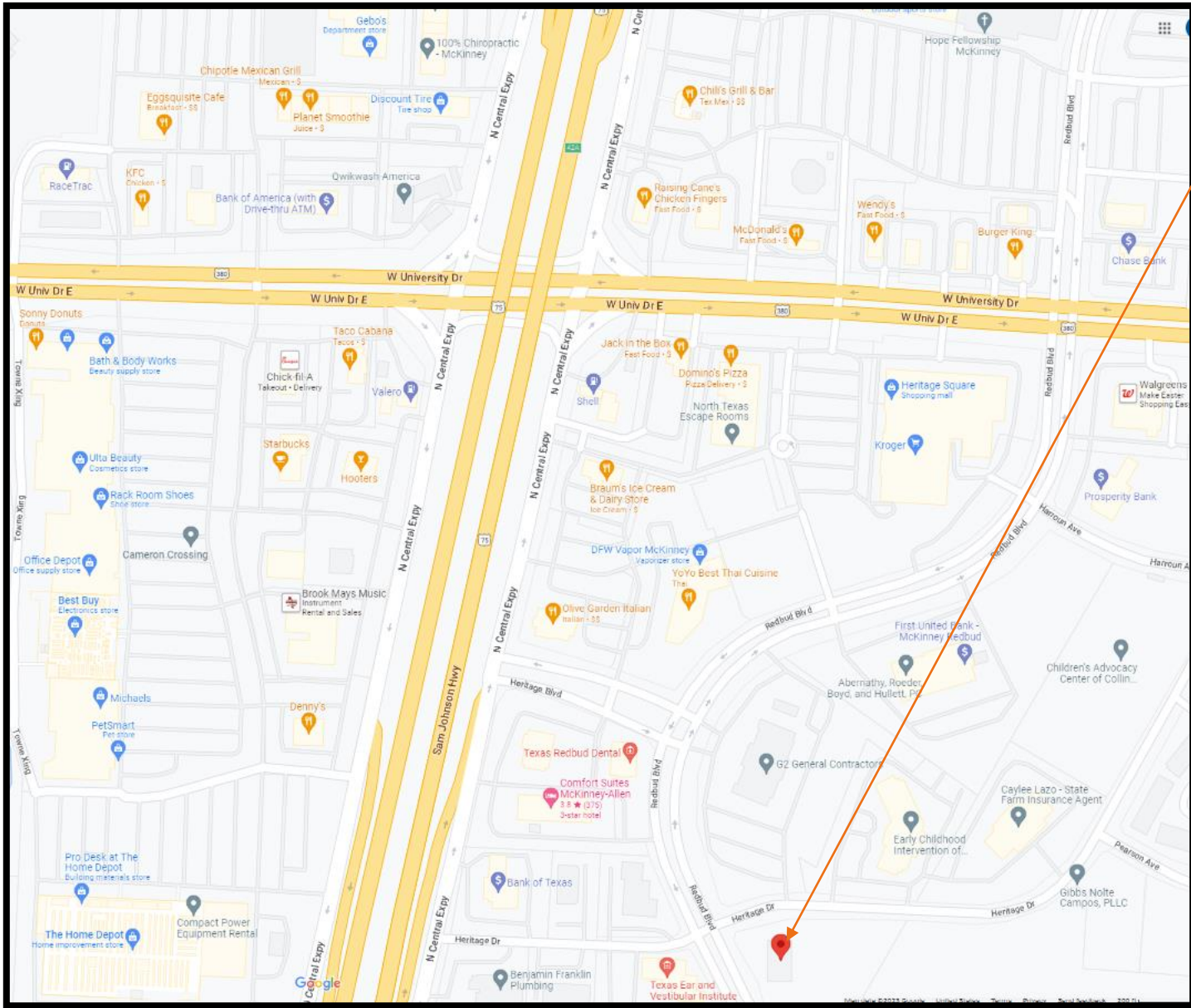


Professional &
Medical Offices,
Church, Schools
and Buildable
Land

**1450 REDBUD
BLVD, MCKINNEY**





Location

Location Features

- South East Corner of US Highway 121, 75 and 380 Intersection.
- Property is in the corner of two roads – Heritage & Redbud
- Minutes to McKinney downtown: Shopping, Hospital, Banks, Restaurants, Businesses, & more.
- Surrounded by 1 Million SQFT Plus Office/Retail space.
- Surrounded by 5 banks, 100+ Medical offices / Offices.

Existing Zoning – 01 – Office District - Building Uses allowed

- Banking, Professional Offices, Medical
- Schools, Private schools
- Animal Care, Personal Services, Hotel
- Reception & Event Center Indoor, Recreational Area,
- Church, Restaurant Dine in, Brew Pub

Buyer or tenant must verify the usage with the city prior to LOI

Upgrades in the building

- New Elevator system modernized
- New Fire Alarm Panel & Fire Monitoring System
- Upgraded modern energy efficient electrical fixtures
- Upgraded modern plumbing fixtures
- Replaced all flooring
- Upgraded all restrooms

EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



SCHEMATIC BUILDING PLAN

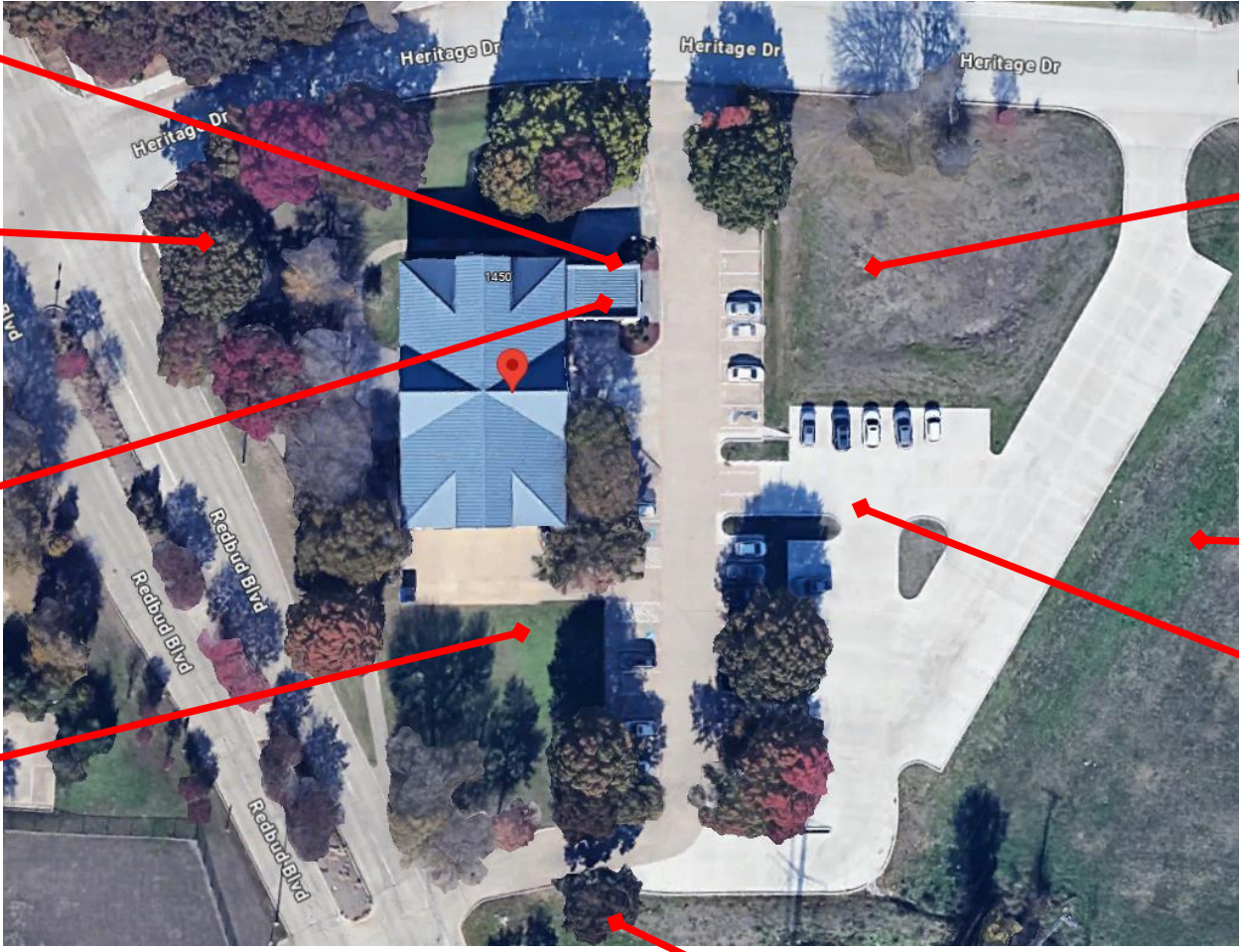
FREESTANDING BUILDING (12446 SQFT AND ~2.5 ACRES OF LAND)

Flag post signage

Brick Signage facing two roads

Grand car porch (Porte Cochere) with access to lobby, reception, rest rooms and elevator

Additional buildable land – Parking or Building



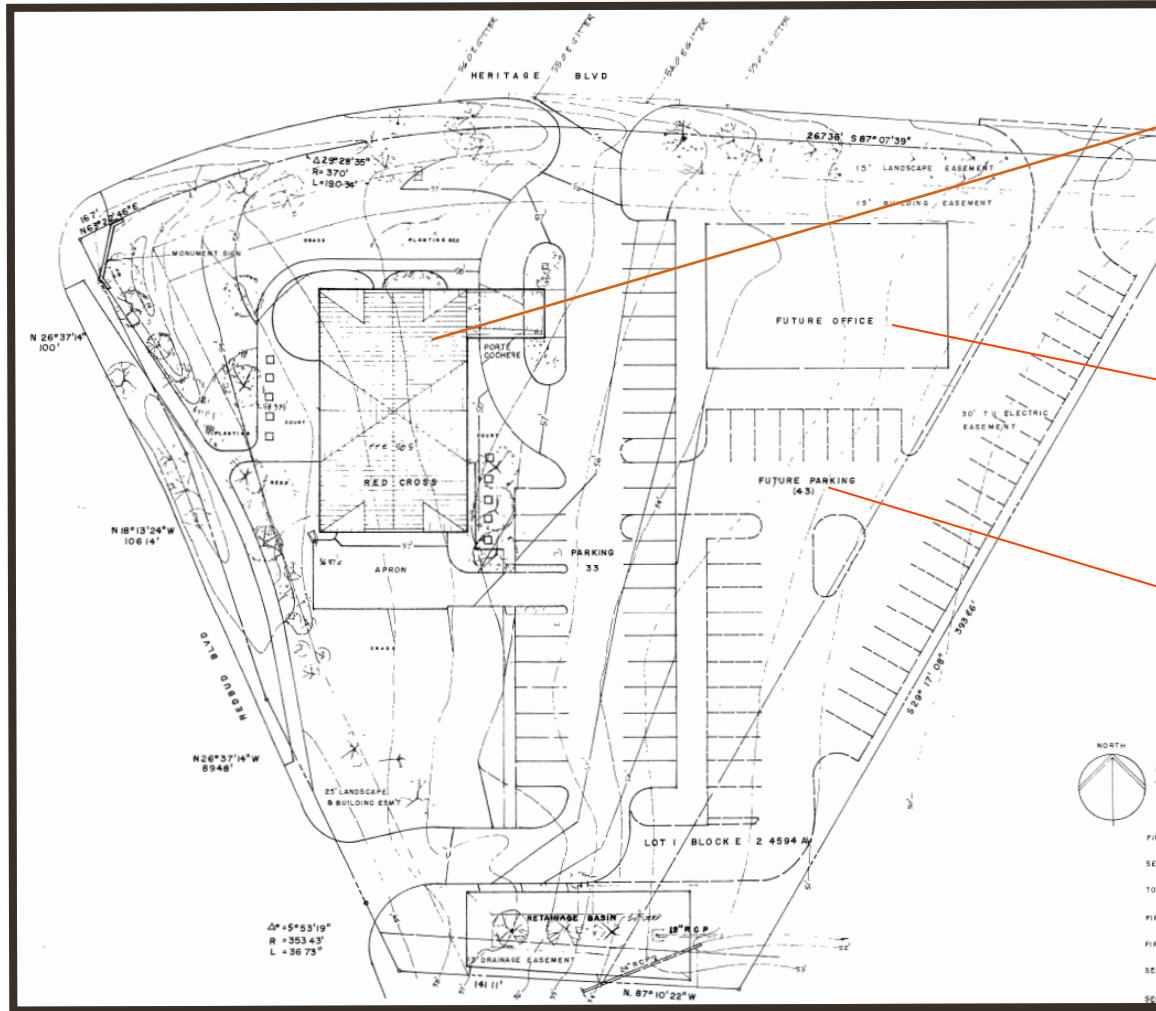
Vacant land – Approved Site Plan to build 100'X60' Building footprint with one, two or three stories.

100 Plus unit Apartment. Finished Construction in 2026

New 43 parking added in recently.

Additional Parking Possible to build here

CITY APPROVED SITE PLAN – ALL PARKING COMPLETE



Existing Office Building

- 12446 SQFT
- 2 Stories

Proposed Future Office Building

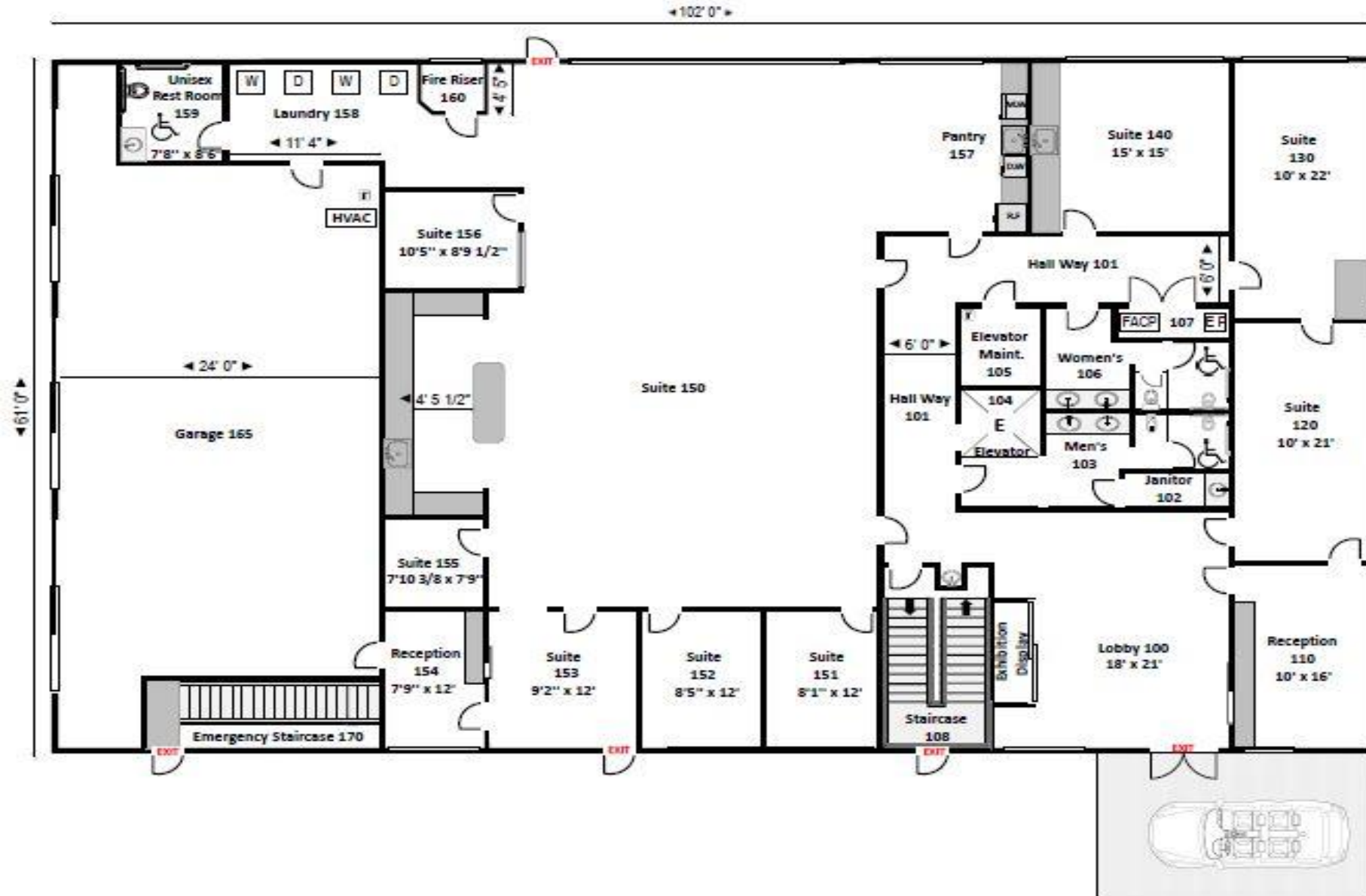
- Possible up to 15000 SQFT on 100'X60' Building footprint

- ~Total 70 to 75 Existing parking

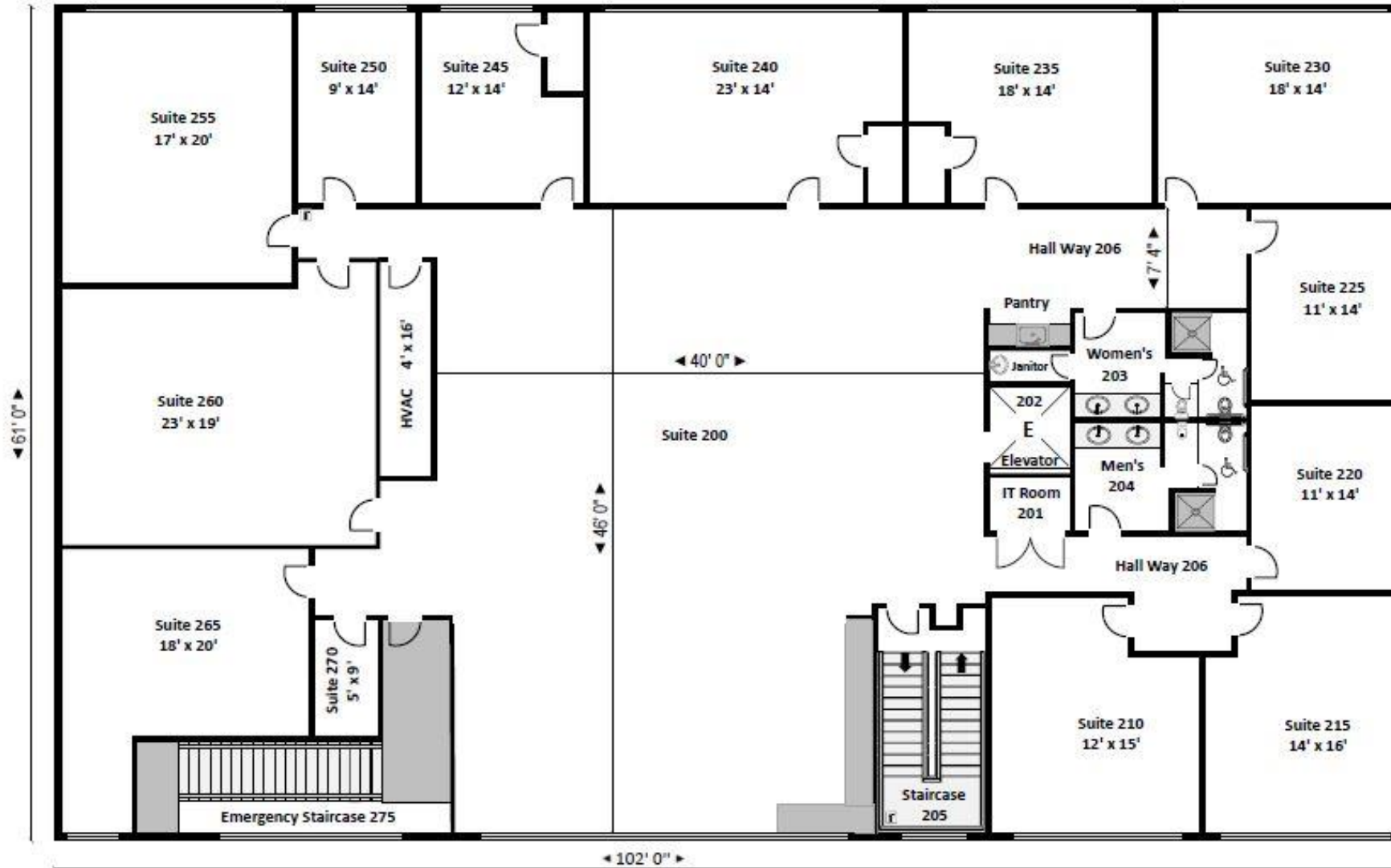
Vacant land -Additional future parking possible



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Commercials

Lease Price

- Lease Price - \$26/ Sq ft /Year- Plus \$7 /Sq ft for NNN expenses excluding utilities