

**OFFICE / WAREHOUSE AVAILABLE**  
**INDUSTRIAL BUILDING FOR SALE OR LEASE**  
**10A REGENCY DR. - WYLIE, TX 75098**

**PROPERTY SUMMARY**

BUILDING SF	±6,000 SF
LAND SIZE	0.38 AC
SALE PRICE	\$1,350,000
AVAILABLE SF	±6,000 SF
LEASE RATE	\$13.50 PSF + NNN
NNN RATE	\$5.49 PSF
LEASE TERM	3-5 YEARS
TI ALLOWANCE	NEGOTIABLE

**FEATURES**

ZONING	PD - LIGHT INDUSTRIAL
BUILDING TENANCY	VACANT
GRADE LEVEL DOORS	1 - 12'
HIGHLIGHTS	3-PHASE/200 AMP POWER PRIVATE RESTROOM HVAC IN OFFICE INSULTED/ SPRINKLERED



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**CAREY COX**  
 A REAL ESTATE COMPANY



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Located one block south of FM 544, this flex industrial building at 10A Regency Drive in Wylie offers a functional layout in a highly accessible infill location. The property includes approximately ±2,100 SF of finished, air-conditioned office space and a warehouse with 12'-18' clear height, one 12' grade-level roll-up door, and 3-phase, 200-amp power. Fully insulated and fully sprinklered, the property features a metal roof with six skylights and sits on a ±0.38-acre lot with approximately 15 concrete parking spaces. The space is vacant and available for sale or lease.

**NEARBY BUSINESSES**



**DEMOGRAPHICS**

	1-Mile	3-Mile	5-Mile
2024 - CoStar			
Total Population	9,354	97,588	191,271
Median Household Income	\$104,179	\$112,197	\$110,277

**TRAFFIC COUNTS**

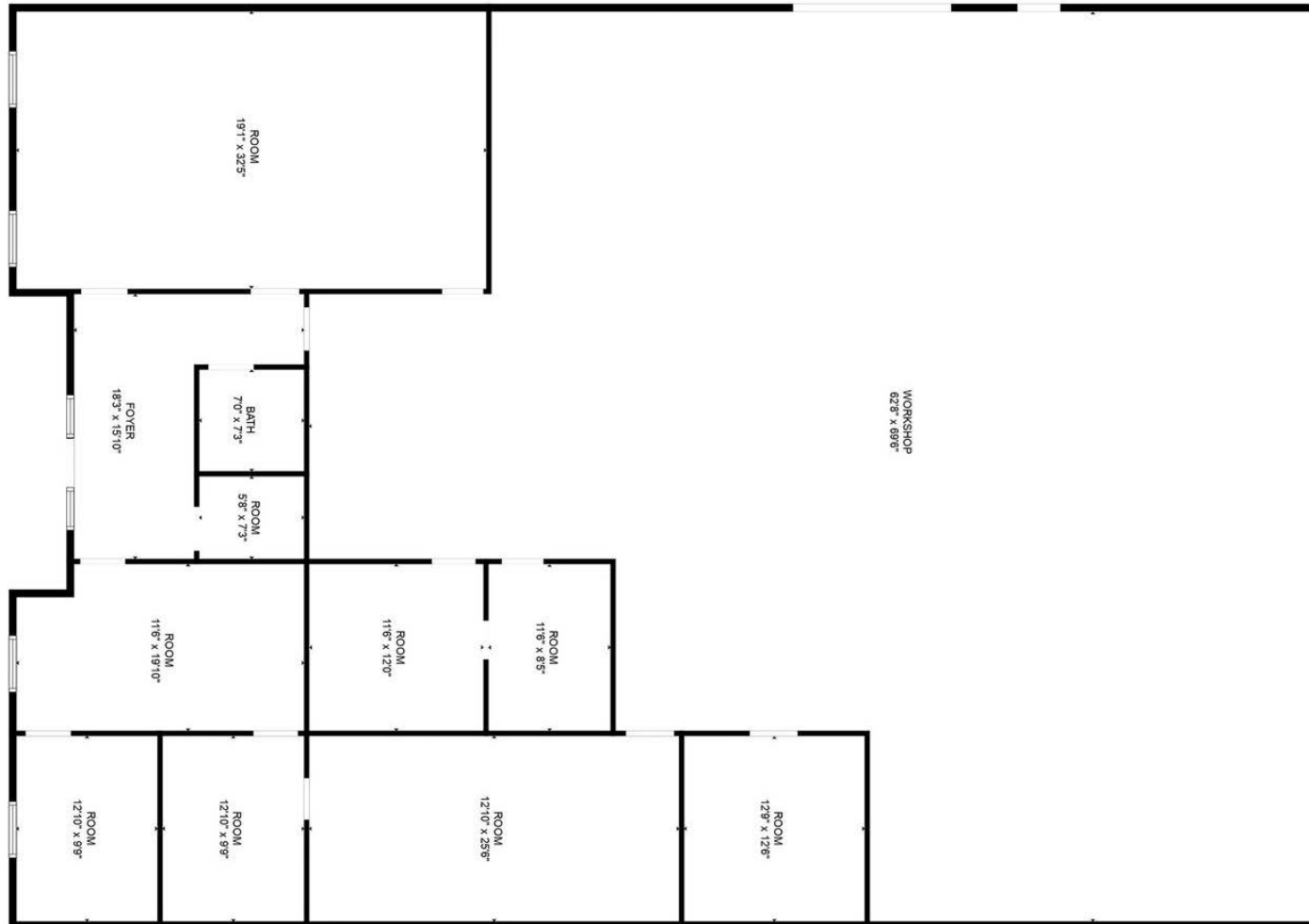
REGENCY @ FM 544	34,442 VPD
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 321 N. Central Expressway, Suite 370 McKinney, TX 75070

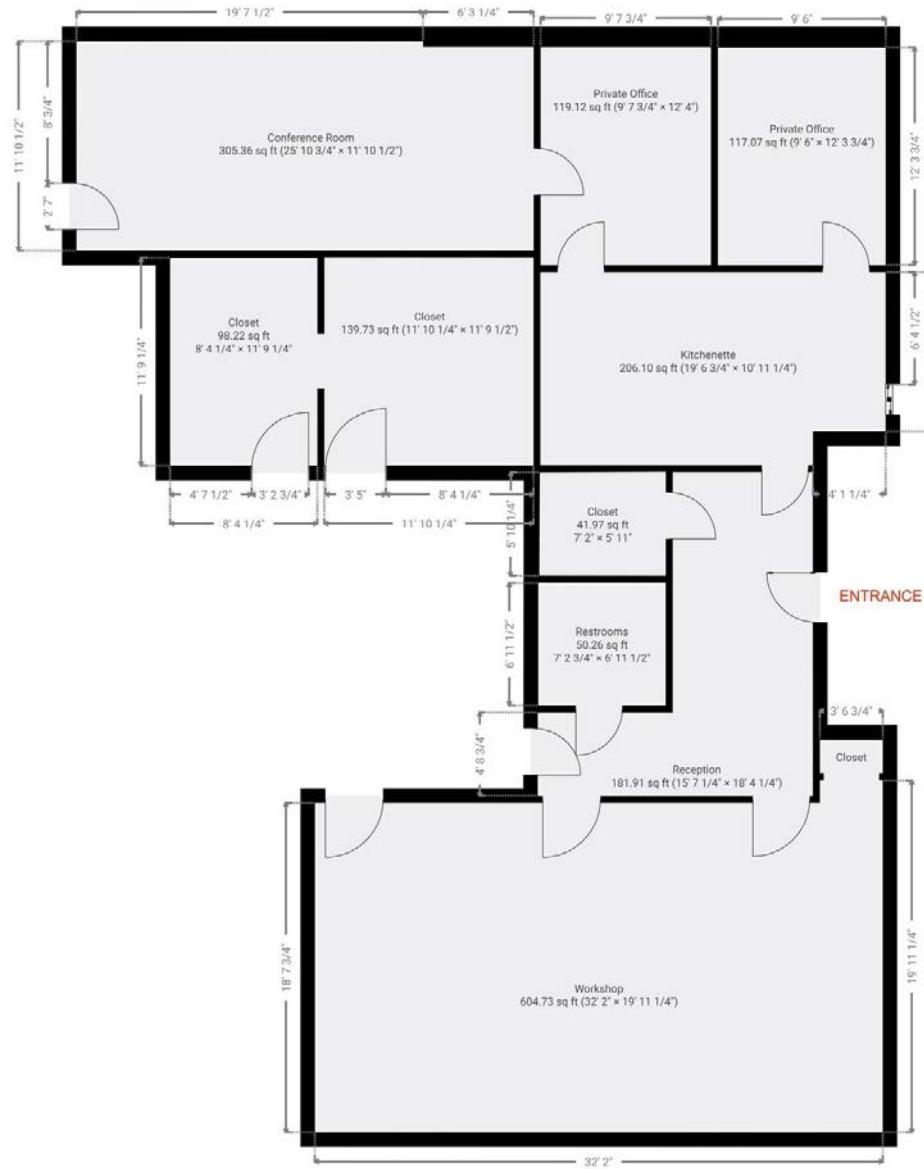
Jon Cox / 469.396.8307      David Cox / 972.632.5050  
 joncox@careycoxcompany.com      dcox@careycoxcompany.com

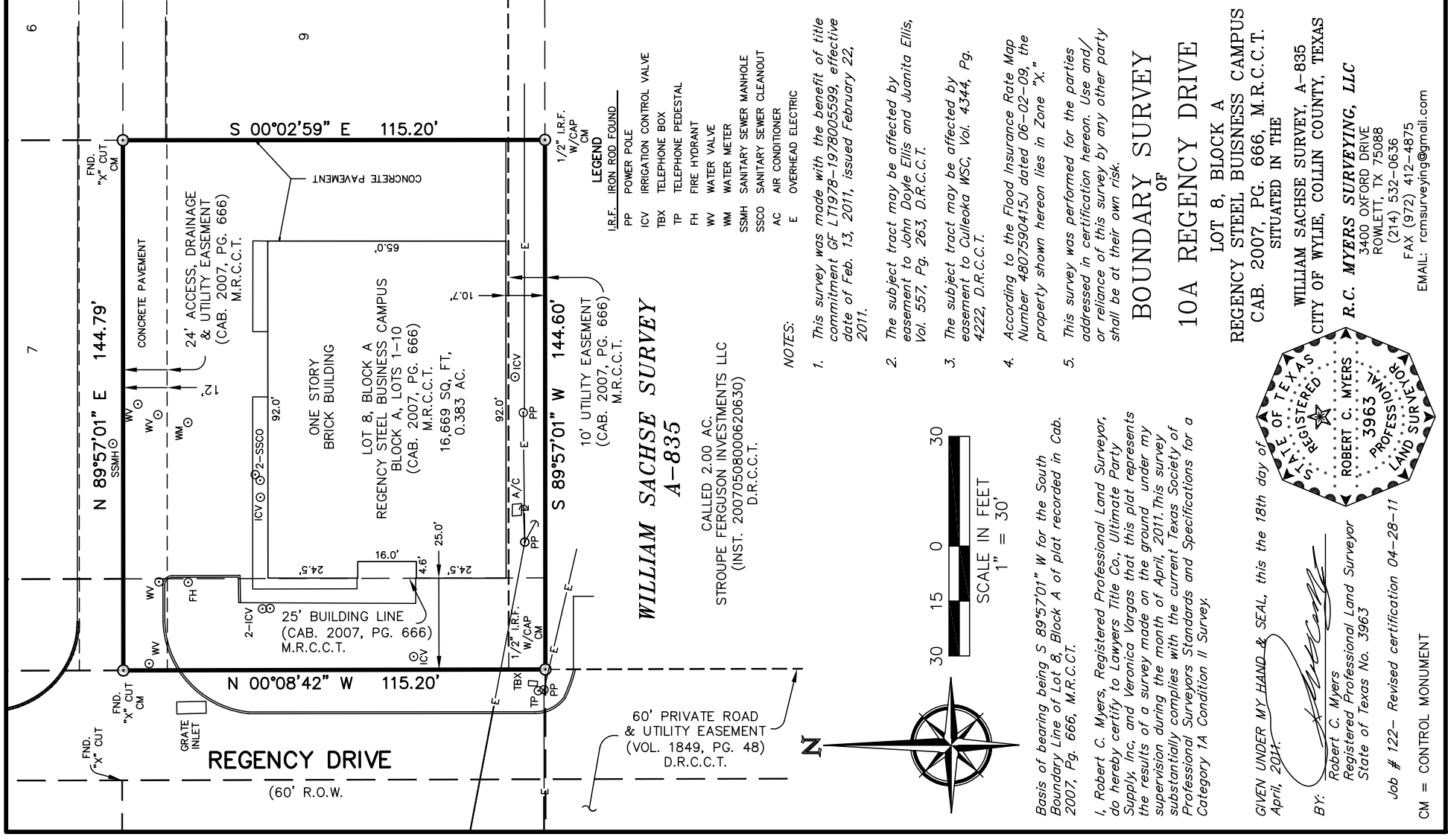
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# BUILDING PLAN



# OFFICE PLAN





# PROPERTY AERIAL

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# PROPERTY SURROUNDINGS

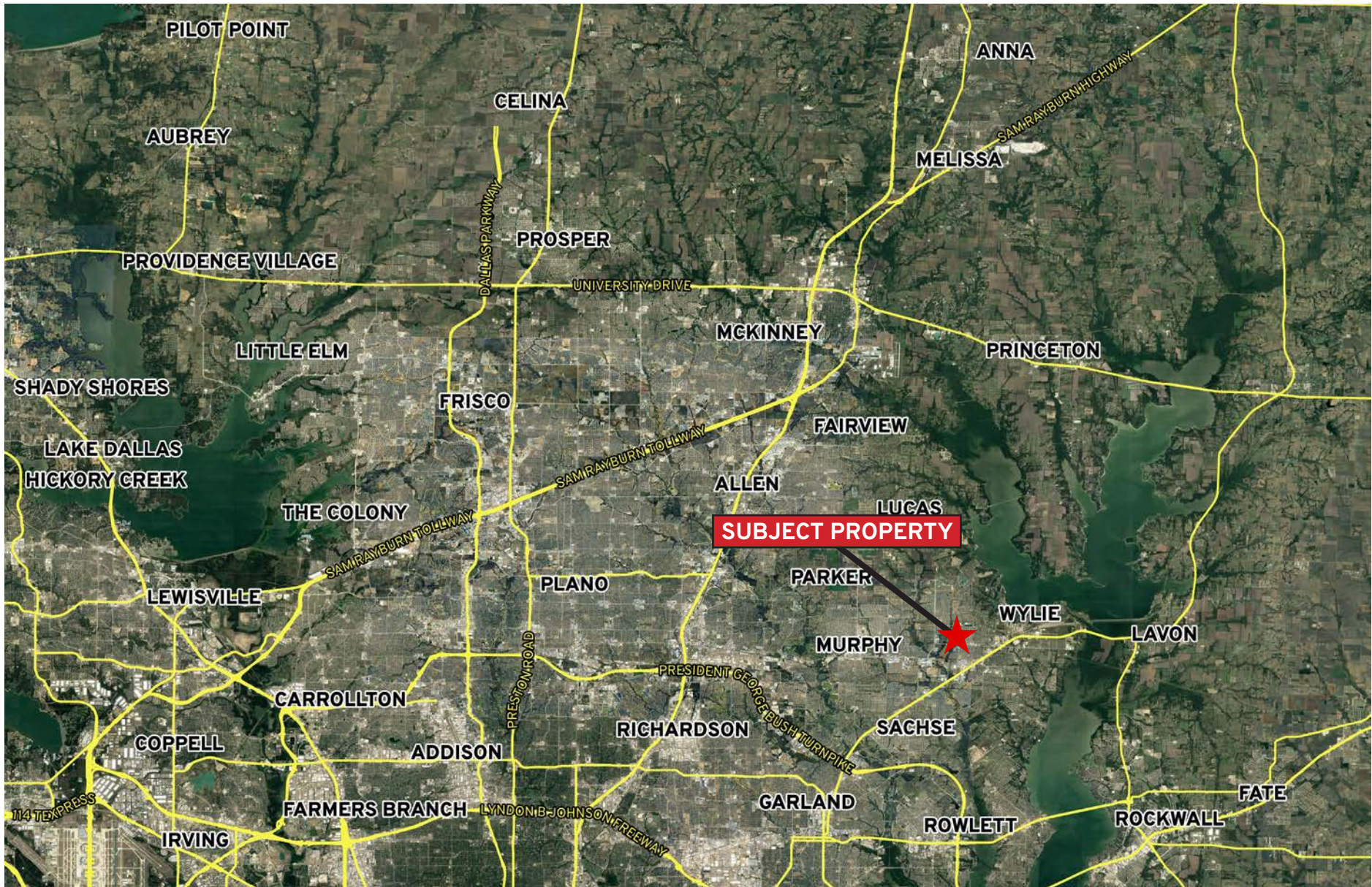


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# METROPLEX MAP

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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. **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.

<u>Carey Cox Company</u>	<u>385233</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
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](http://www.trec.texas.gov)

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