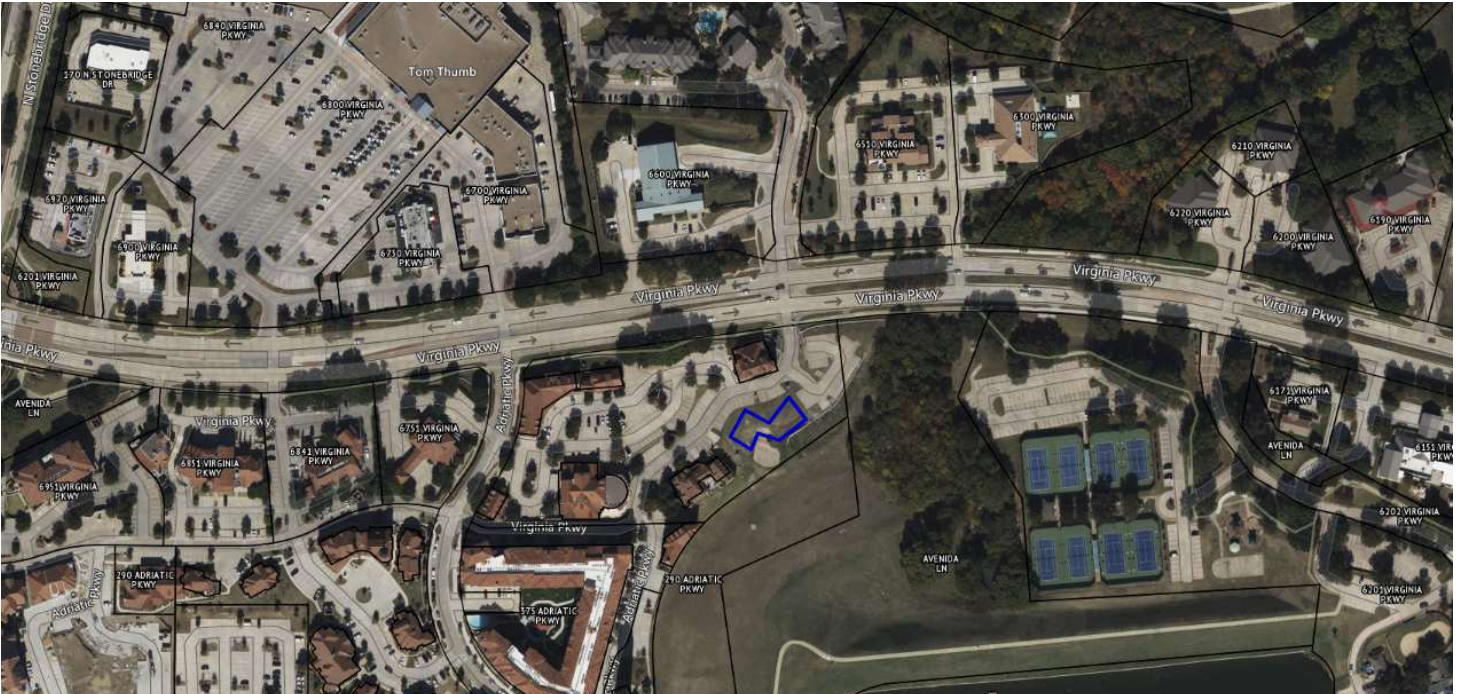


FOR SALE APPROX .14 AC PAD SITE - ADRIATICA MEDPARK

Virginia Pkwy McKinney, TX 75071



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in McKinney, Texas! This approximately 0.14-acre property, located in the prestigious Adriatica Village, is zoned PD and offers a plethora of development possibilities. Situated in a vibrant pedestrian-centric development, it is surrounded by an array of restaurants, retailers, and service providers. With city water and sewer utilities available, this property is primed and ready for your vision. Prospective buyers and their representatives are responsible for conducting their own due diligence, which includes consulting with city authorities, confirming access to utilities, and zoning confirmation. This information is not to be considered a substitute for professional guidance and independent verification.

PROPERTY HIGHLIGHTS

- Approx. .14 AC for development
- Located in Adriatica Village in McKinney, Texas
- Pedestrian-centric development with restaurants, retailers, and service providers
- PD zoning, City of McKinney
- Utilities are available to the site (city water & sewer)
- Property website <https://buildout.com/website/adriaticasite>

OFFERING SUMMARY

Sale Price:	\$1,490,000
Lot Size:	0.14 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	498	1,239	4,230
Total Population	1,280	3,246	11,879
Average HH Income	\$173,149	\$181,142	\$193,896

Angela Harwell, CCIM, TACS, Commercial Realtor
(214)578-0087

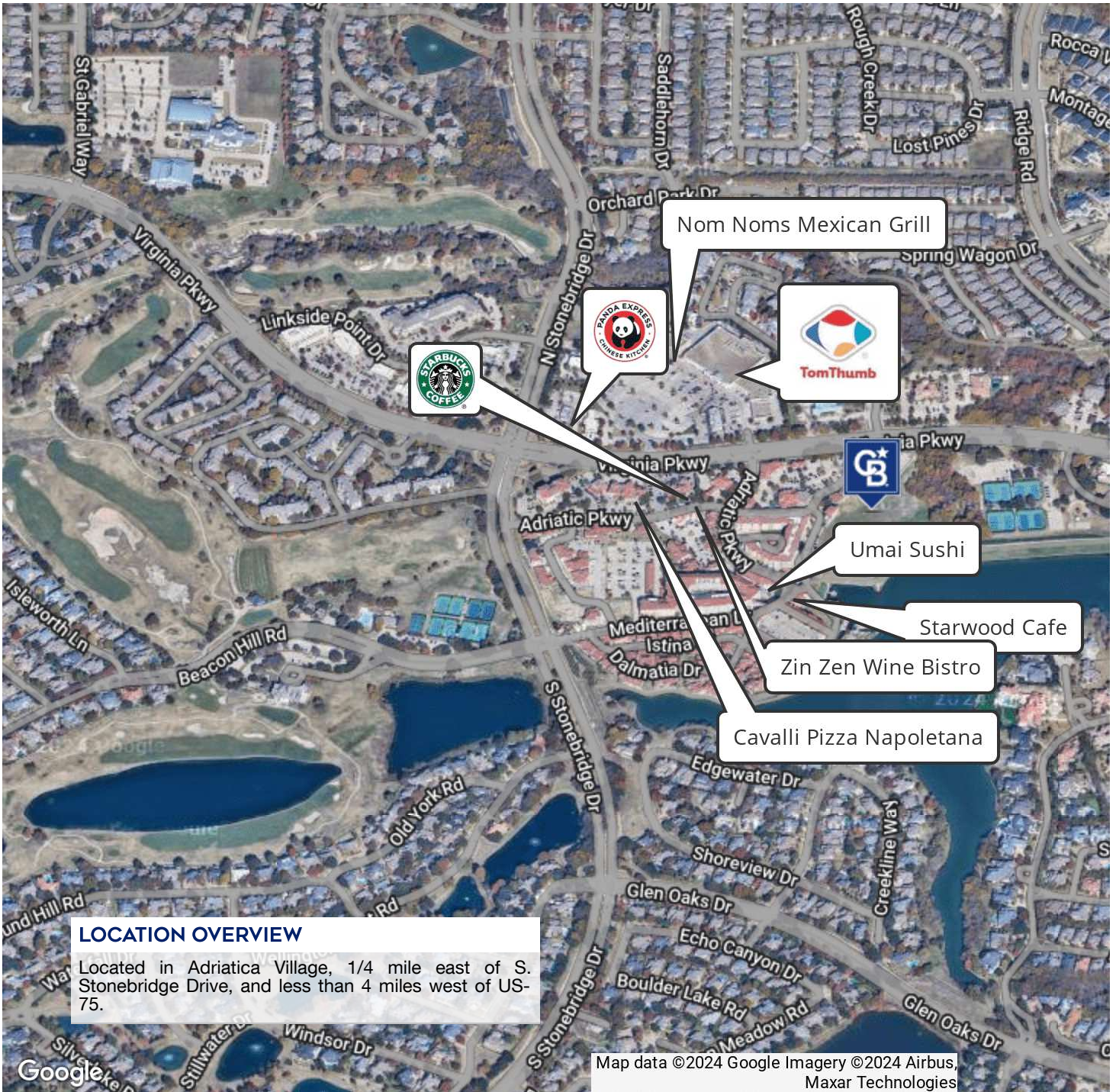
Jose Duarte, CCIM
(972)885-8180



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FOR SALE APPROX .14 AC PAD SITE - ADRIATICA MEDPARK

Virginia Pkwy McKinney, TX 75071



LOCATION OVERVIEW

Located in Adriatica Village, 1/4 mile east of S. Stonebridge Drive, and less than 4 miles west of US-75.

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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(214)578-0087

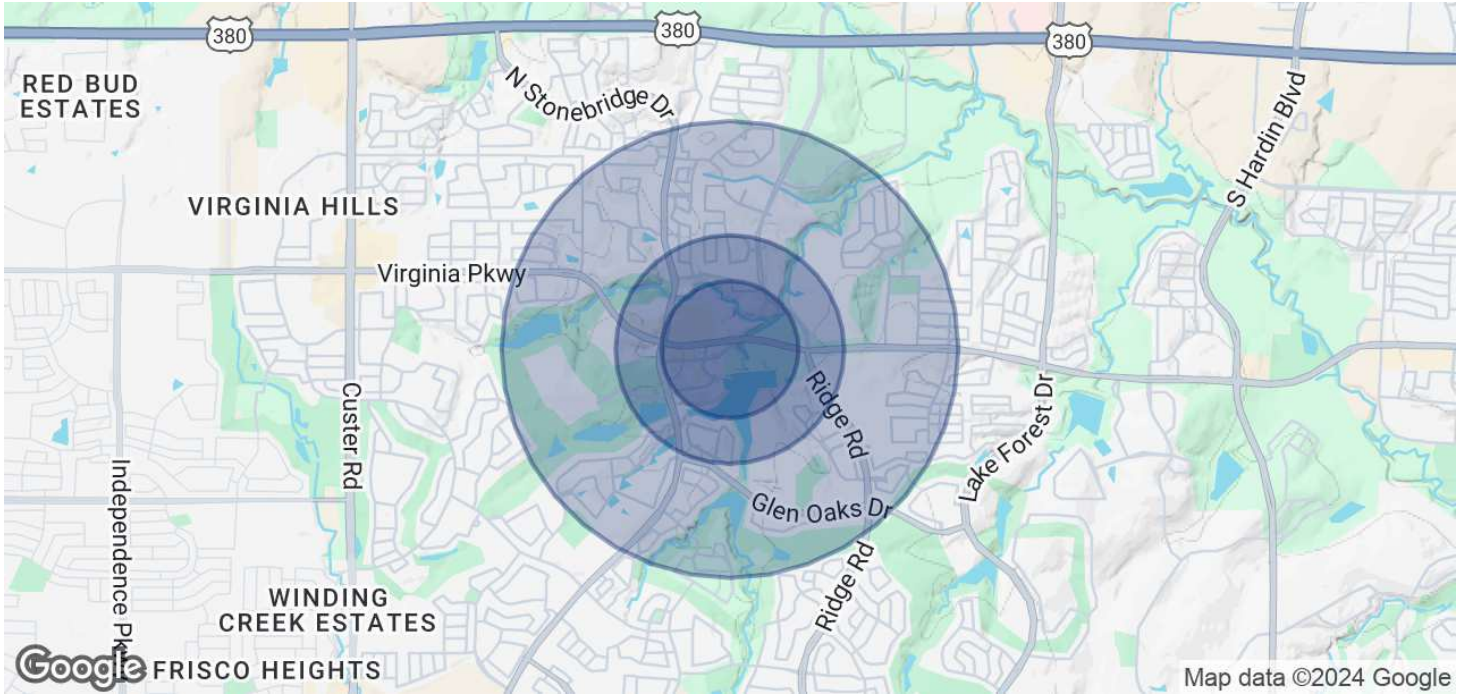
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Virginia Pkwy McKinney, TX 75071



	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	1,280	3,246	11,879
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME			
Total Households	498	1,239	4,230
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$173,149	\$181,142	\$193,896
Average House Value	\$674,297	\$676,830	\$647,534

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Coldwell Banker Apex Realtors	590914	lori@cbapex.com	(972)727-3377
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	323729	lori@cbapex.com	(972)727-3377
Designated Broker of Firm	License No.	Email	Phone
Jason Corpuz	633959	jasoncorpuz@cbapex.com	(972)727-3377
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Angela Harwell	681213	a.harwell@orioncrg.com	(214)578-0087
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

IABS 1-0 Date