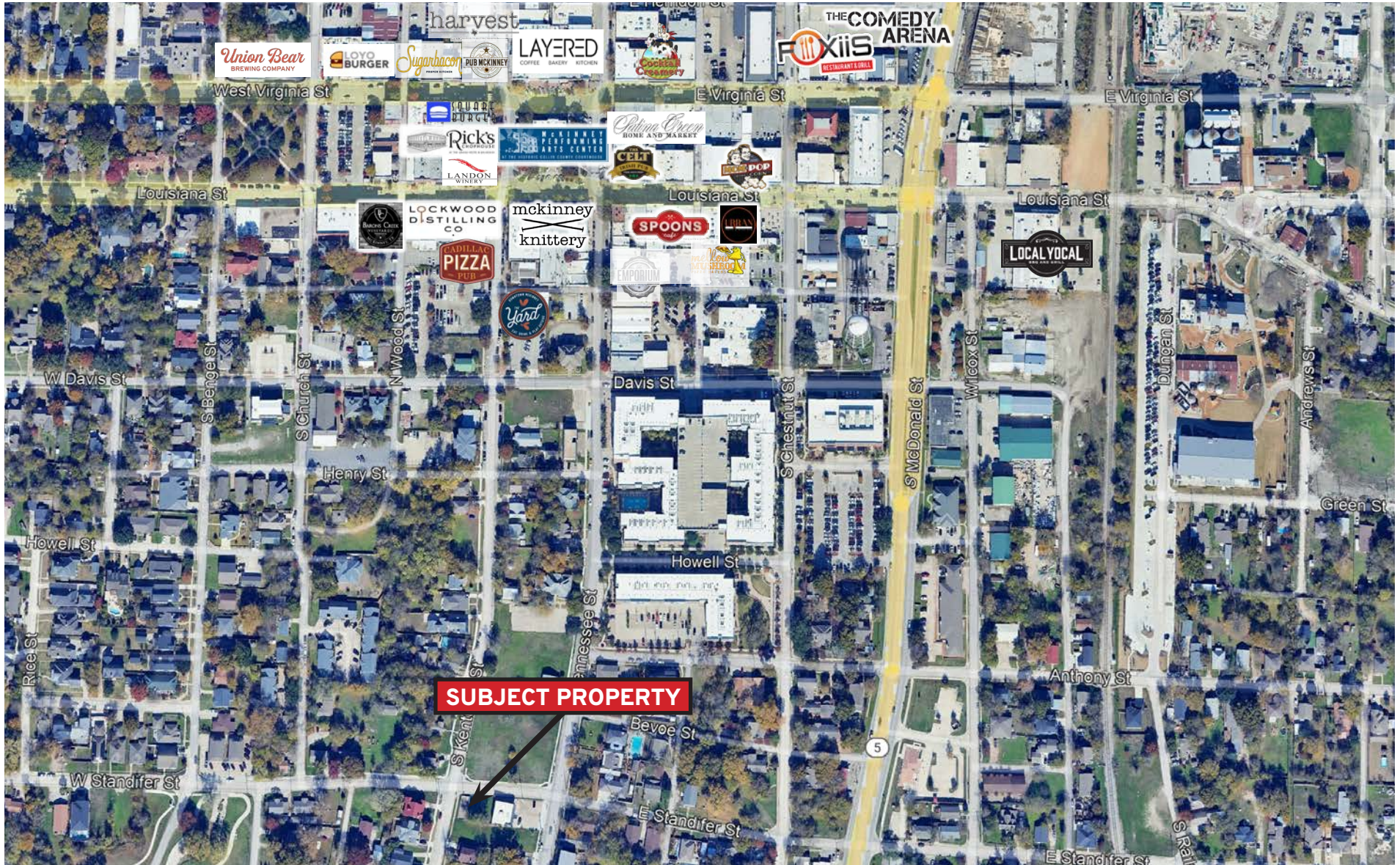
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PROPERTY LOCATION

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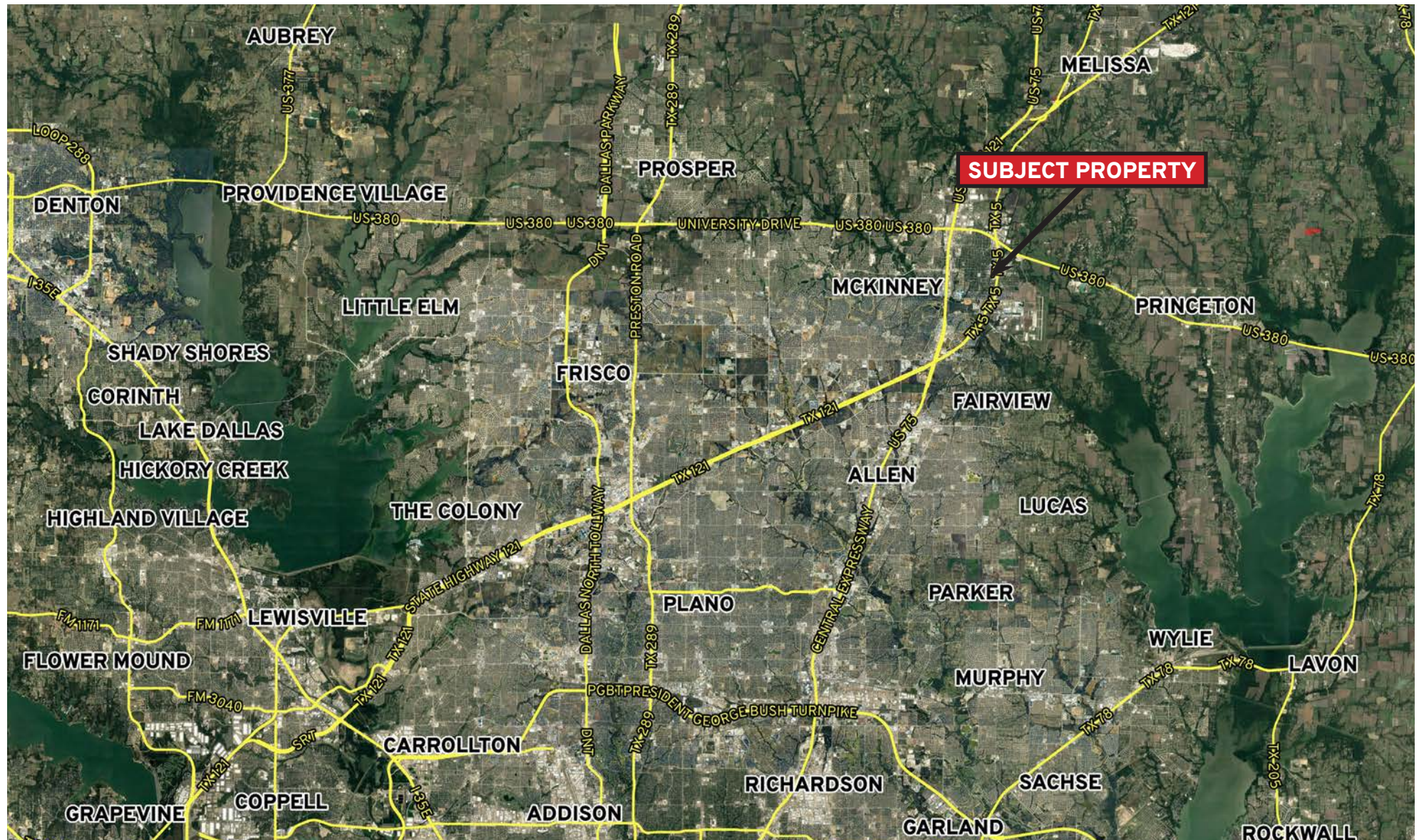
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DFW METROPLEX LOCATION

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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.

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.

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