

# DOWNTOWN MCKINNEY LAND FOR LEASE

## LAND SITE NEAR THE MCKINNEY SQUARE

### 3 PARCELS AT DAVIS AND TENNESSEE - MCKINNEY, TX 75071

**CAREY COX**  
A REAL ESTATE COMPANY

## PROPERTY SUMMARY

TOTAL AC	0.46 AC
TOTAL SF	20,007 SF
PRICE	\$6,700 /MO GROUND LEASE

## FEATURES

ZONING	MTC - MCKINNEY TOWN CENTER
ALLOWED USES	OFFICE, RETAIL, RESTAURANT, MULTIFAMILY
FRONTAGE	FRONTAGE ON DAVIS ST, TENNESSEE ST, AND KENTUCKY ST.
AVAILABLE UTILITIES	WATER, SEWER, GAS, ELECTRIC
HIGHLIGHTS	WALKING DISTANCE FROM MCKINNEY SQUARE  ACROSS THE STREET FROM NEW MIXED USE DEVELOPMENT



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

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**LAND SITE NEAR THE MCKINNEY SQUARE**  
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**NEARBY BUSINESSES**



**DOWNTOWN MCKINNEY SITE FOR DEVELOPMENT**

Located at the southwest corner of Davis Street and Tennessee Street, this ±0.46-acre infill land opportunity sits just one block from Historic Downtown McKinney in the heart of McKinney. Positioned within walking distance of the Downtown Square's restaurants, retail, offices, and community events, the site benefits from consistent pedestrian activity and strong surrounding residential density. The highly visible corner location offers excellent accessibility and frontage along established downtown corridors, making it well suited for retail, restaurant, office, or mixed-use concepts (subject to approvals). Rarely does vacant land become available in this supply-constrained downtown market, presenting a compelling opportunity for users seeking a presence in one of McKinney's most vibrant commercial districts.

**DEMOGRAPHICS**

2024 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	14,800	54,562	136,636
Median Household Income	\$59,871	\$70,491	\$93,643

**TRAFFIC COUNTS**

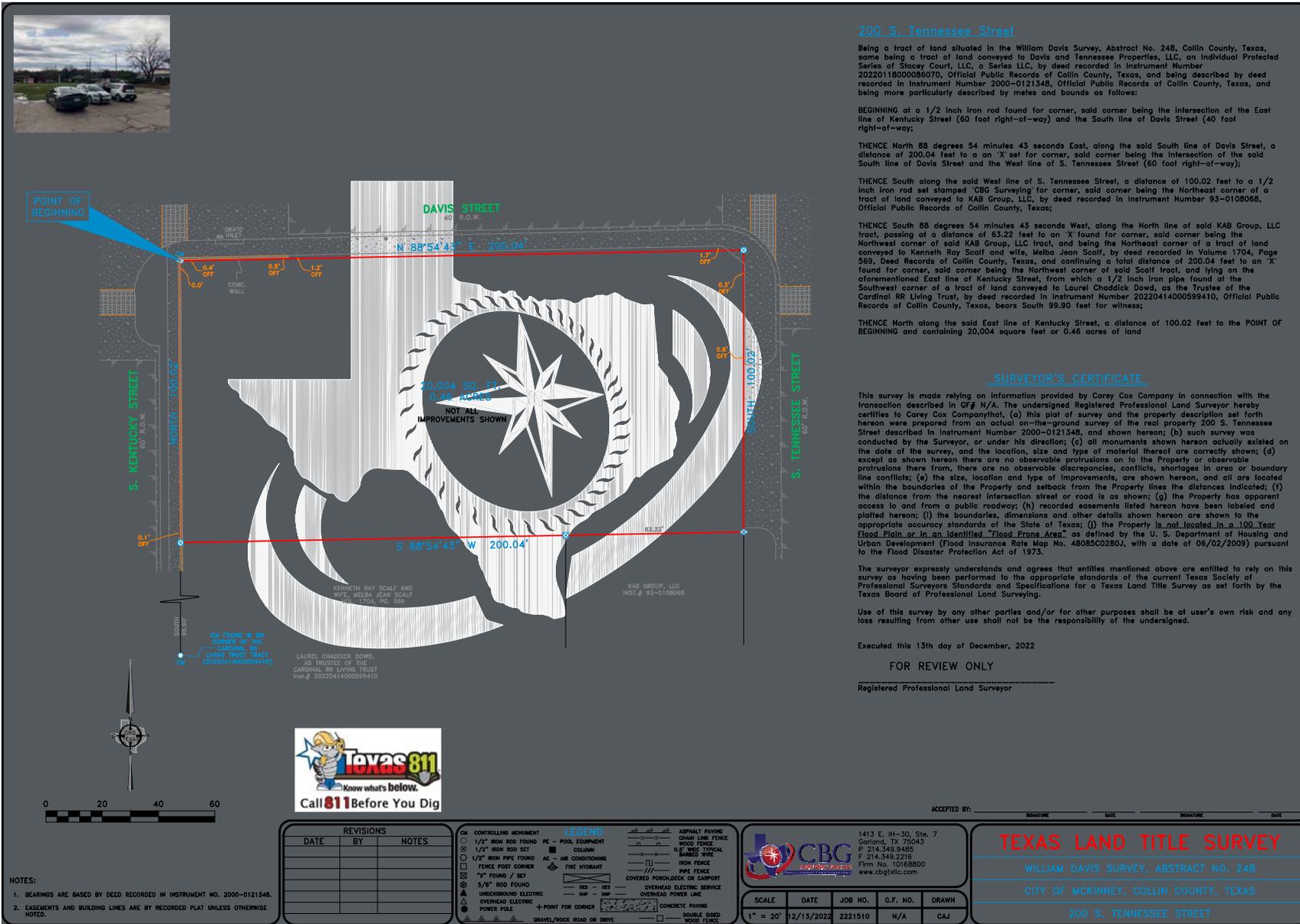
VIRGINIA @ TENNESSEE	10,470 VPD
DAVIS @ HWY 5	20,926 VPD

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The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.





**200 S. Tennessee Street**

Being a tract of land situated in the William Davis Survey, Abstract No. 248, Collin County, Texas, some being a tract of land conveyed to Davis and Tennessee Properties, LLC, an Individual Protected Series of Stacey Court, LLC, a Series LLC, by deed recorded in Instrument Number 2022011800006070, Official Public Records of Collin County, Texas, and being described by deed recorded in Instrument Number 2000-0121348, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 Inch Iron rod found for corner, said corner being the intersection of the East line of Kentucky Street (60 foot right-of-way) and the South line of Davis Street (40 foot right-of-way);

**THENCE** North 88 degrees 54 minutes 43 seconds East, along the said South line of Davis Street, a distance of 200.04 feet to an 'X' set for corner, said corner being the intersection of the said South line of Davis Street and the West line of S. Tennessee Street (60 foot right-of-way);

**THENCE** South along the said West line of S. Tennessee Street, a distance of 100.02 feet to a 1/2 Inch iron rod set stamped 'CBG Surveying' for corner, said corner being the Northeast corner of a tract of land conveyed to KAB Group, LLC, by deed recorded in Instrument Number 93-0108068, Official Public Records of Collin County, Texas;

**THENCE** South 88 degrees 54 minutes 43 seconds West, along the North line of said KAB Group, LLC tract, passing at a distance of 63.22 feet to an 'X' found for corner, said corner being the Northwest corner of said KAB Group, LLC tract, and being the Northeast corner of a tract of land conveyed to Kenneth Ray Scalf and wife, Melba Jean Scalf, by deed recorded in Volume 1704, Page 559, Deed Records of Collin County, Texas, and continuing a total distance of 200.04 feet to an 'X' found for corner, said corner being the Northwest corner of said Scalf tract, and lying on the aforementioned East line of Kentucky Street, from which a 1/2 Inch iron pipe found at the Southwest corner of a tract of land conveyed to Laurel Chaddick Dowd, as the Trustee of the Cardinal RR Living Trust, by deed recorded in Instrument Number 2022041400598410, Official Public Records of Collin County, Texas, bears South 99.90 feet for witness;

**THENCE** North along the said East line of Kentucky Street, a distance of 100.02 feet to the **POINT OF BEGINNING** and containing 20,004 square feet or 0.46 acres of land.

**SURVEYOR'S CERTIFICATE**

This survey is made relying on information provided by Carey Cox Company in connection with the transaction described in GF# N/A. The undersigned Registered Professional Land Surveyor hereby certifies to Carey Cox Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 200 S. Tennessee Street described in Instrument Number 2000-0121348, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded assessments listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100-Year Flood Plain or in an identified "Flood Prone Area" as defined by the U.S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48085C0280J, with a date of 06/02/2009) pursuant to the Flood Disaster Protection Act of 1973.

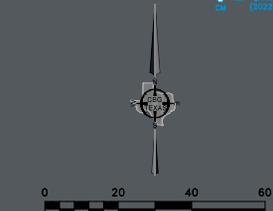
The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 13th day of December, 2022

FOR REVIEW ONLY

Registered Professional Land Surveyor



REVISIONS		
DATE	BY	NOTES

LEGEND	
1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
1/2" IRON ROD SET	COLUMN
1/2" IRON PIPE FOUND	AIR CONDITIONING
FENCE POST CORNER	FIRE HYDRANT
7" FOUND / SET	COVERED PORCH/DECK OR CARPORT
5/8" ROD FOUND	OVERHEAD ELECTRIC SERVICE
OVERHEAD ELECTRIC	OVERHEAD POWER LINE
POWER POLE	CONCRETE PAVING
POINT FOR CORNER	DOUBLE SIDED WOOD FENCE
GRAVEL/ROCK ROAD OR DRIVE	

1413 E. IH-30, Ste. 7  
Gorland, TX 75043  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtllc.com

**CBG**  
Collin County Boundary Guarantors

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	12/13/2022	2221510	N/A	CAJ

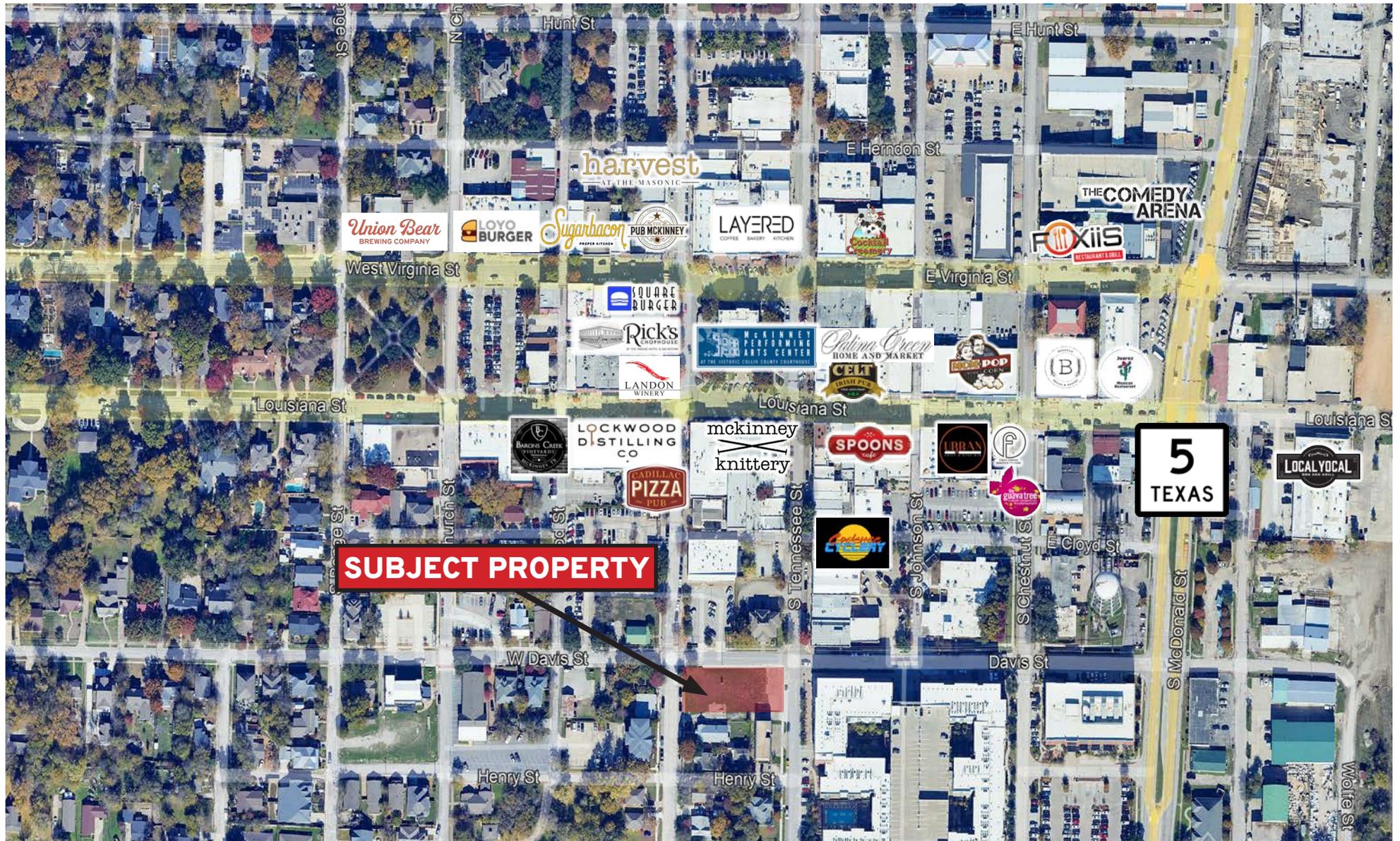
**TEXAS LAND TITLE SURVEY**

WILLIAM DAVIS SURVEY, ABSTRACT NO. 248

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

200 S. TENNESSEE STREET

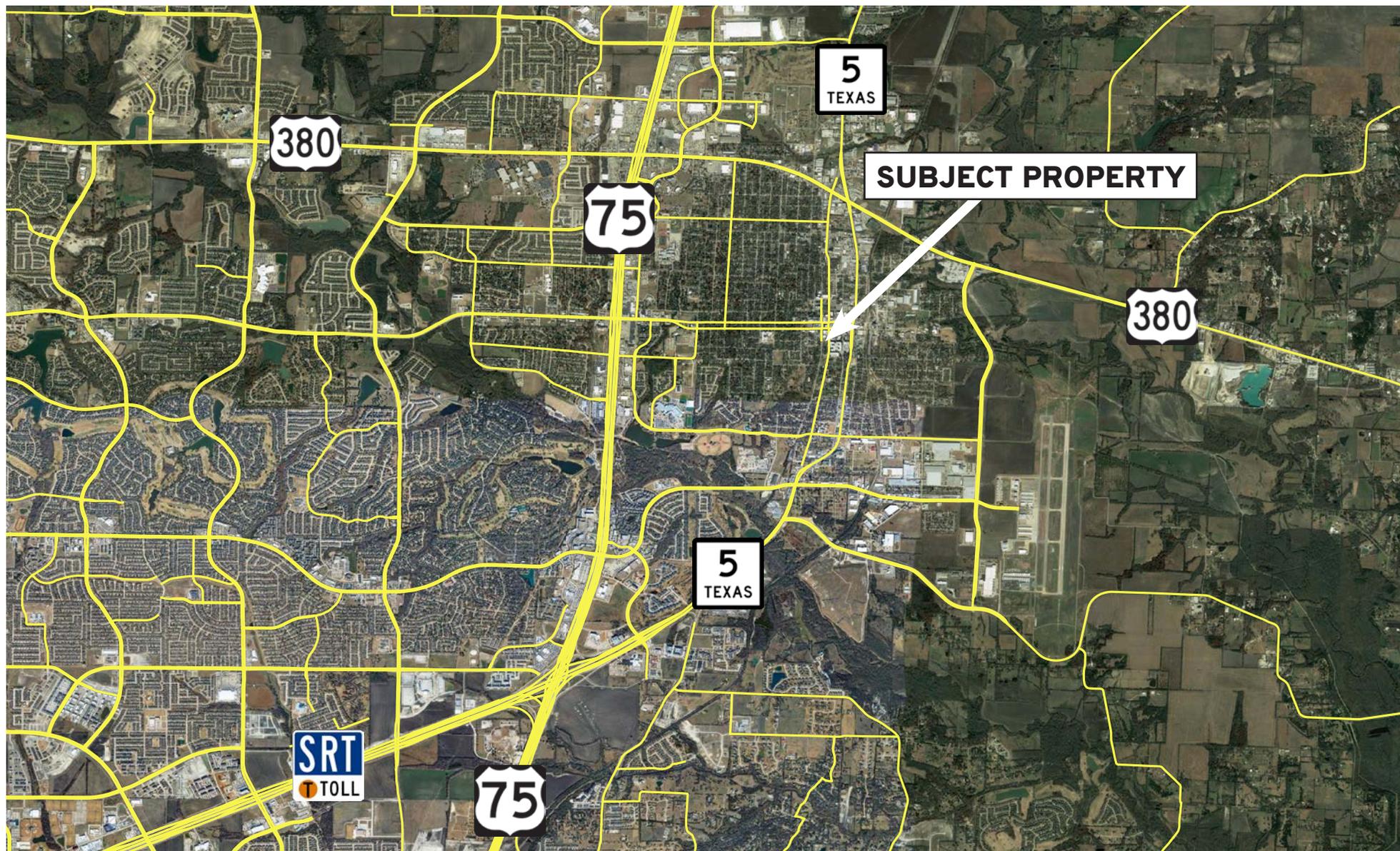
# SURROUNDING AREA



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# PROPERTY LOCATION



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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.

## 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.

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