



FOR SALE | +/- 43,916 SF

3600-3612 E McKinney St, Denton, TX

Price: Call for Pricing

Available: Building 3600: +/- 22,623 SF
Building 3612: +/- 21,293 SF
Total AC: +/- 3.804 AC

Overview:

- 100% leased two—building Denton office park with direct McKinney St access & easy Loop 288 access.
- Three excellent credit long-term tenants.
- Exterior completely repainted and renovated in 2025.



+/- 43,916 SF
Square Feet



E McKinney St.
Frontage



Office
Type



Office
Proposed Use

CONTACT:

RON BULLOCK

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Ron@sbpcommercial.com

1400 Dallas Drive, Denton, TX | sbpcommercial.com | 940.320.1200



SITE

3600—3612 E McKinney St. | Denton, TX



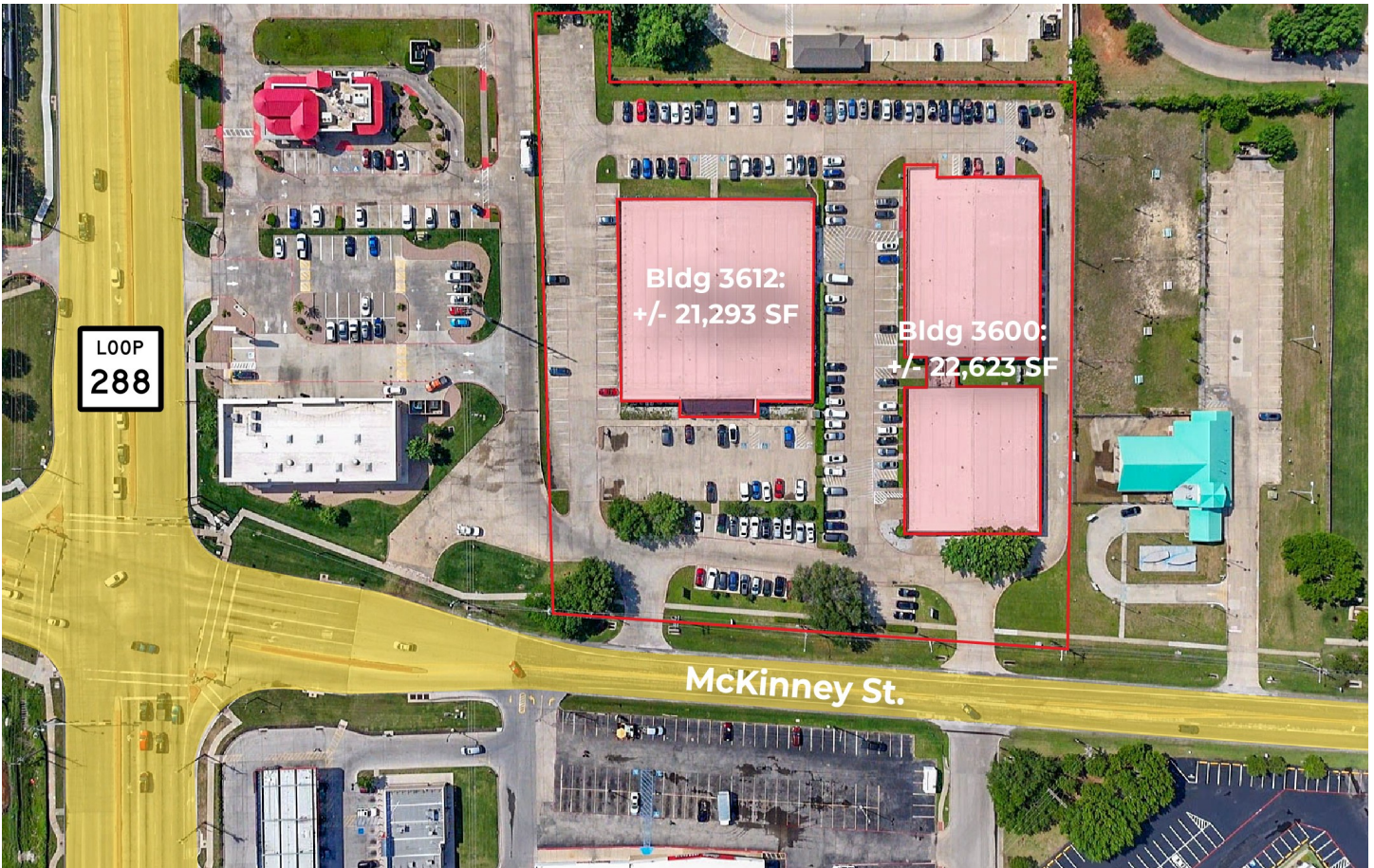
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SITE

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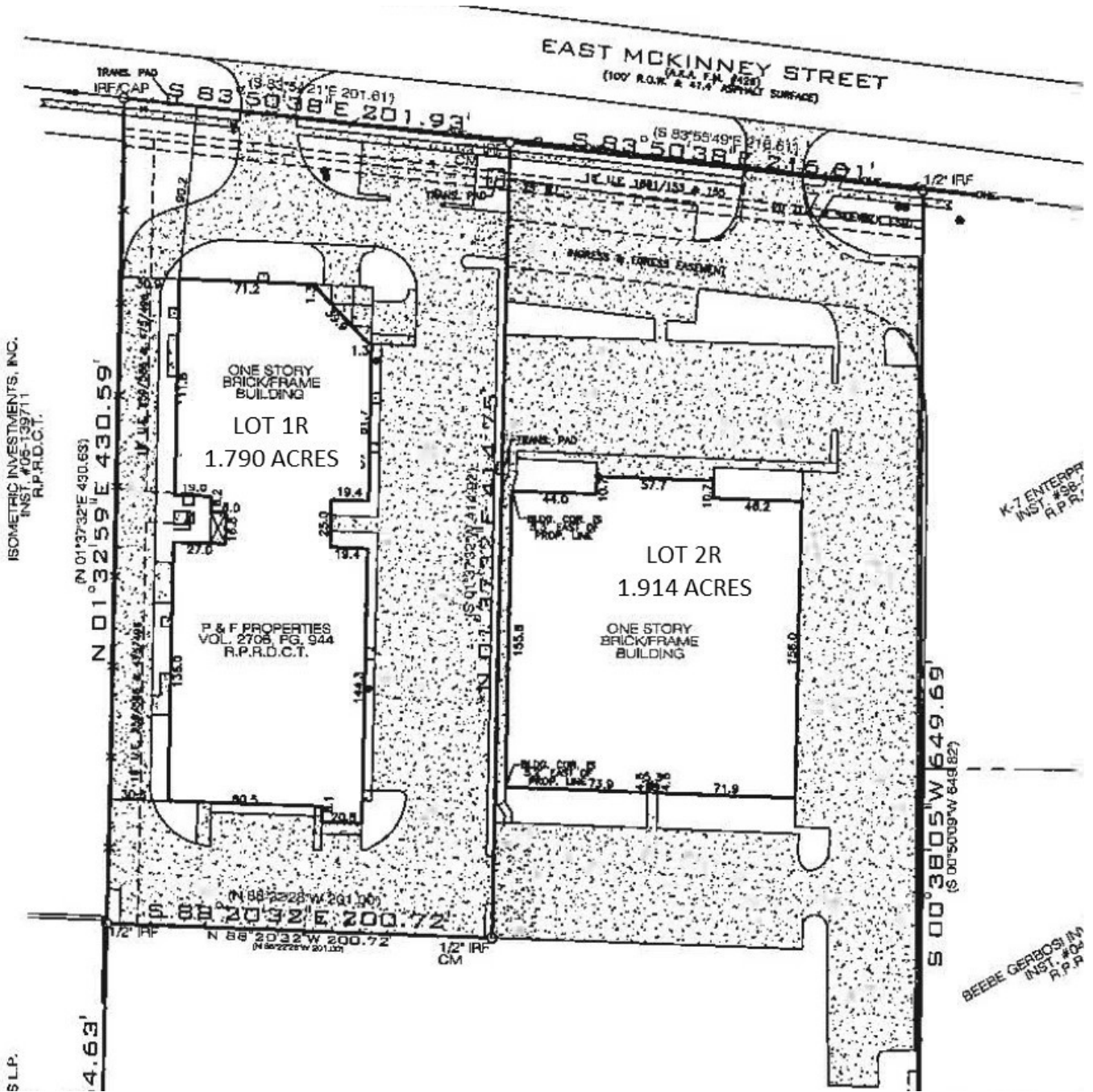
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SURVEY

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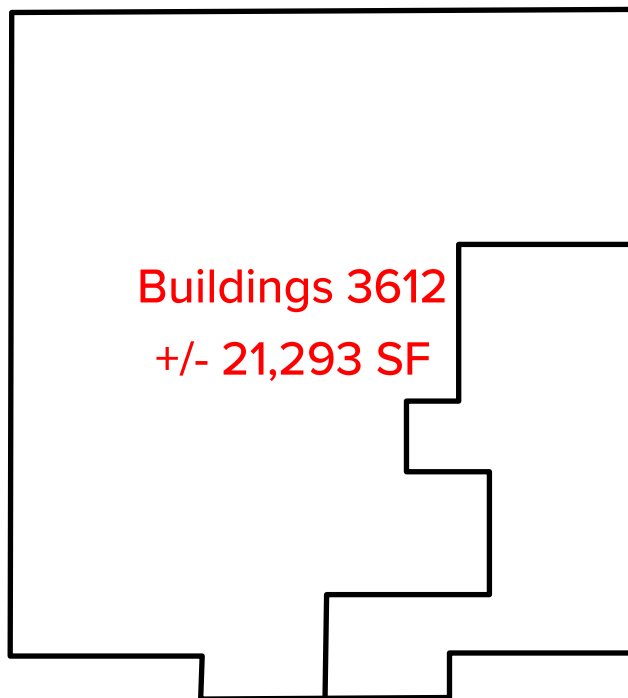
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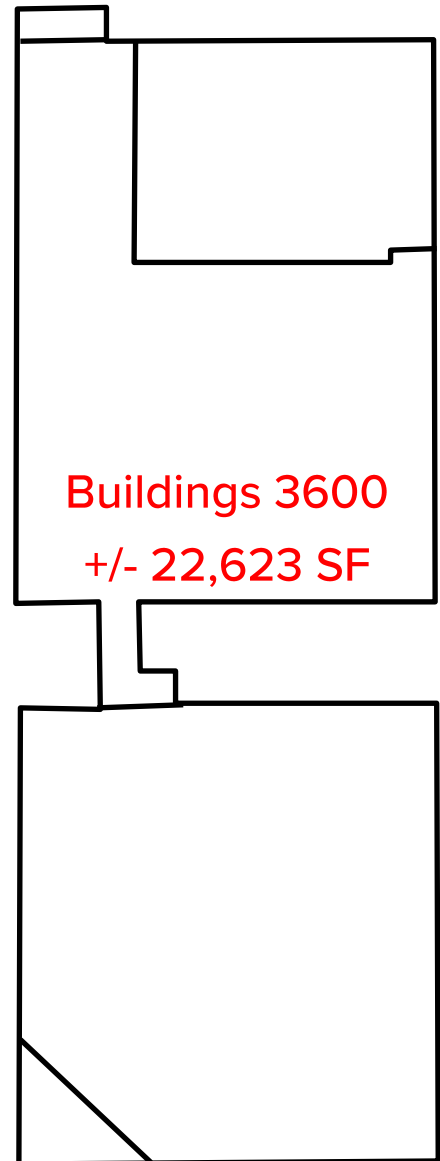
BUILDINGS



Buildings 3600 & 3612: Fully Leased



Buildings 3612
+/- 21,293 SF



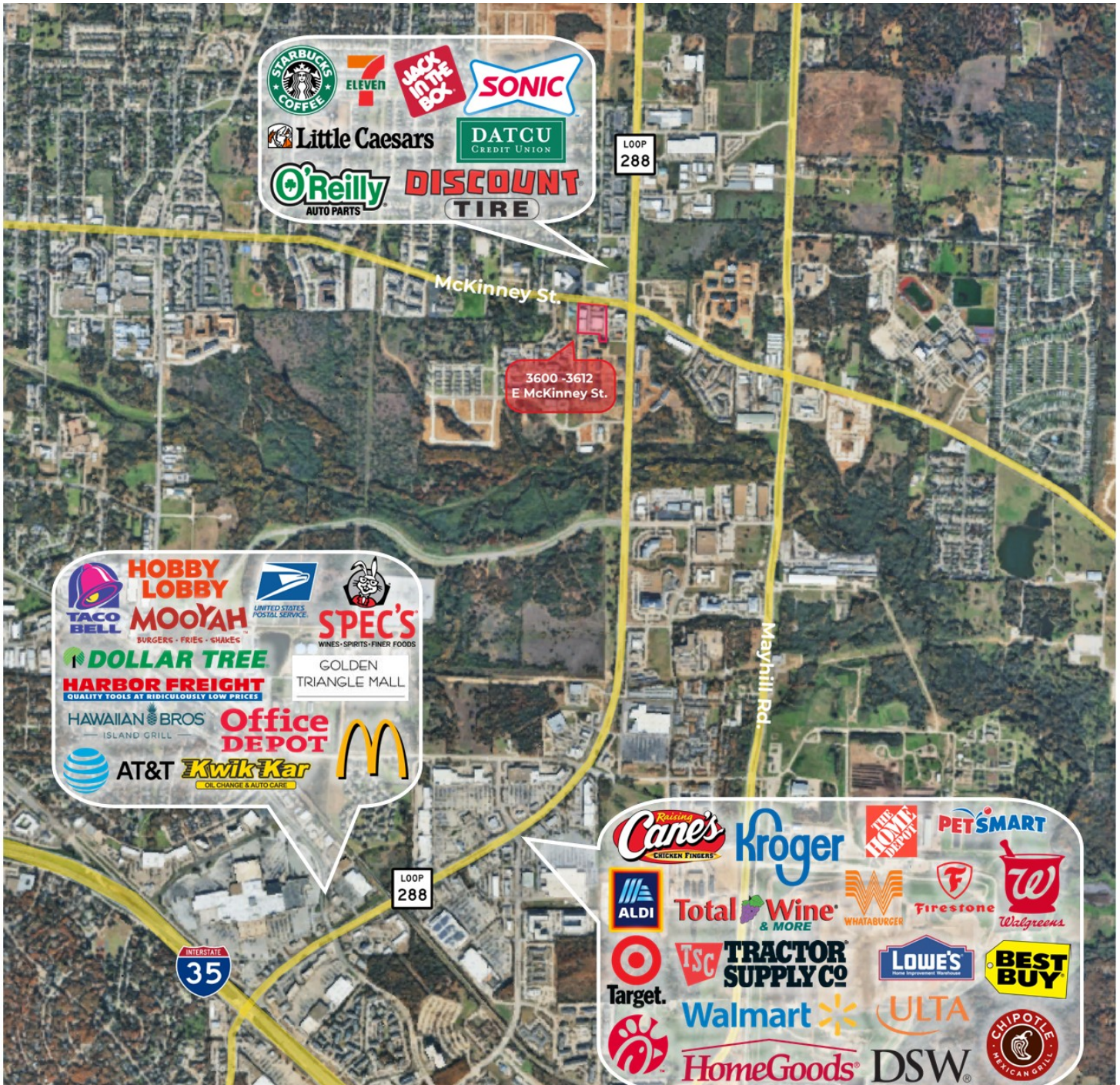
Buildings 3600
+/- 22,623 SF

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RETAIL MAP



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PROPERTY



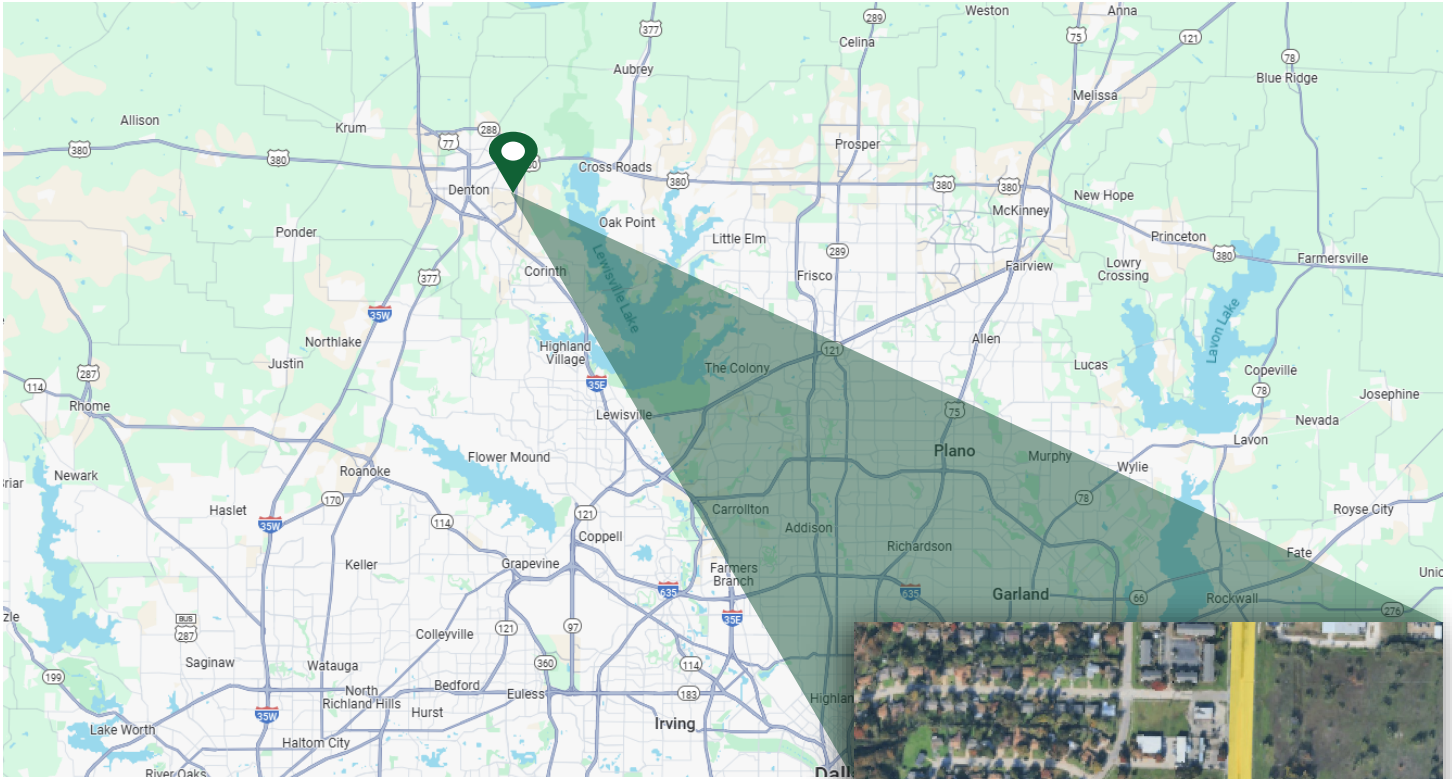
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MAPS

3600—3612 E McKinney St. | Denton, TX



DRIVE TIME (To city center)

| | |
|---------------|---------------|
| McKinney st. | Direct Access |
| Loop 288 | 1 Minute |
| HWY 380 | 4 Minutes |
| I-35 E | 5 Minutes |
| Denton Square | 7 Minutes |
| HWY 377 | 7 Minutes |
| TWU Campus | 7 Minutes |
| UNT Campus | 8 Minutes |
| I-35 W | 9 Minutes |
| Rayzor Ranch | 9 Minutes |



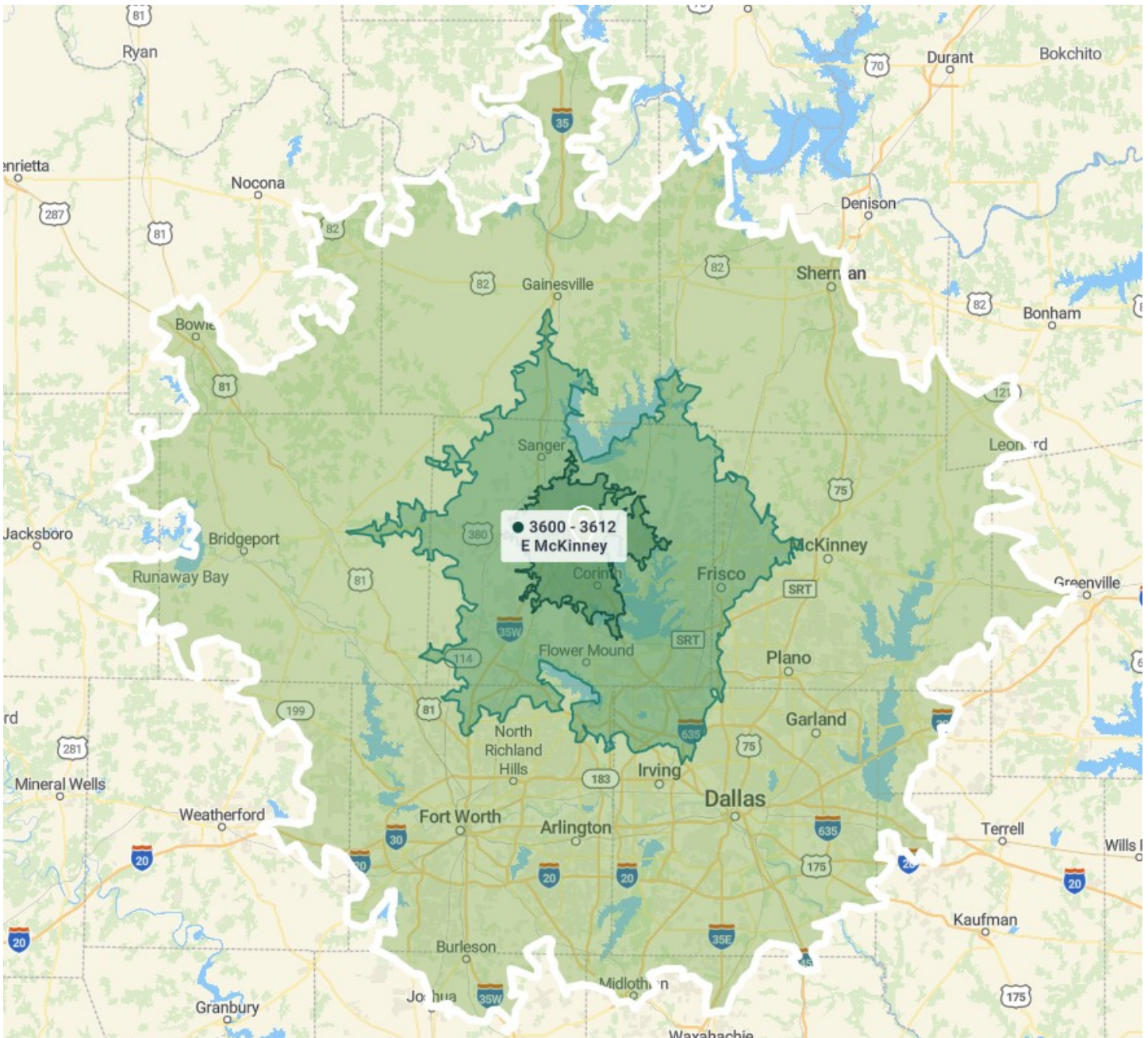
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MAPS

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Drive Time

- 15 Minutes

- 30 Minutes

- 60 Minutes

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DEMOGRAPHICS



Demographic Summary Report

| 3600 E McKinney St, Denton, TX 76209 | | | | |
|---|--------------|---------------|---------------|--|
|  | | | | |
| Radius | 1 Mile | 3 Mile | 5 Mile | |
| Population | | | | |
| 2030 Projection | 10,197 | 94,467 | 188,480 | |
| 2025 Estimate | 9,041 | 84,341 | 167,415 | |
| 2020 Census | 7,634 | 74,489 | 142,937 | |
| Growth 2025 - 2030 | 12.79% | 12.01% | 12.58% | |
| Growth 2020 - 2025 | 18.43% | 13.23% | 17.13% | |
| 2025 Population by Hispanic Origin | 2,747 | 23,347 | 43,501 | |
| 2025 Population | 9,041 | 84,341 | 167,415 | |
| White | 4,249 47.00% | 46,035 54.58% | 96,727 57.78% | |
| Black | 2,068 22.87% | 12,915 15.31% | 21,073 12.59% | |
| Am. Indian & Alaskan | 76 0.84% | 645 0.76% | 1,313 0.78% | |
| Asian | 196 2.17% | 3,853 4.57% | 8,807 5.26% | |
| Hawaiian & Pacific Island | 9 0.10% | 138 0.16% | 266 0.16% | |
| Other | 2,443 27.02% | 20,755 24.61% | 39,229 23.43% | |
| U.S. Armed Forces | 0 | 13 | 28 | |
| Households | | | | |
| 2030 Projection | 3,965 | 37,607 | 72,819 | |
| 2025 Estimate | 3,505 | 33,465 | 64,460 | |
| 2020 Census | 2,930 | 29,240 | 54,387 | |
| Growth 2025 - 2030 | 13.12% | 12.38% | 12.97% | |
| Growth 2020 - 2025 | 19.62% | 14.45% | 18.52% | |
| Owner Occupied | 964 27.50% | 11,947 35.70% | 29,260 45.39% | |
| Renter Occupied | 2,541 72.50% | 21,518 64.30% | 35,200 54.61% | |
| 2025 Households by HH Income | 3,505 | 33,467 | 64,459 | |
| Income: <\$25,000 | 623 17.77% | 6,943 20.75% | 10,897 16.91% | |
| Income: \$25,000 - \$50,000 | 960 27.39% | 7,491 22.38% | 12,528 19.44% | |
| Income: \$50,000 - \$75,000 | 801 22.85% | 5,125 15.31% | 9,848 15.28% | |
| Income: \$75,000 - \$100,000 | 489 13.95% | 4,352 13.00% | 8,814 13.67% | |
| Income: \$100,000 - \$125,000 | 287 8.19% | 2,920 8.73% | 6,714 10.42% | |
| Income: \$125,000 - \$150,000 | 94 2.68% | 1,450 4.33% | 3,440 5.34% | |
| Income: \$150,000 - \$200,000 | 174 4.96% | 2,177 6.50% | 5,506 8.54% | |
| Income: \$200,000+ | 77 2.20% | 3,009 8.99% | 6,712 10.41% | |
| 2025 Avg Household Income | \$67,006 | \$87,048 | \$97,292 | |
| 2025 Med Household Income | \$55,313 | \$61,489 | \$72,376 | |



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4/16/2026

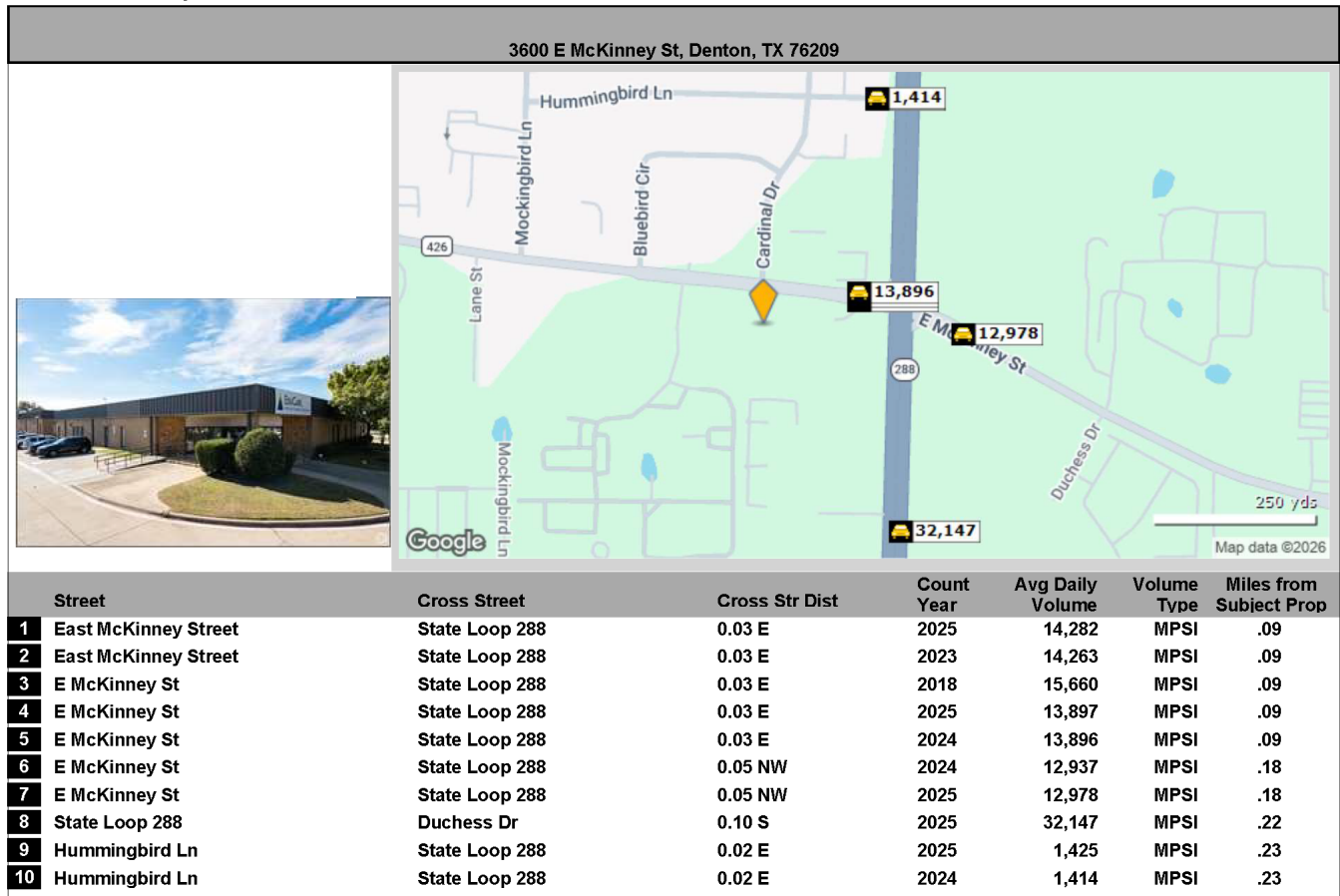
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Traffic Count Report



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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.

2-10-2025



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>Scott Brown Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name | <u>475257</u> License No. | <u>Help@sbpcommercial.com</u> Email | <u>940-320-1200</u> Phone |
| <u>Ron Bullock</u> Designated Broker of Firm | <u>286566</u> License No. | <u>Ron@sbpcommercial.com</u> Email | <u>940-320-1200</u> Phone |
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| <u>Ron Bullock</u> Sales Agent/Associate's Name | <u>0286566</u> License No. | <u>ron@sbpcommercial.com</u> Email | <u>972-571-5470</u> Phone |

Buyer/Tenant/Seller/Landlord Initials

Date