

N. STONEBRIDGE AND US 380 OFFICE SPACE FOR SALE OR LEASE

OFFICE CONDOS IN VICTORY SHOPS AT STONEBRIDGE

1880 N. STONEBRIDGE DRIVE - MCKINNEY, TX 75071

**CAREY COX**  
A REAL ESTATE COMPANY

## PROPERTY SUMMARY

TOTAL SF	13,077 SF
AVAILABLE SF	1,313 SF
MIN DIVISIBLE	1,313 SF
MAX CONTIG.	1,313 SF
SALE PRICE	CALL FOR PRICE

## FEATURES

ZONING	OFFICE
BUILDING TENANCY	MULTIPLE
YEAR BUILT	2020
PARKING	150 SPACES
RESTROOM	ONE PER UNIT
KITCHEN	YES



## AVAILABLE UNITS

SUITE 220	1,313 SF
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[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

Jon Cox / 972.632.5046

[joncox@careycoxcompany.com](mailto:joncox@careycoxcompany.com)

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 SUITES FOR LEASE IN MCKINNEY

Carey Cox Company and Victory Real Estate Group are teaming up to showcase these updated office condos located at the north entrance of the Stonebridge Ranch Development and behind Victory Shops of Stonebridge Ranch. This property is accessible from University Drive/US 380, a major east/west connection between the Dallas Tollway to the west and US HWY 75 to the east. Plenty of restaurants, shops and other amenities next door and nearby.

### NEARBY RESTAURANTS



### DEMOGRAPHICS

2023 - Source LoopNet	1-Mile	3-Mile	5-Mile
Total Population	9,704	80,188	218,235
Median Household Income	\$141,487	\$120,080	\$118,186

### TRAFFIC COUNTS

UNIVERSITY DR @ STONEBRIDGE DR	37,692 VPD
US HWY 380 @ N CUSTER RD	15,400 VPD

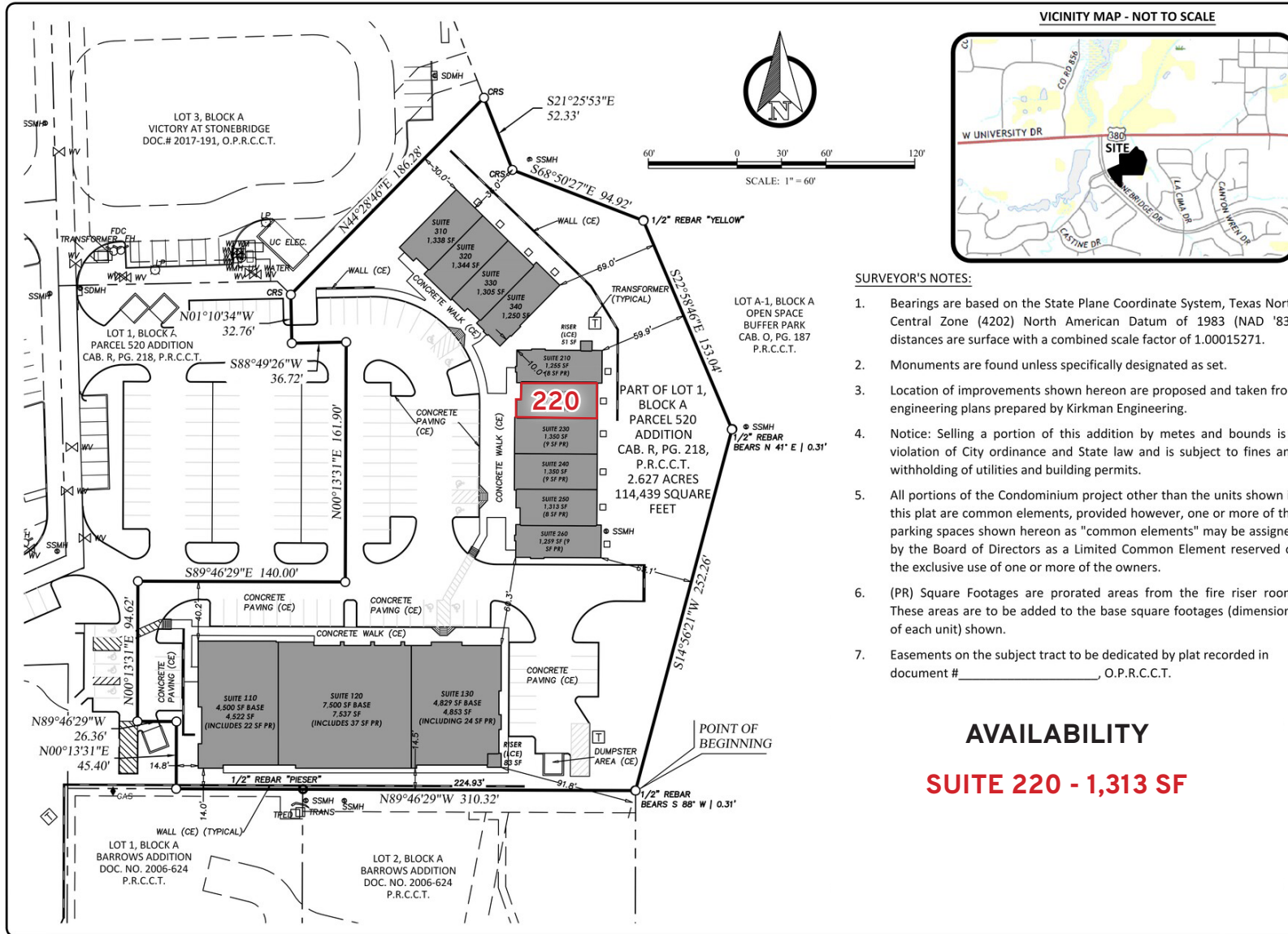
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## AVAILABILITY

### SUITE 220 - 1,313 SF



5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-488-4960

**ENGINEER**  
KIRKMAN ENGINEERING  
PATRICK FILSON, P.E.  
5200 State Highway 121  
Colleyville, TX 76034  
(817) 488-4960  
PATRICK.FILSON@TRUSTKE.COM

**SURVEYOR**  
BARTON CHAPA SURVEYING, LLC  
JOHN H. BARTON, III RPLS# 6737  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
(817) 864-1957  
JACK@BCSDFW.COM  
TBPLS FIRM# 10194474

JOB # 2018.001.014  
DRAWN BY: BCS  
CHECKED BY: JHB  
SHEET # 1 OF 5  
REV: 03/27/2020

**CONDOMINIUM  
PLAT**

**VICTORY  
AT  
STONEBRIDGE**

**MCKINNEY,  
TEXAS**

Z:\Project Data\Survey\001 - Kirkman Engineering\2018\014 - Victory at Stonebridge Lot 2 - McKinney\Drawings



# PROPERTY SURROUNDINGS







# 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
<b>Jon Cox</b>	<b>674118</b>	<b>joncox@careycoxcompany.com</b>	<b>972-562-8003</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date