

FOR SALE



±49,438 SF OFFICE/WAREHOUSE ON ±3.89 AC
2060 COUCH DRIVE // MCKINNEY, TX 75069

Contact:

Bill Cox // 972.562.8003

bcox@careycoxcompany.com

CAREY COX
A REAL ESTATE COMPANY

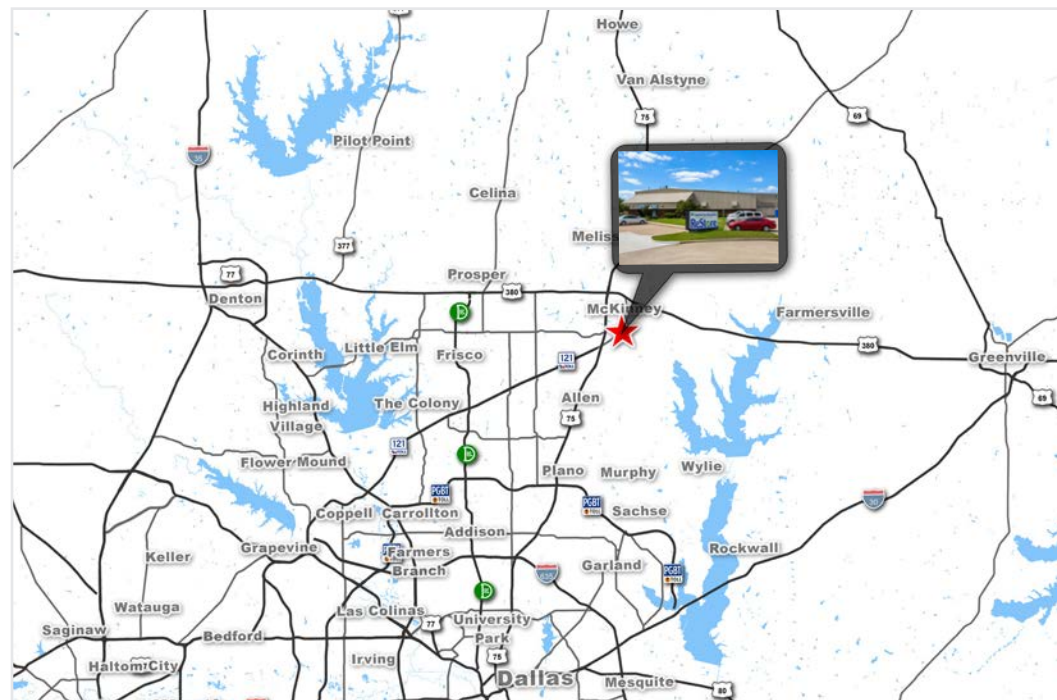
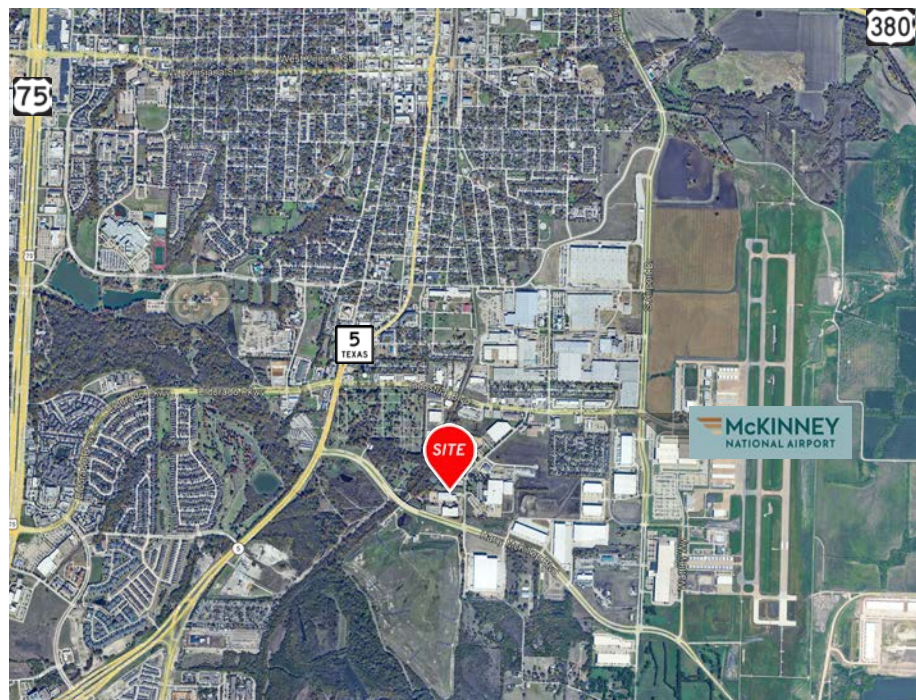
PROPERTY SUMMARY

PROPERTY DETAILS

ADDRESS	2060 COUCH DRIVE, MCKINNEY, TX 75069
BUILDING SIZE	±49,438 SF
LAND SIZE	±3.89 ACRES
SALE PRICE	\$5,700,000.00
ZONING	I2 - HEAVY INDUSTRIAL
ALLOWED USES	MANUFACTURING, DISTRIBUTION, EQUIPMENT SALES, OUTSIDE STORAGE
CLEAR HEIGHT	22' AT EAVES, 16-18' AT WALLS
OVERHEAD DOORS	4 GRADE - 12' X 14' 2 DOCK - 12' X 16'
PARKING	29 FRONT PARKING SPACES + FENCED LOT
POWER	3-PHASE; 440V POWER, MULTIPLE 300A PANELS, 2 TRANSFORMERS



LOCATION



DRIVE TIMES

TX-5	3 Minutes
TX-121	5 Minutes
US-75	5 Minutes
US-380	7 Minutes
Dallas North Tollway	15 Minutes
George Bush Turnpike	17 Minutes
Interstate 35	25 Minutes
Interstate 635	25 Minutes
TKI - McKinney National Airport	5 Minutes
Dallas-Fort Worth International Airport	32 Minutes
Dallas Love Field Airport	40 Minutes

DEMOGRAPHICS

2025 - CoStar	1-Mile	3-Mile	5-Mile
Total Population	3,740	55,450	168,311
Average Household Income	\$80,358	\$116,271	\$143,898

TRAFFIC COUNTS

HIGHWAY 5	12,852 VPD
HIGHWAY 121	40,630 VPD

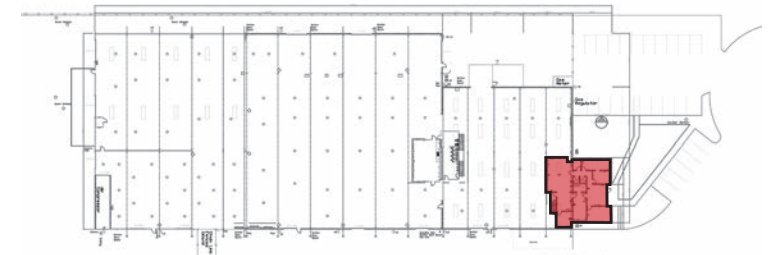
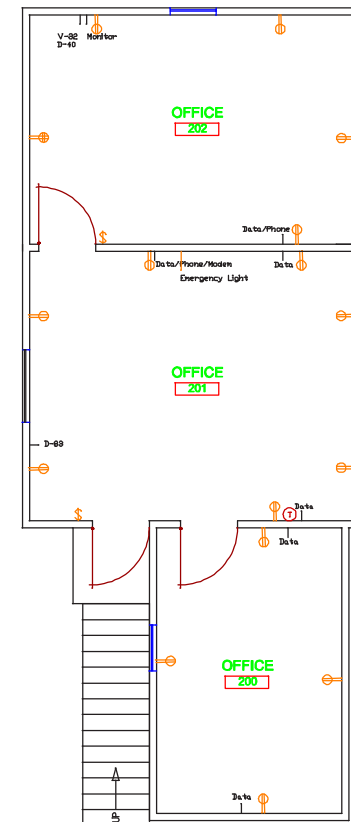
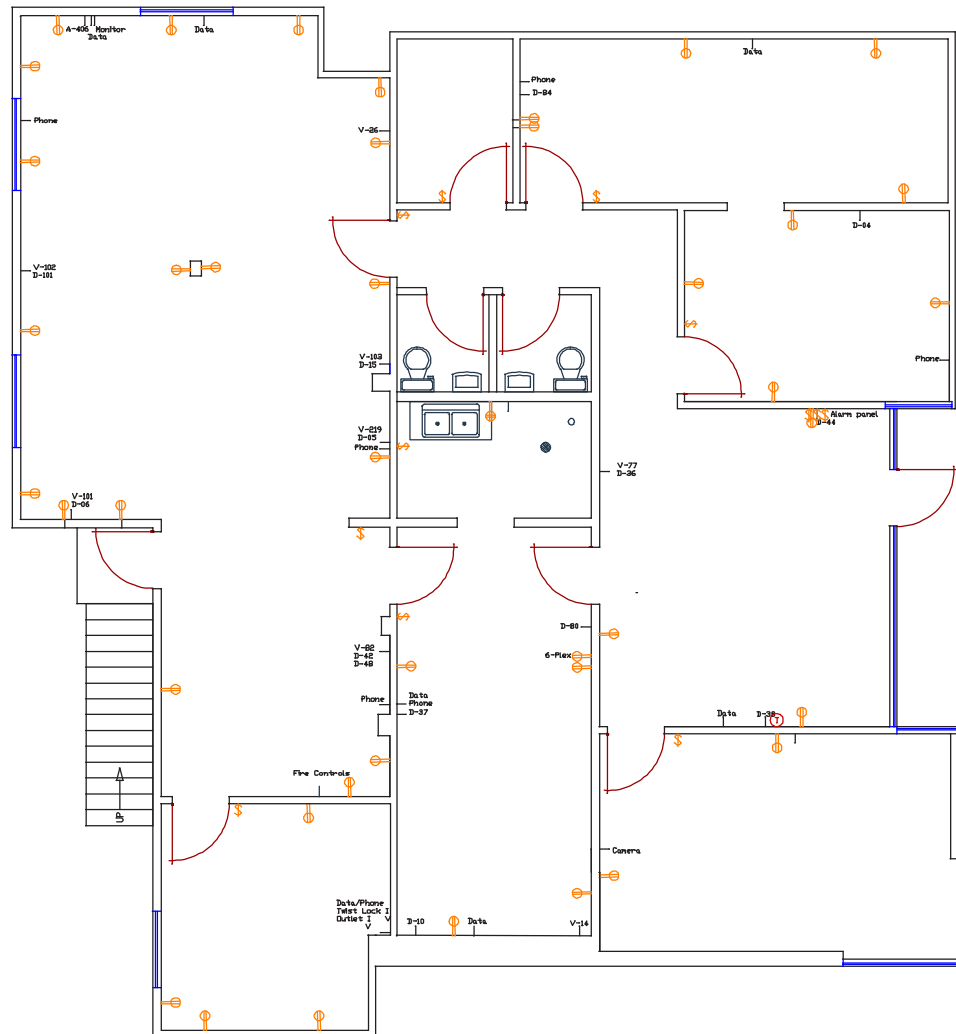
PHOTOS

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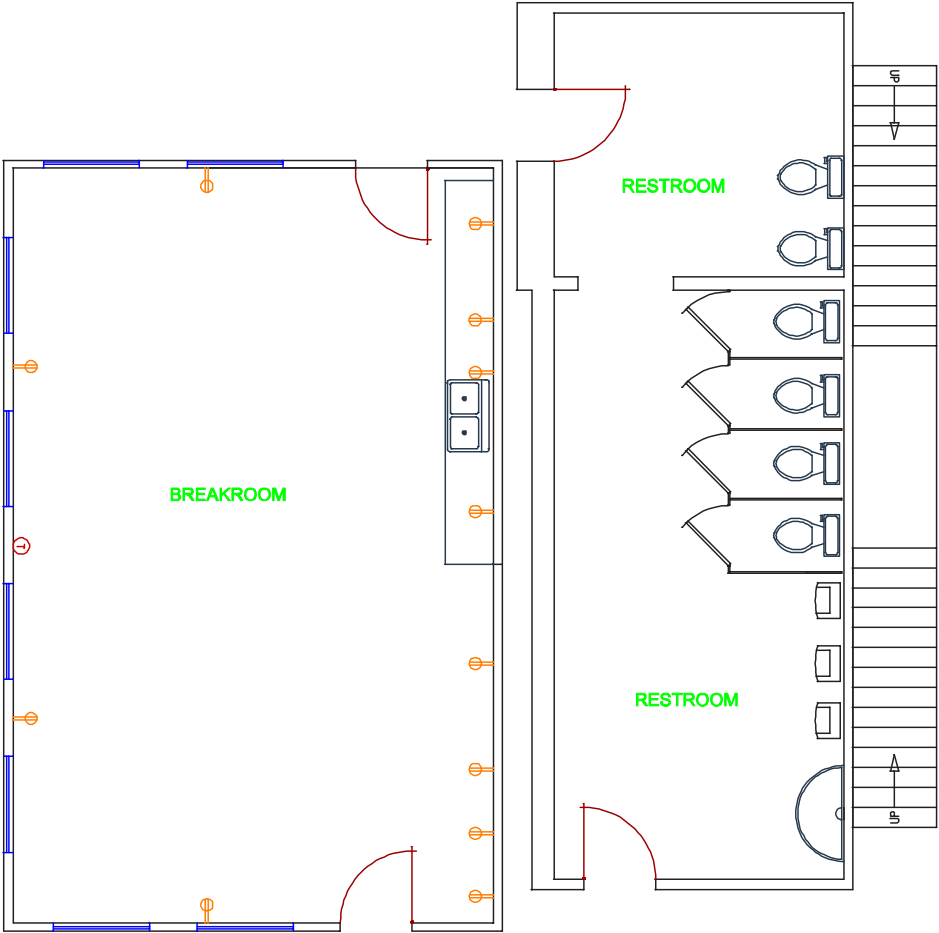


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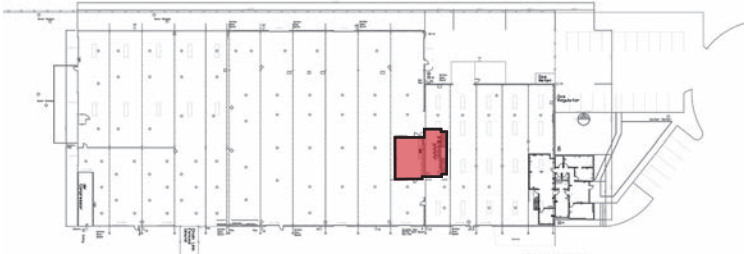
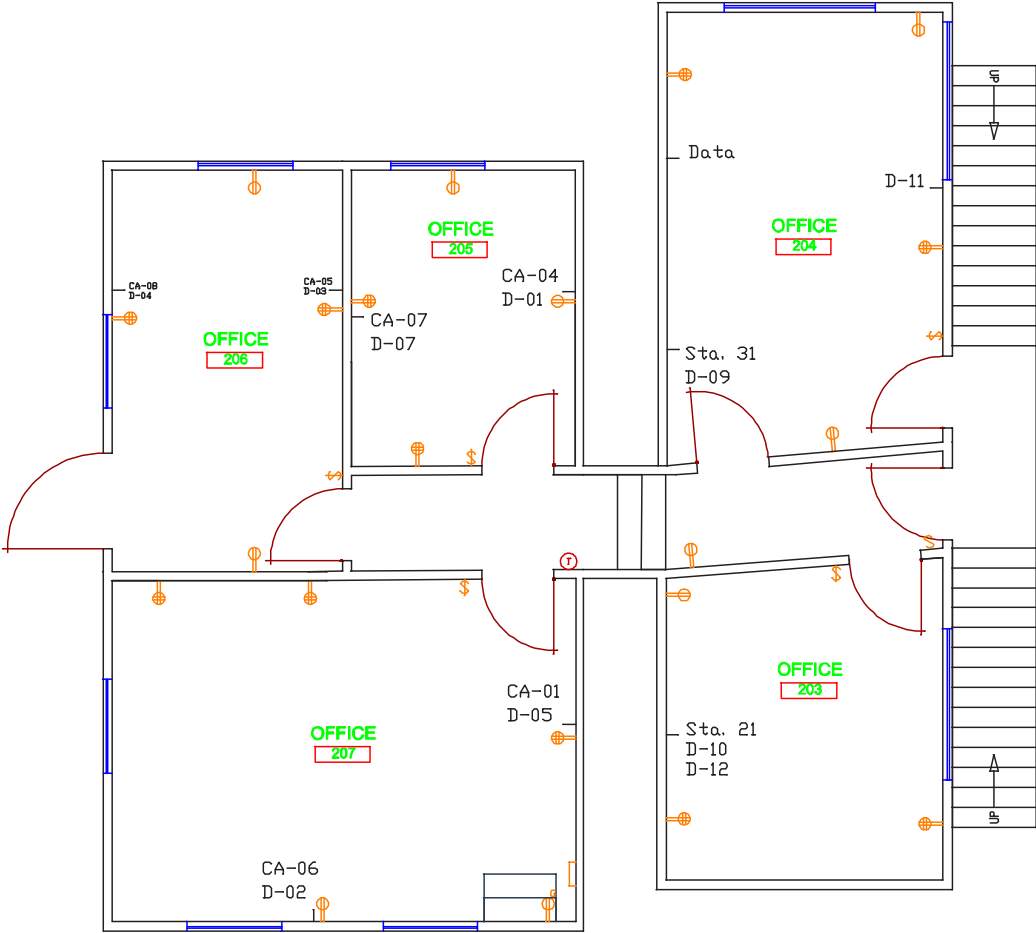
Front Office 2nd Floor



Warehouse Office 1st Floor



Warehouse Office 2nd Floor



EAST HALF OF BUILDING FLOOR PLAN



WEST HALF OF BUILDING FLOOR PLAN



PROPERTY DESCRIPTION

Being Lot 2-B-1, in Block B, of THE REPLAT OF LOT 2-B, BLOCK B, OF THE MCKINNEY INDUSTRIAL PARK NO. 2 REPLAT, an Addition to the City of McKinney, Collin County, Texas, according to the Replat thereof recorded September 9, 1992, in Volume H, Page 445, Map and Plat Records, Collin County, Texas.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or protrusions, except as shown, and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been ~~advised~~ ^{as shown or noted hereon.} ^{3/8" iron rod found}

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48085C0290 J, dated JUNE 2, 2009. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of Capital Title and Watlin Group L.P. only and this survey is made pursuant to that one certain title commitment under the GF number 11-11911-PE, provided by the title company named hereon.

NOTES:

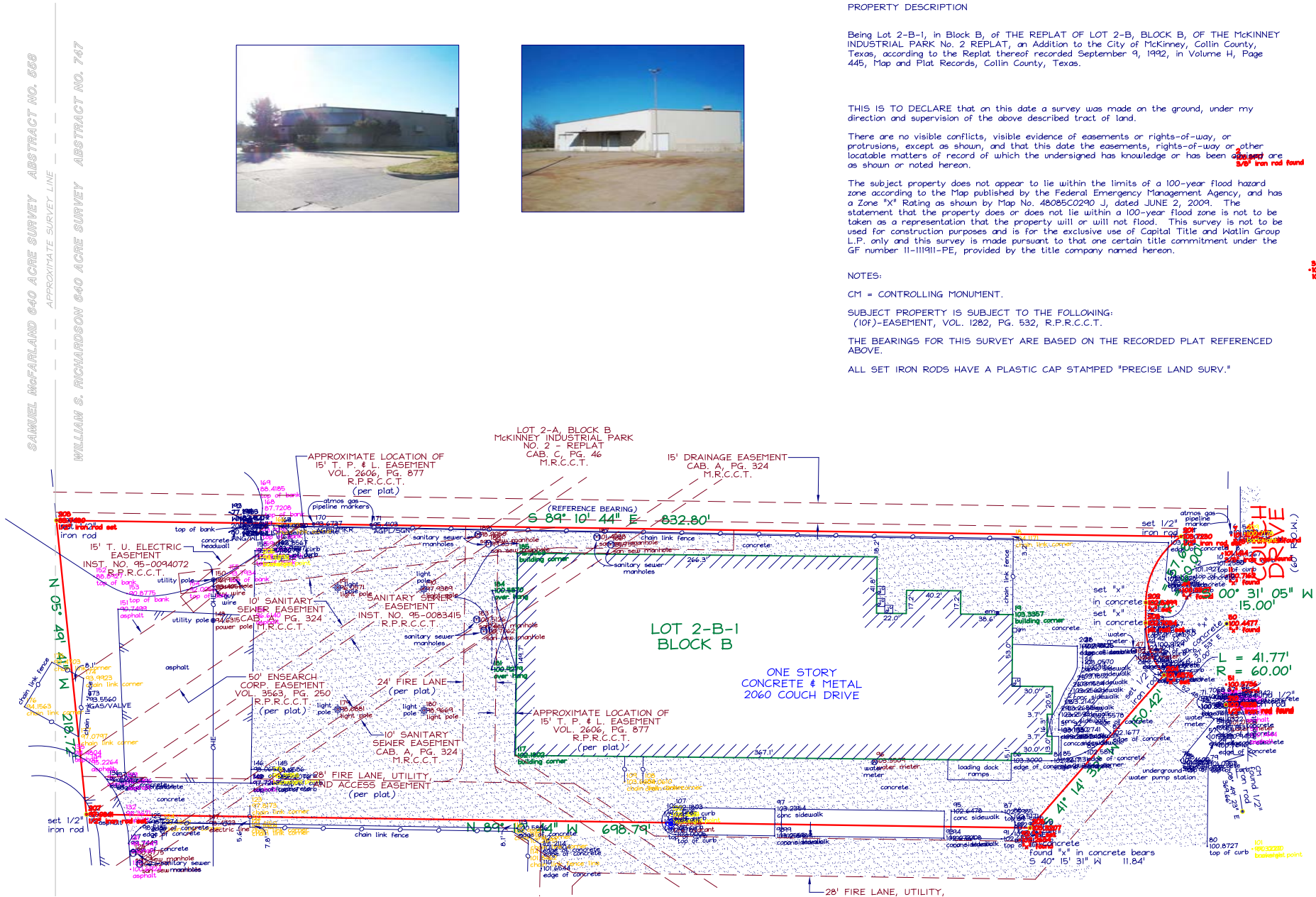
CM = CONTROLLING MONUMENT.

SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING:
(10F)-EASEMENT, VOL. 1282, PG. 532, R.P.R.C.C.T.

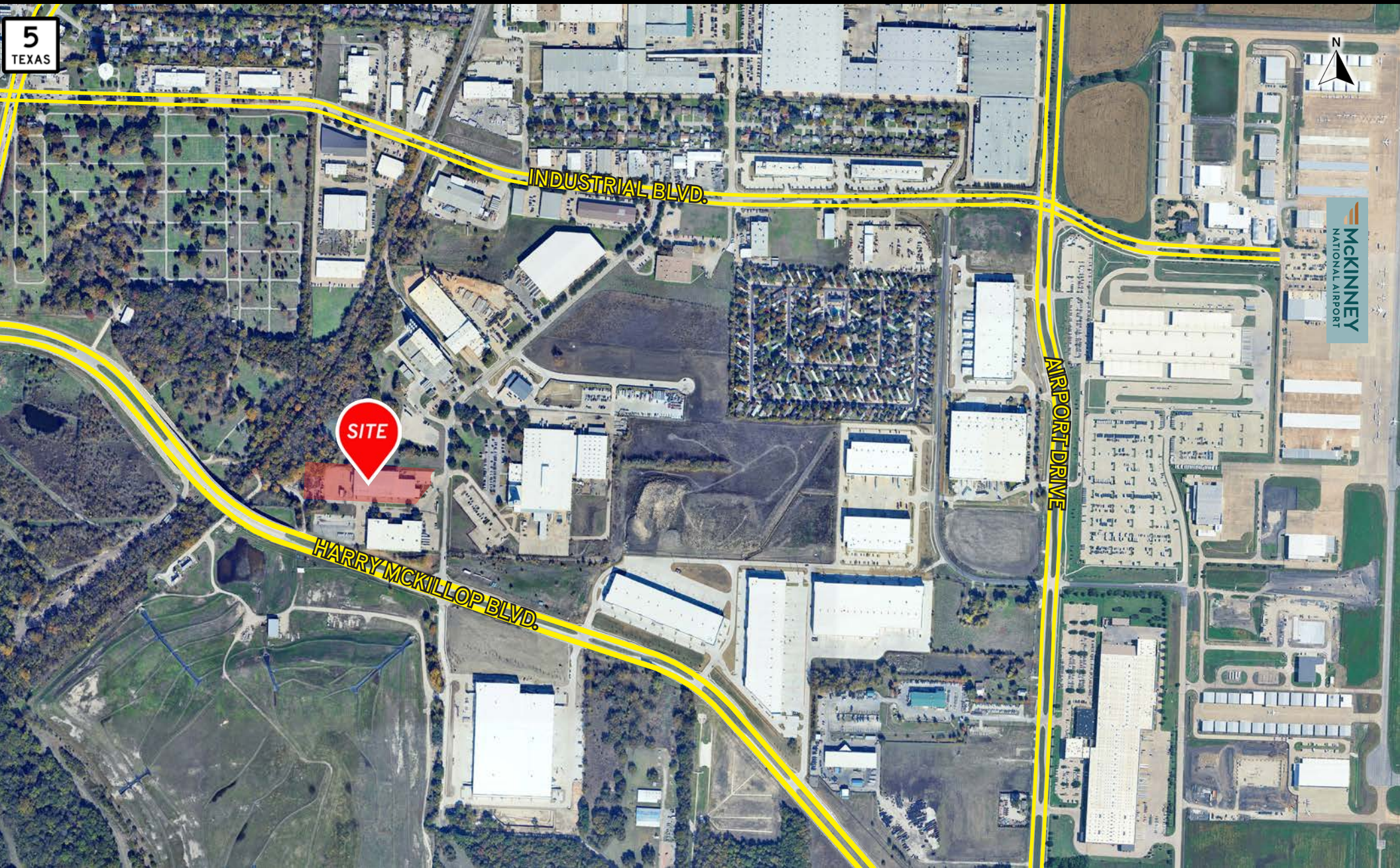
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE RECORDED PLAT REFERENCED ABOVE.

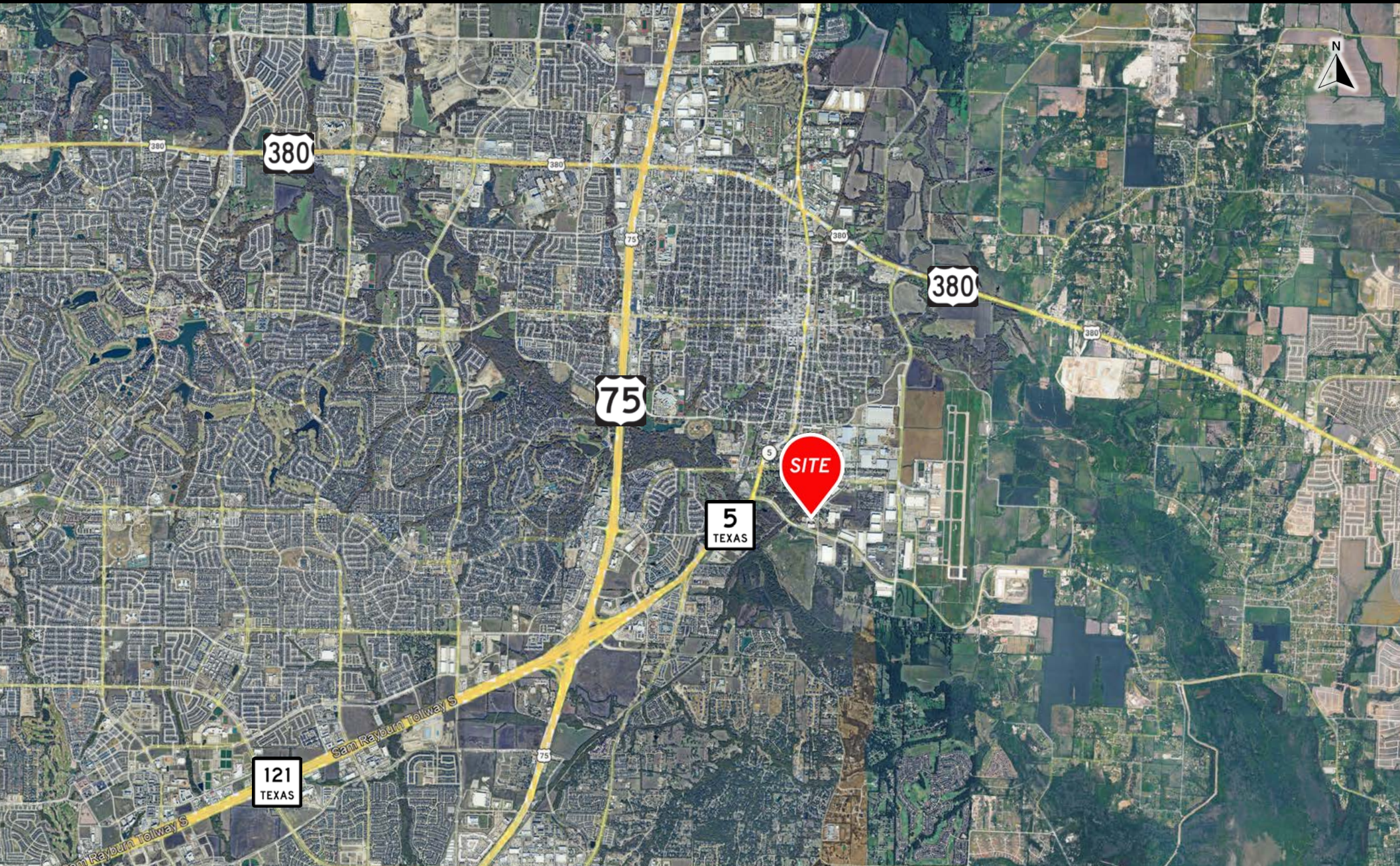
ALL SET IRON RODS HAVE A PLASTIC CAP STAMPED "PRECISE LAND SURV."

3
-109.045
1000



NEARBY AERIAL





±49,438 SF BUILDING ON ±3.89 AC

2060 COUCH DRIVE // MCKINNEY, TX 75069

CAREY COX

A REAL ESTATE COMPANY

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

Contact:

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Carey Cox Company	385233	bcox@careycoxcompany.com	(972)562-8003
License Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	(972)562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	(972)562-8003
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 _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1