

FOR SALE OR LEASE

LOCATION

312-332 Eldorado Pkwy
McKinney, Texas 75069

HIGHLIGHTS

- Unit sizes from 1,950 SF - 2,451 SF or combined
- Fully insulated
- Air-conditioned warehouse as an option
- Frontage to Eldorado Pkwy and Easy Access to US-75
- Nearby restaurants, shops, retail, McKinney airport, and industrial uses
- Adjacent to city trails and picnic area
- Call Agent for Pricing

TRAFFIC COUNTS

Eldorado Pkwy: 10,929 VPD

TX-5: 40,432 VPD

(Source TXDOT)

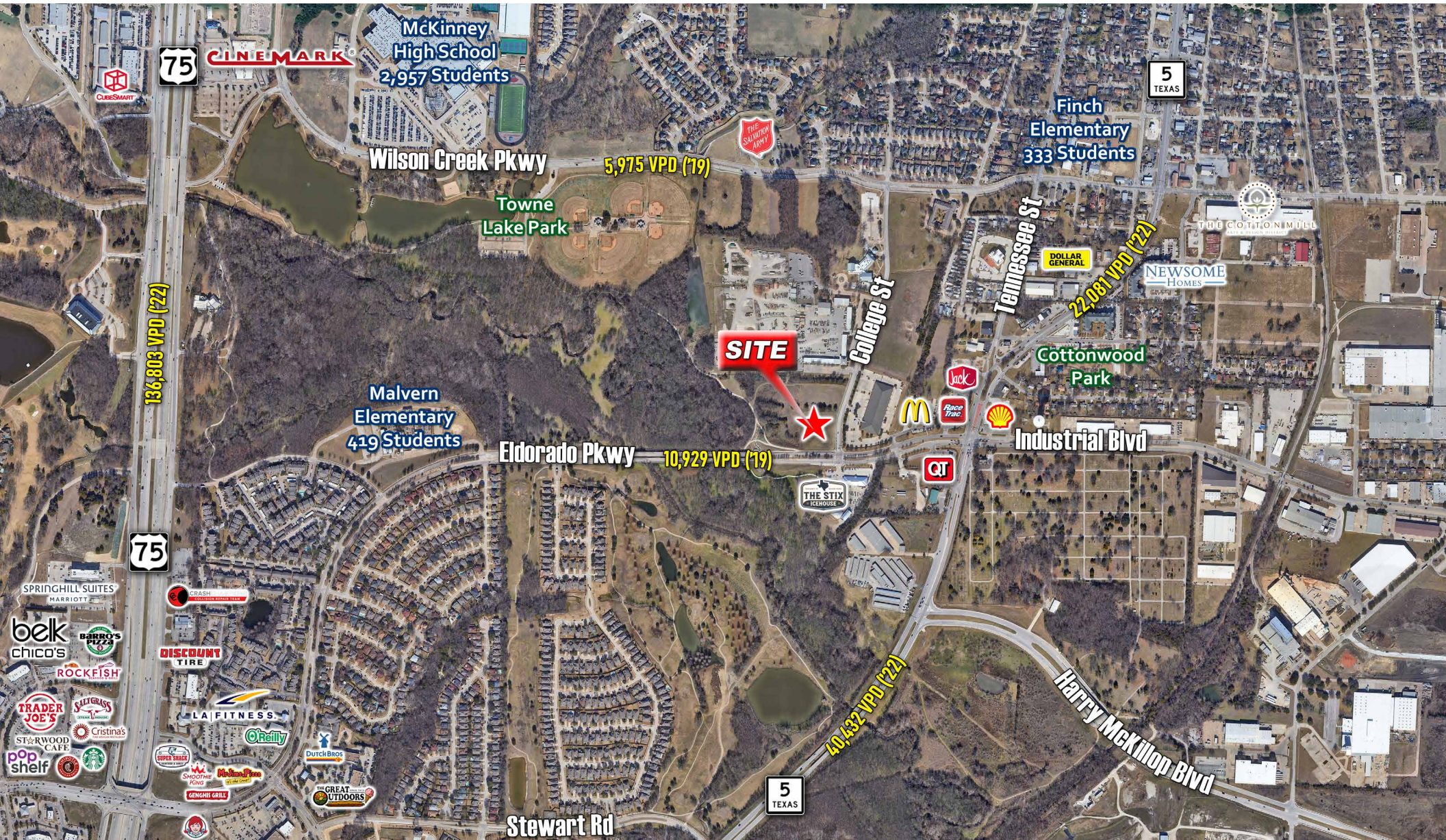
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	9,437	56,688	161,868
2028 Population	9,478	57,598	171,402
Avg. HH Income	\$76,589	\$116,602	\$137,528
Households	3,720	21,477	57,474



For more information:

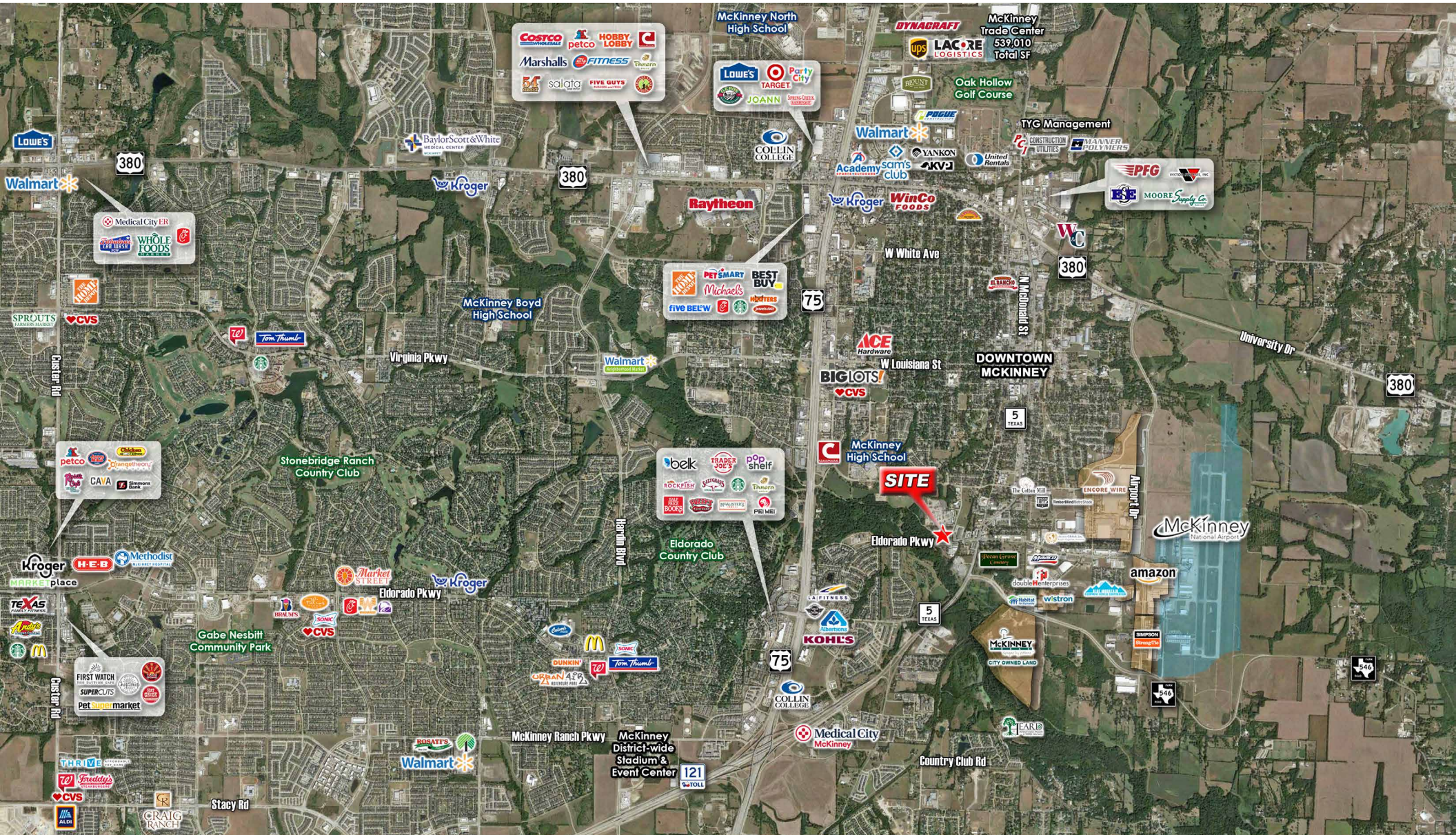
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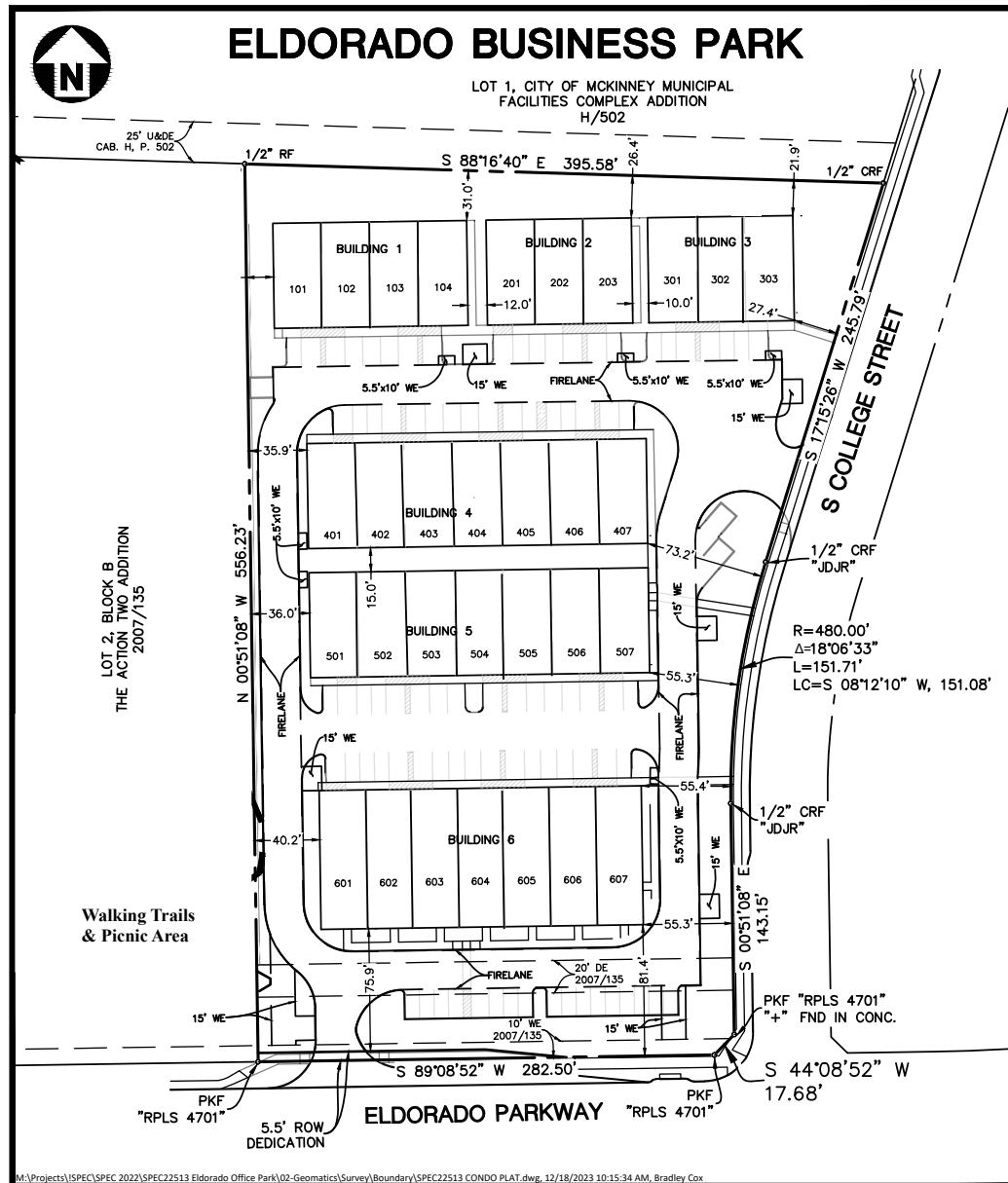
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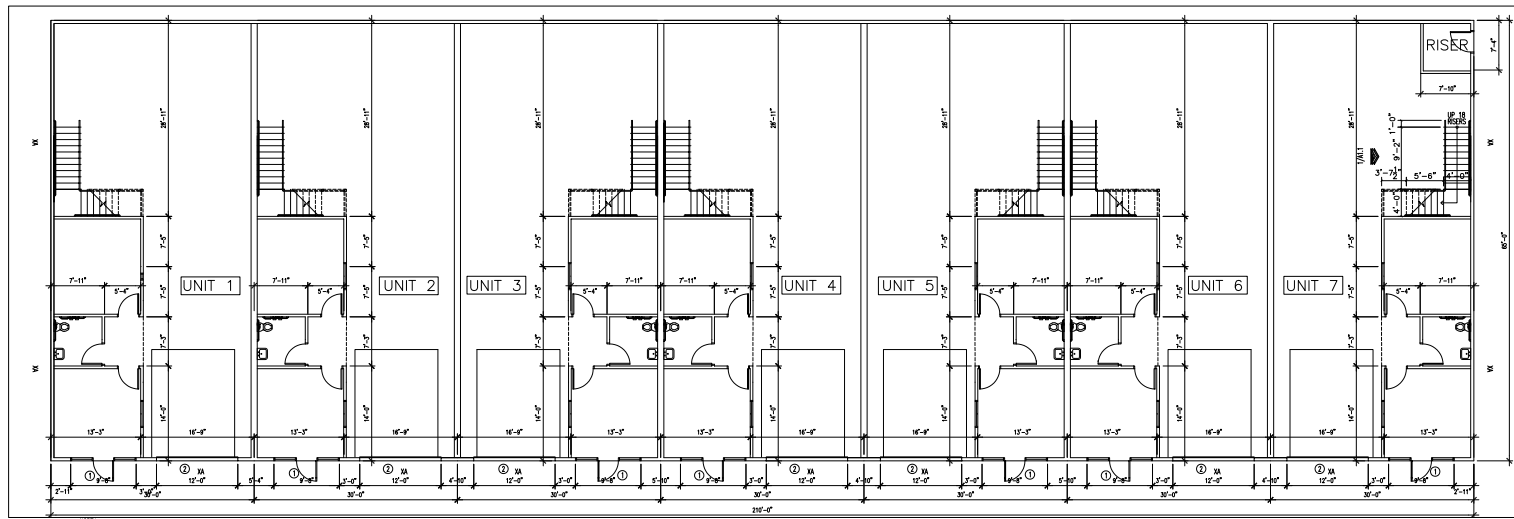
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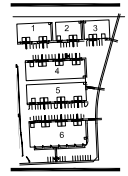


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- LIGHT FIXTURE SCHEDULE**
- A RECESSED LED DOWNLIGHT
 - B 1x4 LED SURFACE MTD STRIP LIGHT
 - C HI BAY LED PENDANT HUNG LIGHT
- FLOOR PLAN KEY NOTES**
- 1 DOOR TAG - SEE SHEET A7
 - 2M EXTERIOR ELEVATION TAG, SEE A5
 - 3 WINDOW TAG - SEE SHEET A7



SITE KEY PLAN

1 floor plan bldg 5
scale: 1/8" = 1'-0"

OCCUPANT LOAD = 27

APPROVED FOR PERMIT SUBMITTAL
Mark Messer
CHIEF BUILDING OFFICIAL OR AGENT

DO NOT SCALE PLANS



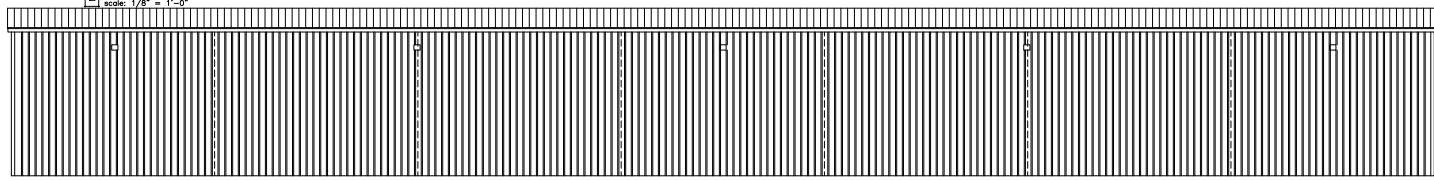
2 south elevation
scale: 1/8" = 1'-0"

Owner:
Saddlebrook Investments Ltd
2881 MacArthur #301
Lewisville, Tx, 75067

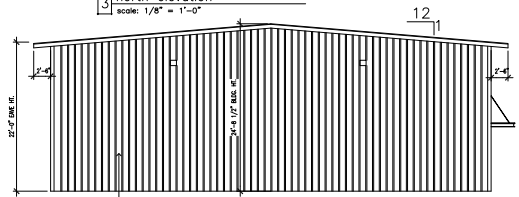
Project:
Eldorado Business Park
Building 1-5
McKinney, Tx, 75070

Scale: as noted
Issue For:
9-21-21 Owner review
2-15-22 Owner review
3-16-22 Owner review
2-8-23 Permit

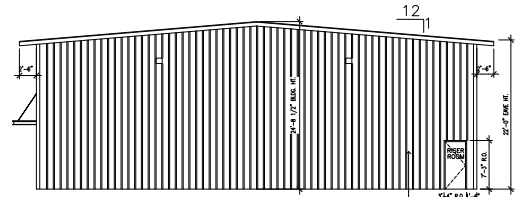
Sheet Number:
Bldg 5



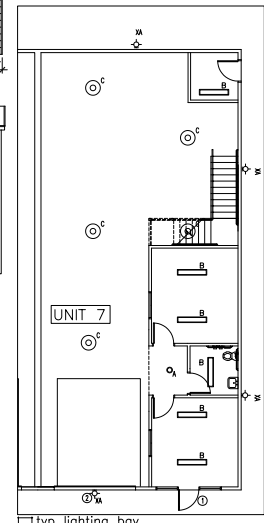
3 north elevation
scale: 1/8" = 1'-0"



4 west elevation
scale: 1/8" = 1'-0"



5 east elevation
scale: 1/8" = 1'-0"

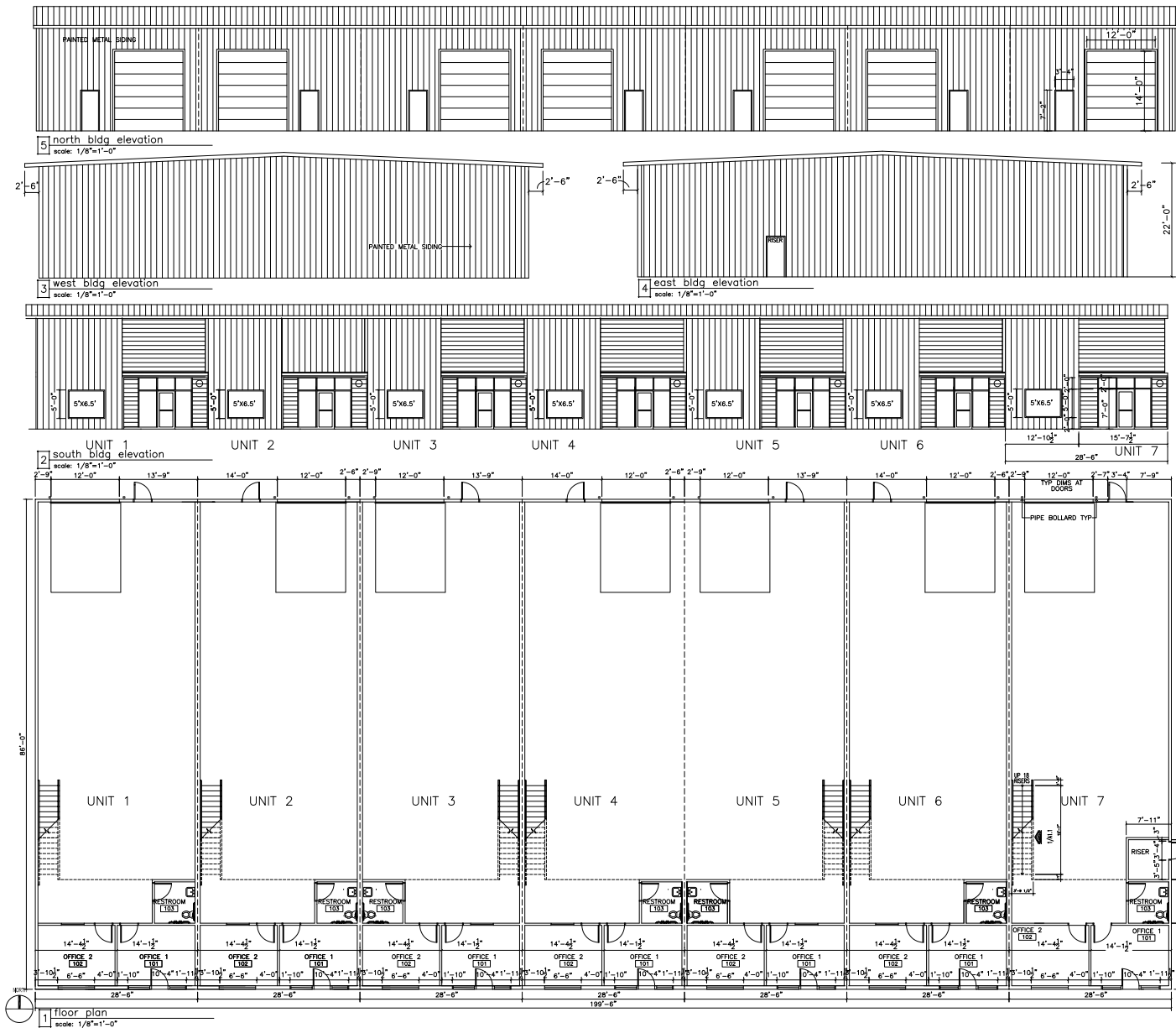


6 typ lighting bay
scale: 1/8" = 1'-0"

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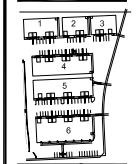


LIGHT FIXTURE SCHEDULE

- A RECESSED LED DOWNLIGHT
- ▭ B 1x4 LED SURFACE MTD STRIP LIGHT
- C HI BAY LED PENDANT HUNG LIGHT
- ⊖ C WALL PACK
- ⊖ XA

FLOOR PLAN KEY NOTES

- ① DOOR TAG - SEE SHEET A7
- ⊖/M EXTERIOR ELEVATION TAG, SEE A6
- ① WINDOW TAG - SEE SHEET A7



SITE KEY PLAN

DO NOT SCALE PLANS

Owner:
Saddlebrook Investments Ltd
2881 MacArthur #301
Louisville, Tx, 75067

Project:
Eldorado Business Park
Building #6
McKinney, Tx, 75070

Scale: as noted
Issue For:
9-21-21 Owner review
2-15-22 Owner review
3-16-22 Owner review
2-5-23 Permit

Sheet Number:
**Bldg 6
A6**

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