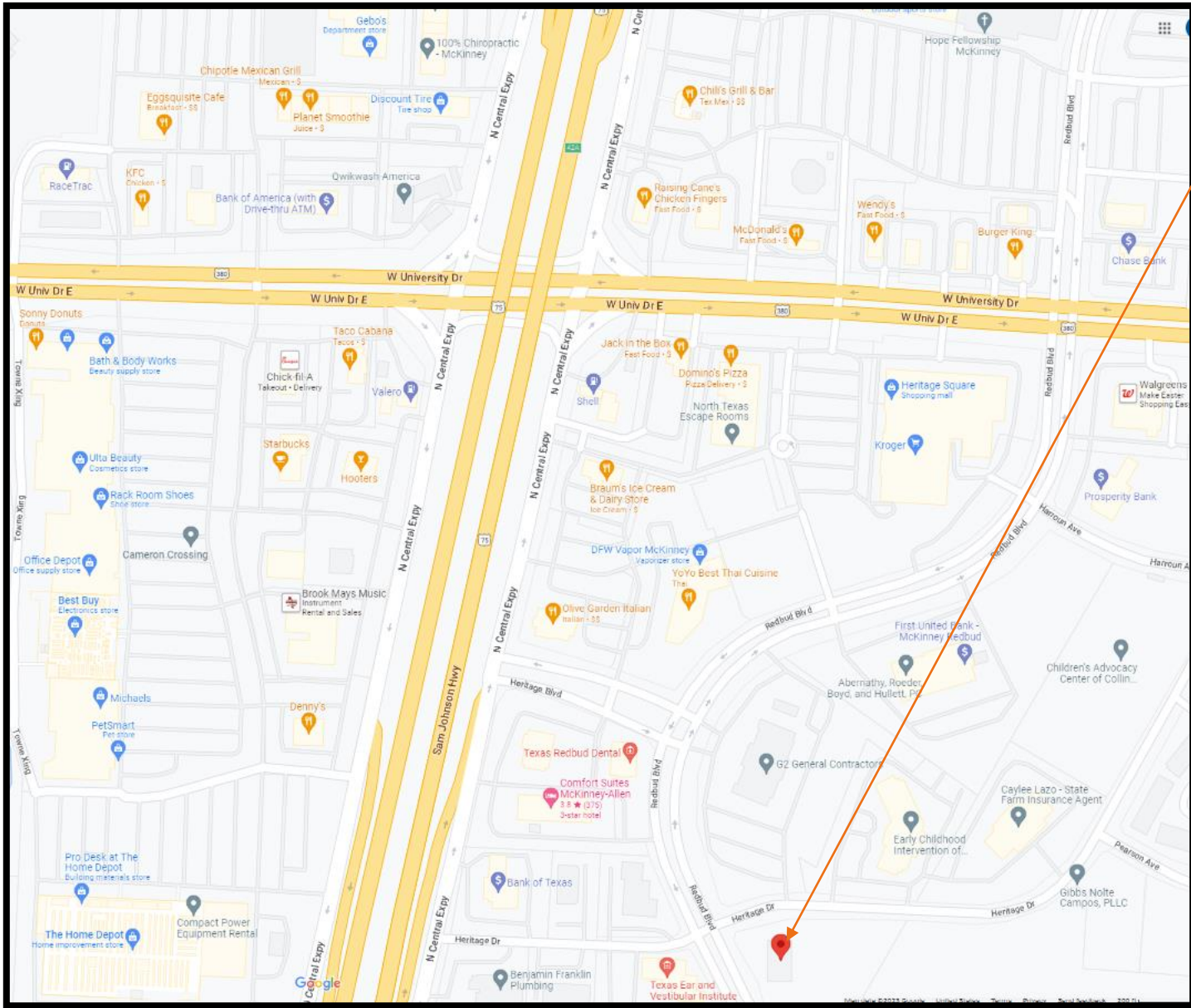


Professional &
Medical Offices,
Church, Schools
and Buildable
Land

**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

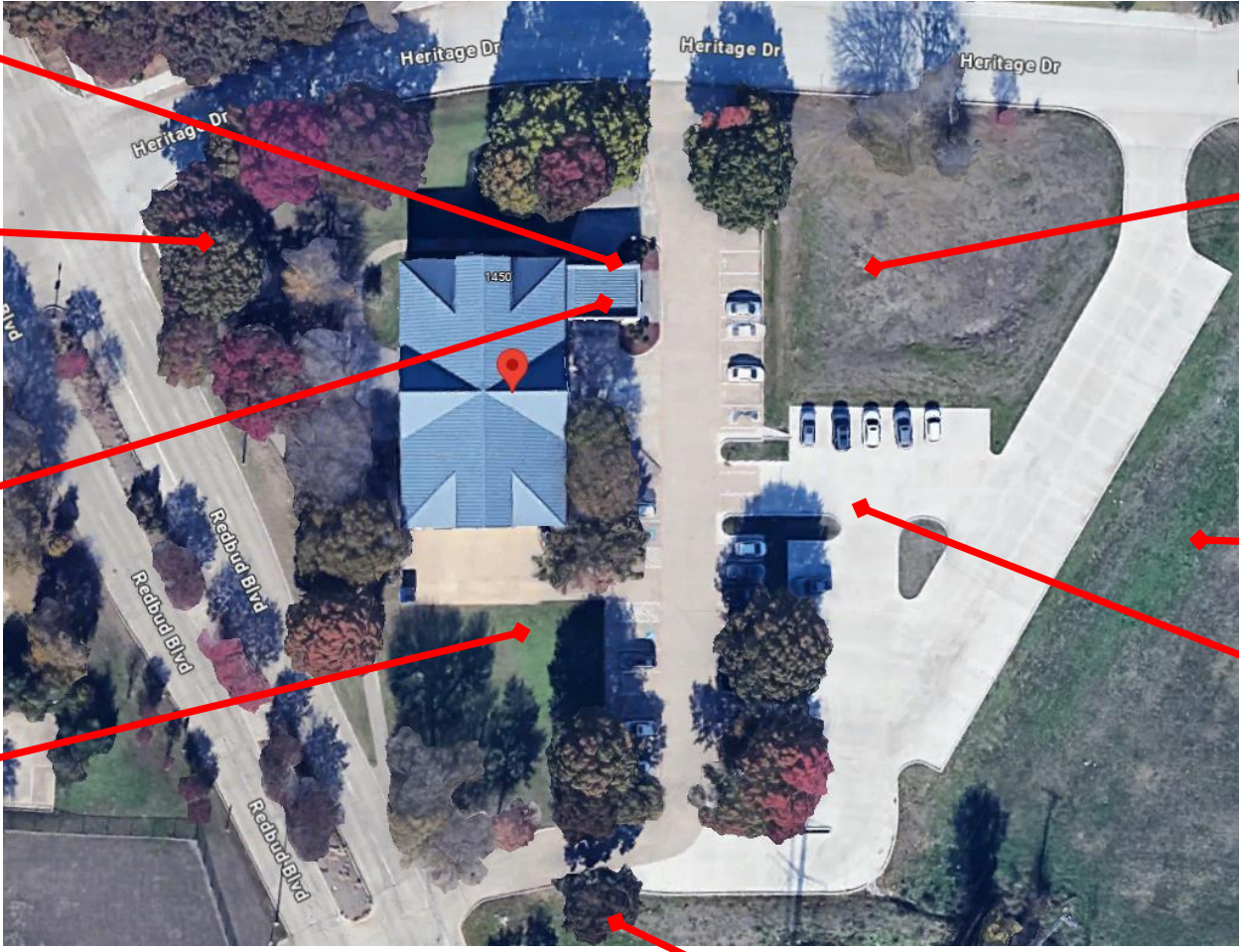
FREESTANDING BUILDING (12446 SQFT AND ~2.5 ACRES OF LAND)

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



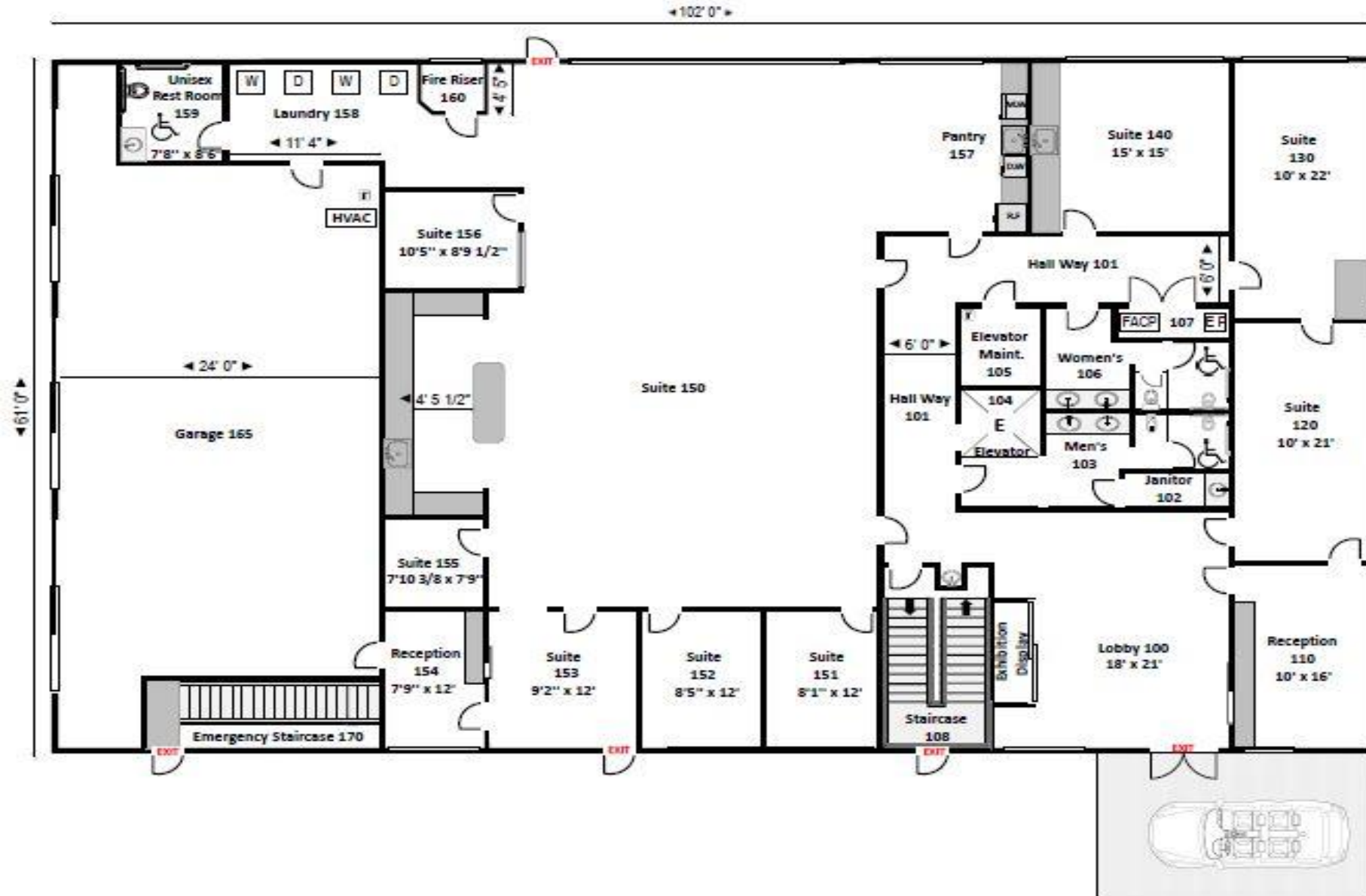
Vacant land – Approved Site Plan to build 100'X60' Building footprint with one, two or three stories.

100 Plus unit Apartments under construction .

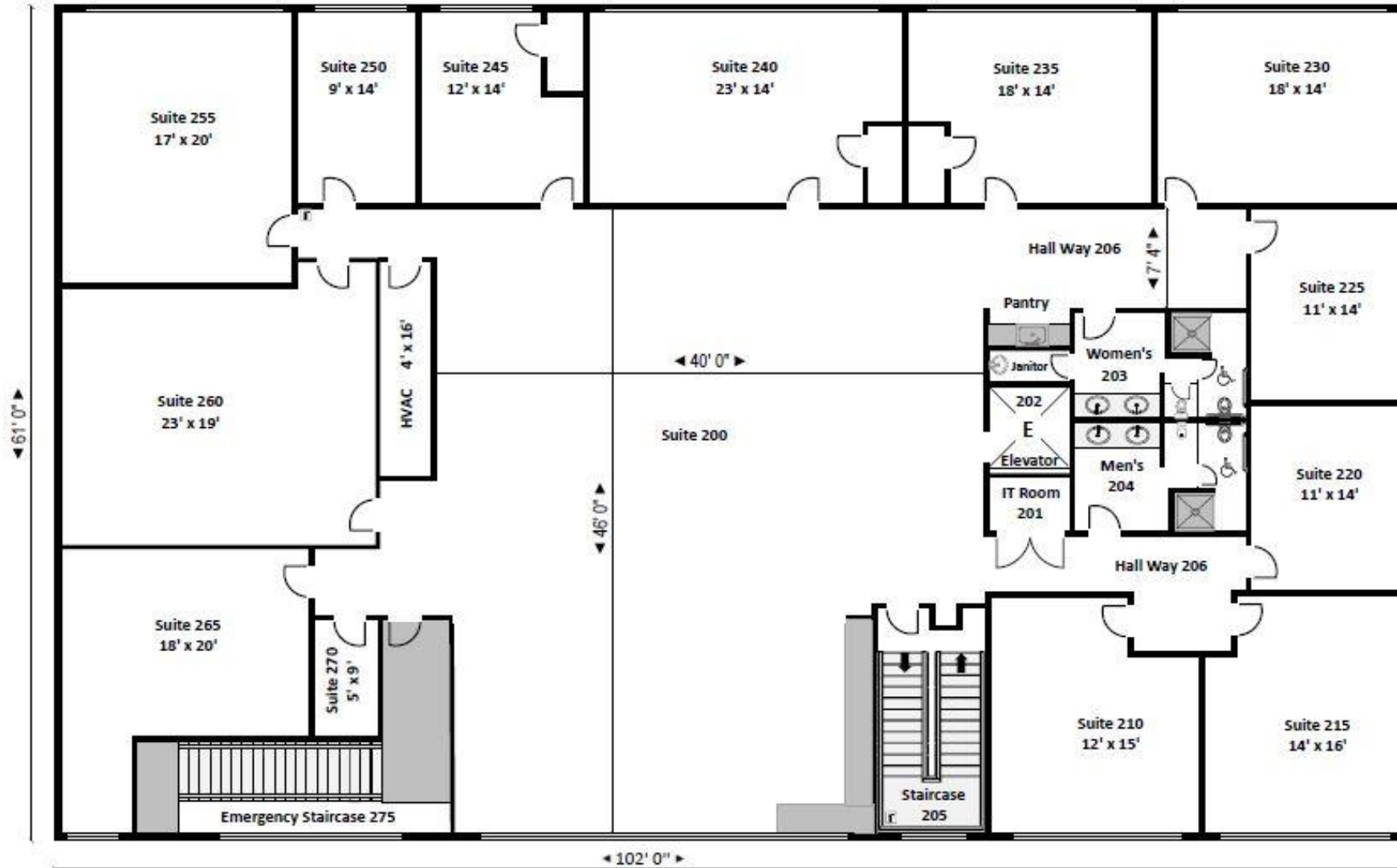
New 43 parking added in recently.

Additional Parking Possible to build here

FIRST FLOOR PLAN



SECOND FLOOR PLAN



Commercials

Asking Price for Lease/ Sale

- **Lease Price - \$26/ Sq ft /Year– Plus \$7 /Sq ft for NNN expenses excluding utilities**
- **Sale Price - \$5M**
 - Pricing is based on CAP Rate of 6 excluding additional buildable land.
 - Seller financing available case by case basis
Needs 50% down.