



4,233 SF of Retail Space Available, Can be Subdivided 1,300 SF
200 N McDonald St, McKinney, TX 75069

Property Highlights

- Available Space:
 - 4,233 SF of Retail Space Available
 - Can be subdivided 1,300 SF to 4,233 SF
- Located on 5.3 acres between Virginia Street and Walker Street along the east side of TX-5. The four story mixed use project will include 312 apartments, four townhomes and 12 live-work units.
- Highly visible corner next door to the new city hall building and the future "inverted deck park" the city is building underneath TX-5.
- Tenant signage on the building facade is available.

Area Retailers



Traffic Counts

McDonald St: 18,096 VPD (TXDot, 2022)



Demographics

	1 mile	3 mile	5 mile
2023 Population	10,885	48,083	123,613
Daytime Population	11,305	55,284	146,113
Average HH Income	\$112,050	\$114,188	\$141,584

Connor Frieze
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Triumph Commercial Real Estate
5310 Harvest Hill Rd, #229
Dallas, Texas 75230
www.triumphcommercial.com

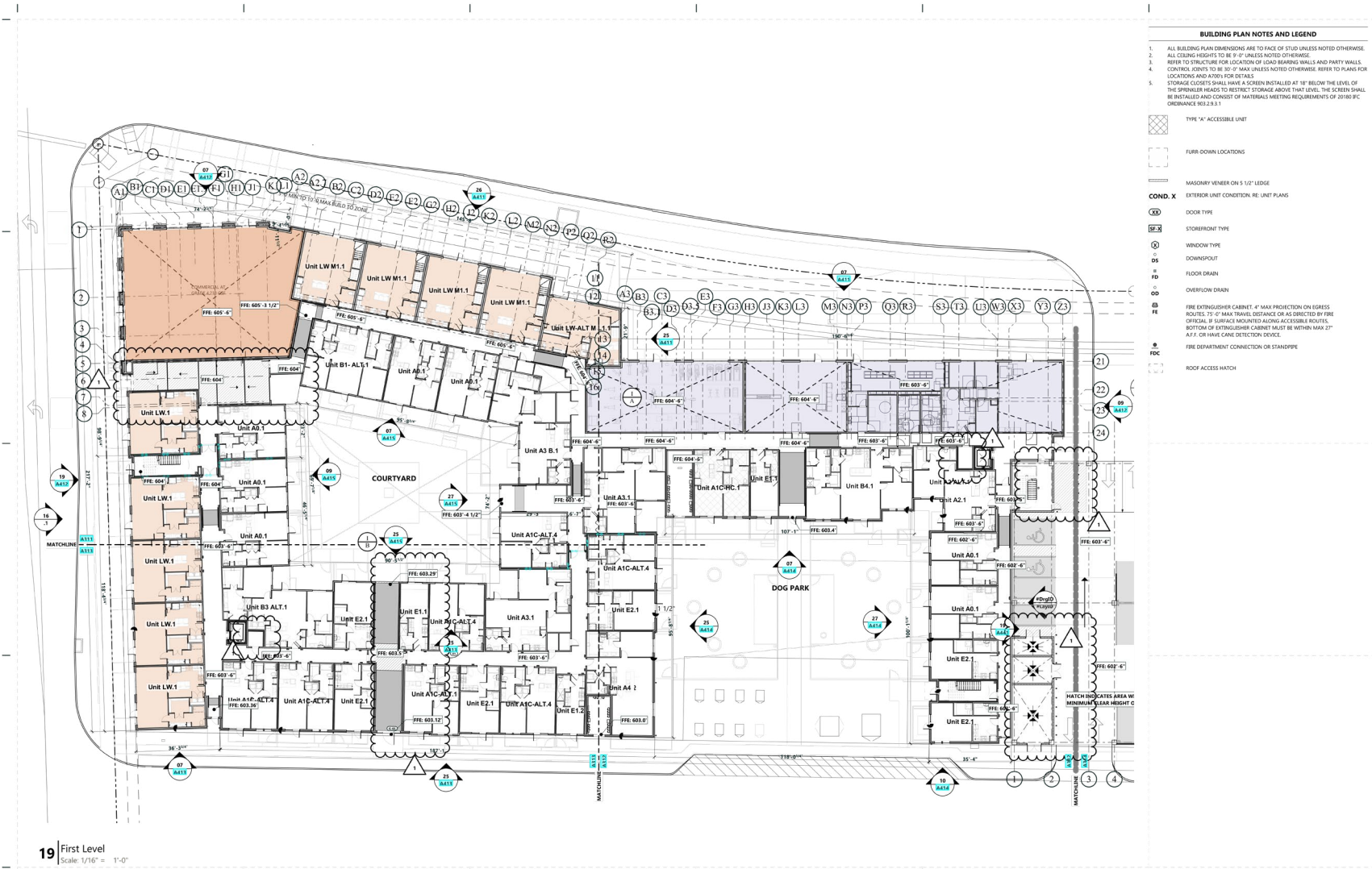


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









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BUILDING PLAN NOTES AND LEGEND

1. ALL BUILDING PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL CEILING HEIGHTS TO BE 9'-0" UNLESS NOTED OTHERWISE.
3. REFER TO STRUCTURE FOR LOCATION OF LOAD BEARING WALLS AND PARTY WALLS.
4. CONCRETE FINISH TO BE 30'-0" MAX UNLESS NOTED OTHERWISE. REFER TO PLANS FOR LOCATIONS AND A709'S FOR DETAILS.
5. STORAGE COSETS SHALL HAVE A SCREEN INSTALLED AT 18" BELOW THE LEVEL OF THE SPRINKLER HEADS TO RESTRICT STORAGE ABOVE THAT LEVEL. THE SCREEN SHALL BE INSTALLED AND CONSIST OF MATERIALS MEETING REQUIREMENTS OF 20180 IFC. ORDINANCE 903.29.3.1

 TYPE "A" ACCESSIBLE UNIT
 FURR DOWN LOCATIONS
 MASONRY VENEER ON 5'10" LEDGER
COND. X
 DOOR TYPE
 STOREFRONT TYPE
 WINDOW TYPE
 DOWNSPOUT
 FLOOR DRAIN
 OVERFLOW DRAIN
 FIRE EXTINGUISHER CABINET. 4" MAX PROJECTION ON EGRESS ROUTES. 12" OF MAX TRAVEL DISTANCE OR AS DIRECTED BY FIRE OFFICIAL. IF SURFACE MOUNTED ALONG ACCESSIBLE ROUTE, BOTTOM OF EXTINGUISHER CABINET MUST BE WITHIN MAX 27" A.F.F. OR HAVE CANE DETECTION DEVICE.
 FIRE DEPARTMENT CONNECTION OR STANDPIPE
 ROOF ACCESS HATCH



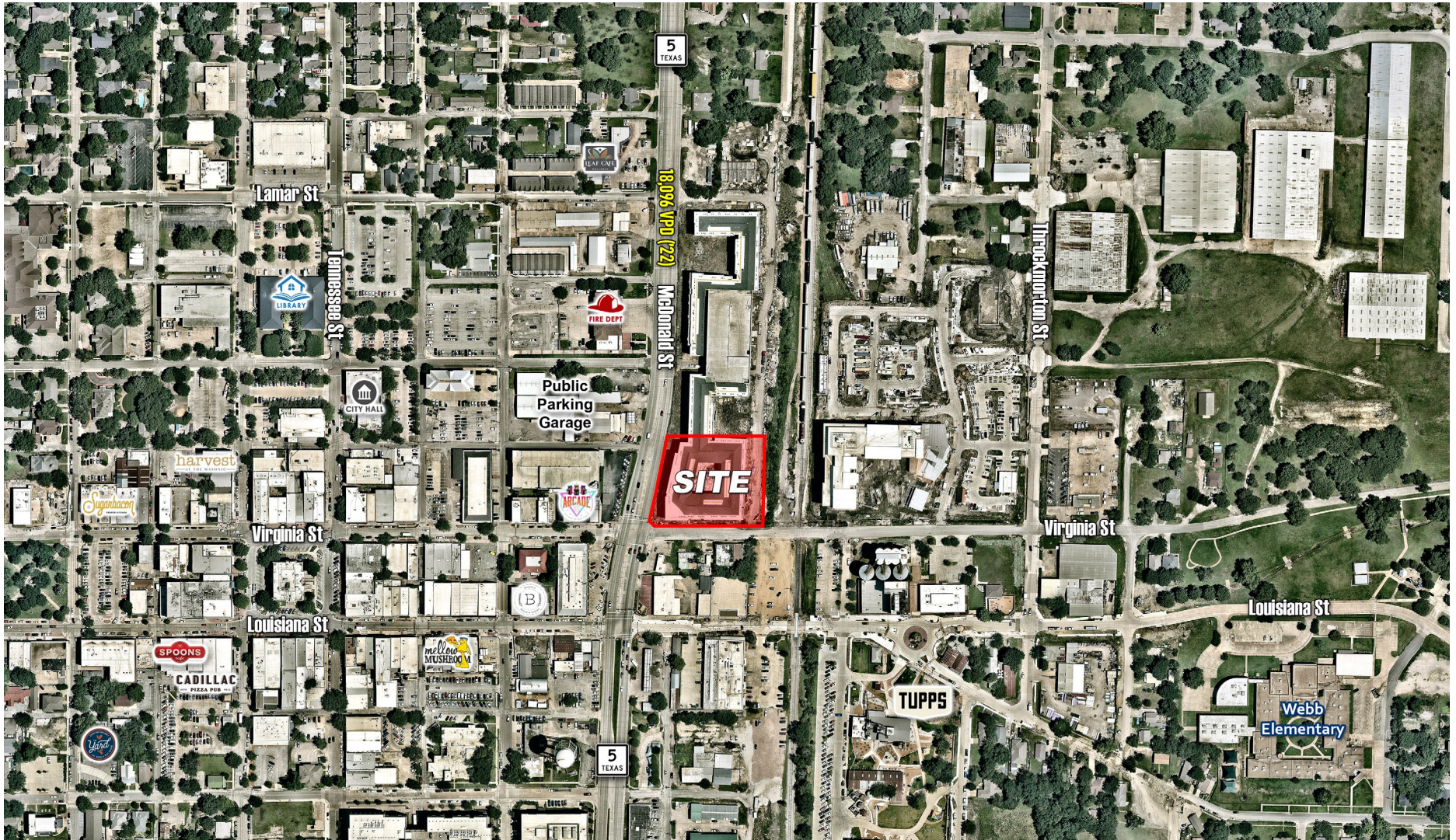
Highway 5
341 E Virginia St.
McKinney, TX 75069

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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.

11-2-2015



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.

Triumph Commercial Realty, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Hajdu	0368326	mhajdu@yahoo.com	214-676-7214
Designated Broker of Firm	License No.	Email	Phone
Connor Frieze	724915	connor@triumphcommercial.com	214-418-9547
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