



West Ridge

OFFICE CONDOMINIUMS

McKinney, Texas

302



Golden Realty

Buy | Sell | Build | Manage
Residential and Commercial



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Suite #302 Property Highlights

- Size: 1230
- Lease Rate: \$2,800
- Use: Professional Office
- Terms: 2-10 Years
- 4 Office Room
- 1 Break Room
- 1 RestRoom
- 1 Reception Space
- Building & Monument Signage
- HVAC
- Water included in the Rent

Best Use:

- MEDICAL:
Chiropractic, Physician, General Medical office ETC
- PROFESSIONAL:
CPA, Accounting, Insurance Agency, Real Estate Agency, Financial, Attorney, Private Club, Studio, Loan Office, Administration Office, and more.
- EDUCATION:
Day School, Training Center, Community Center



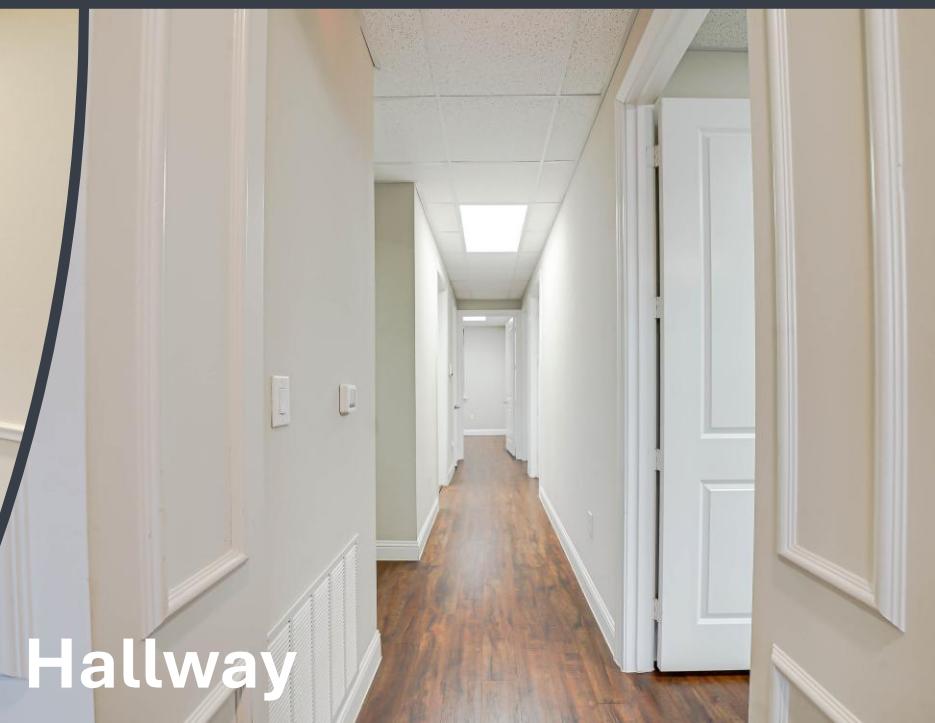
Westridge Office Condo

- Prime Location: Just minutes from McKinney's major hubs for business, dining, and entertainment.
- Affluent Demographics: Located in a high-income, rapidly growing population center with a strong demand for professional services.
- Convenience: Close proximity to major retailers (HEB, Kroger, Walmart), banks, medical centers,.
- Accessibility: Easy access to 380 and SH 121, providing direct routes to Plano, Dallas, and DFW International Airport.
- Amenities: Walking distance to restaurants, Golf court that enhance work-life balance for tenants and their clients.



Inside Photos

Reception



Hallway



Office #1

Office #1

Office #2

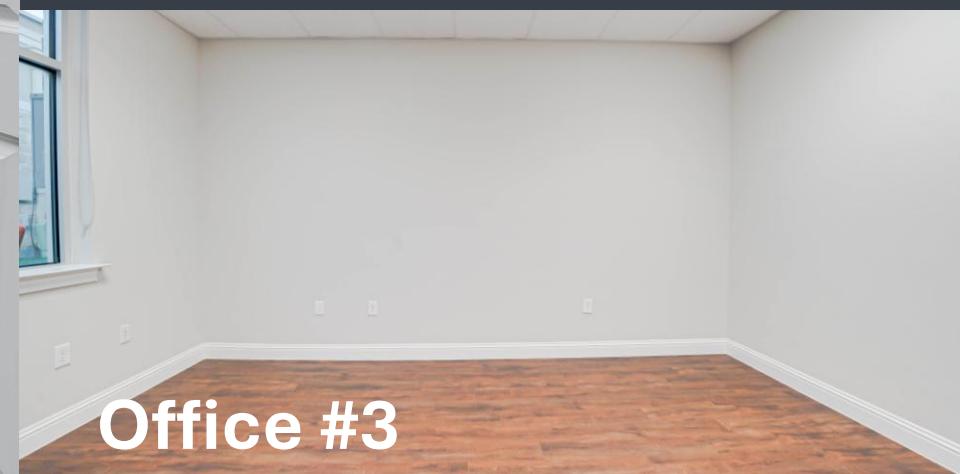
Restroom



Break Room



Break Room



Office #3



Office #4

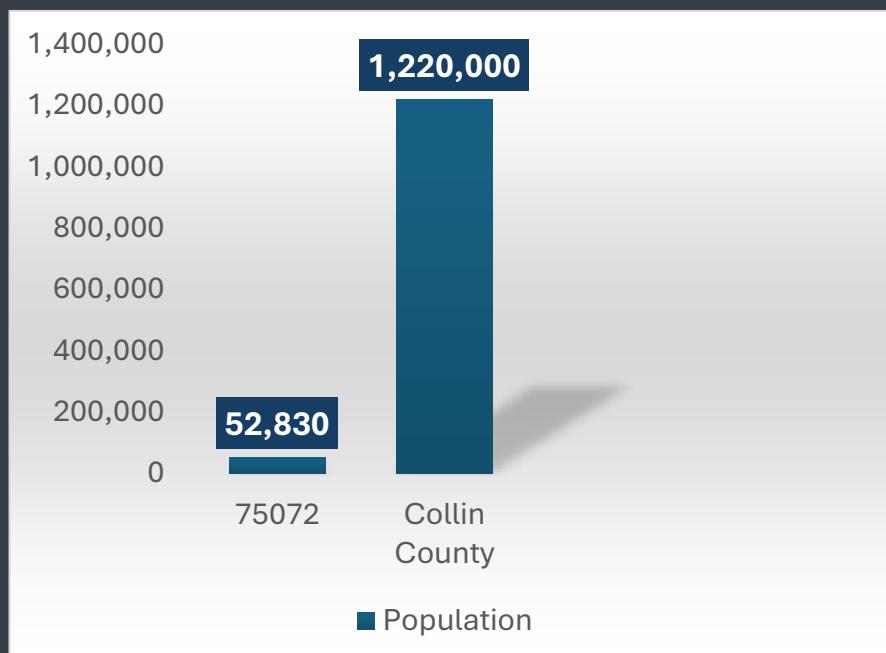


Office #4

1. Average Household Income

\$ **\$149,880**

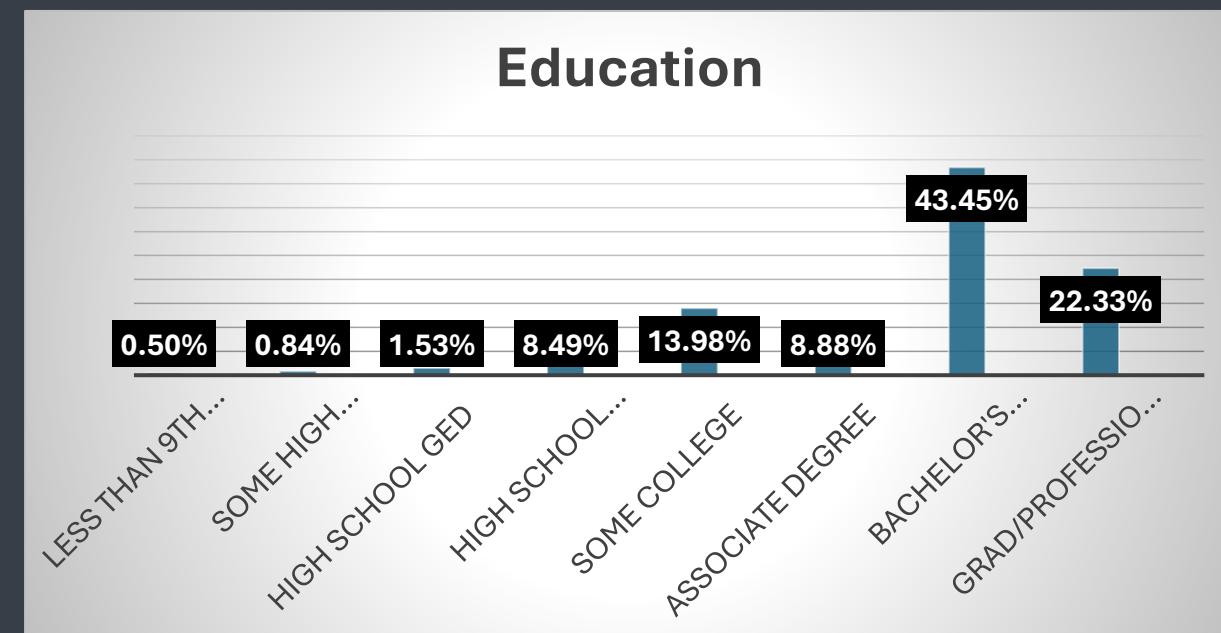
3. Area Population VS Collin County



2. Living in Family Households

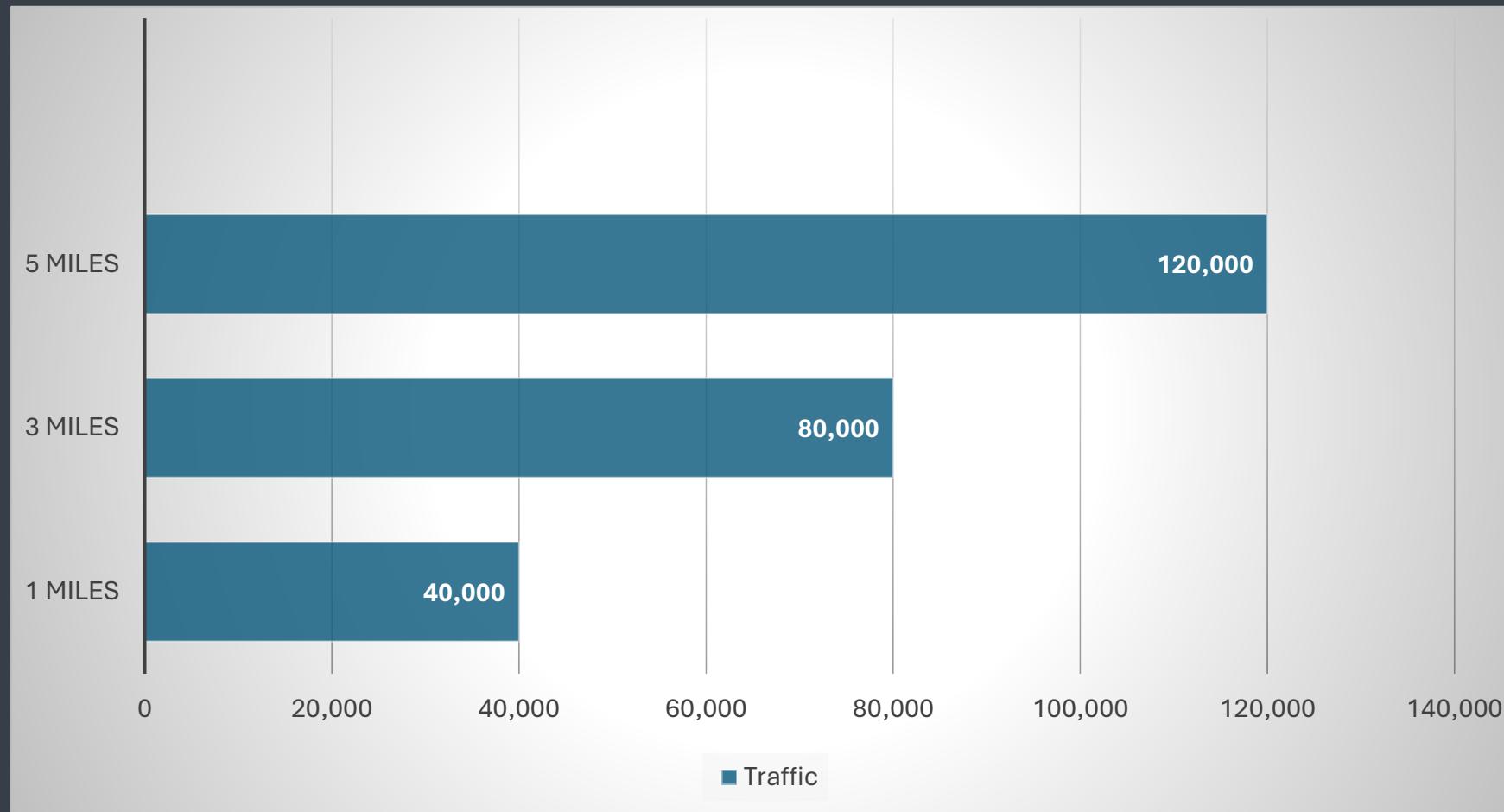
 **47,660**

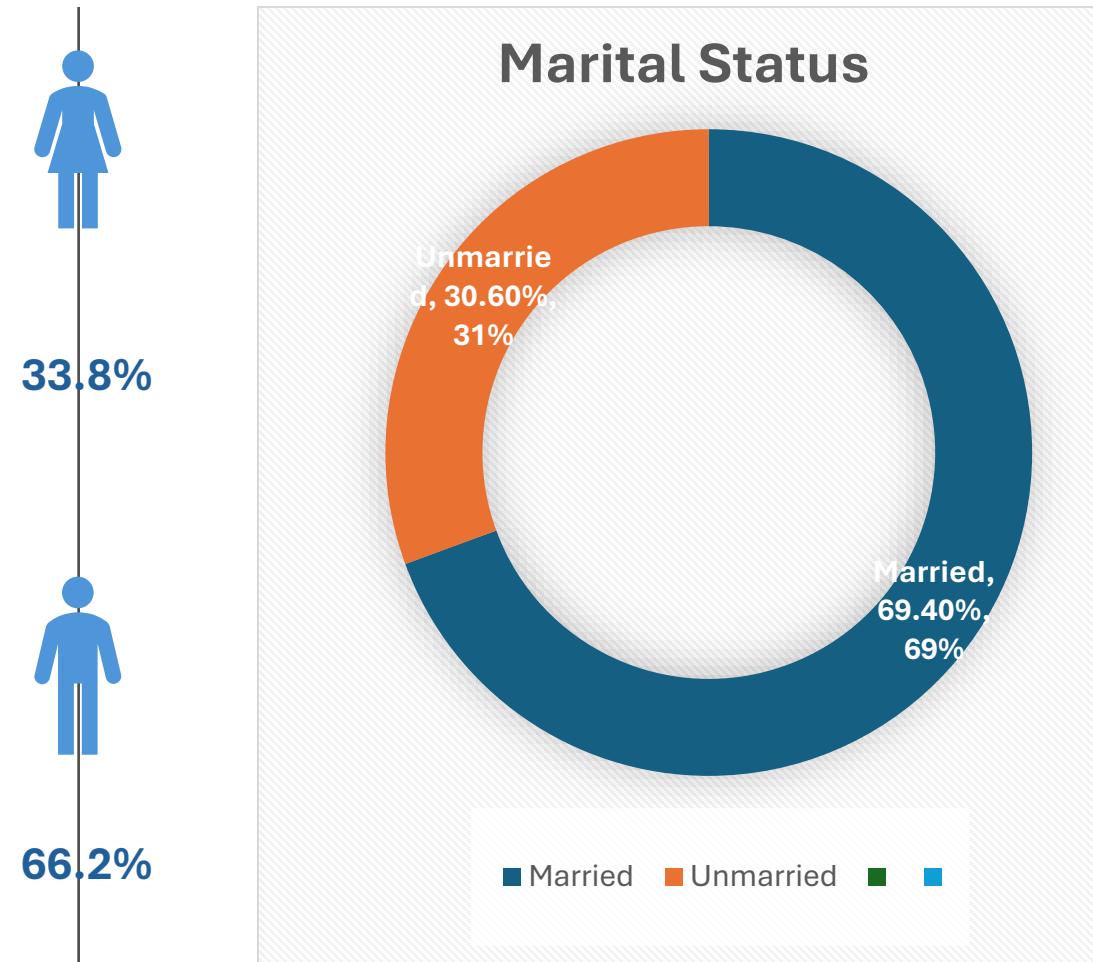
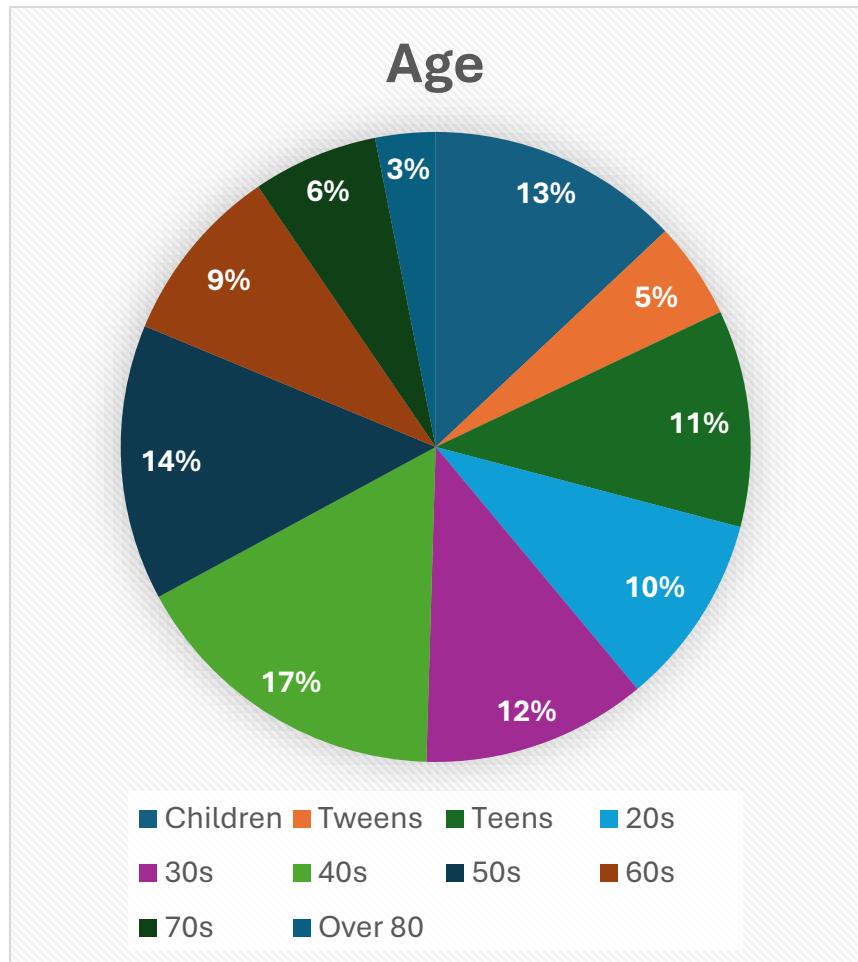
4. Education





Traffic Count







Explore McKinney

McKinney's Historic Downtown
Popular attractions, restaurants & nightlife



Heard-Craig Center for the Arts



Heard-Craig Center for the Arts



Adriatica Village



Erwin Park Hike & Bike Trail



Heard Natural Science Museum & Wildlife Sanctuary





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.

Golden Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010147 License No.	Goldenrealty66@gmail.com Email	(972)200-0853 Phone
Robert Han Designated Broker of Firm	0619322 License No.	RobertHan2021@gmail.com Email	(214)215-6893 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Xueling Jordan Sales Agent/Associate's Name	0693195 License No.	xnjr@yahoo.com Email	(972)815-7644 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

TXR 2501

Listing for Lease