

INDUSTRIAL BUILDING AND FENCED YARD FOR LEASE

NEAR HISTORIC DOWNTOWN MCKINNEY

501 E. LAMAR ST. - MCKINNEY, TX 75069

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

PROPERTY SIZE	1.02 AC
TOTAL SF AVAILABLE	16,597 SF
MAIN BUILDING SF	8,750 SF
OFFICE SPACE (INCLUDED IN MAIN)	2,000 SF
LEASE TERM	3 - 5 YEARS
RENTAL RATE	\$13,850 PER MONTH
EXPENSES	\$816 PER MONTH

FEATURES

ZONING	MCKINNEY TOWN CENTER, TRANSIT VILLAGE EDGE
ALLOWED USES	INDUSTRIAL/COMMERCIAL
DRIVE IN DOORS	5 - 10' X 10'
BUILDING HEIGHT	25 FT
CONSTRUCTION	METAL
HIGHLIGHTS	ADJACENT TO NEW CITY HALL FENCED LOT 3 CANOPIES 28,000 SF PAVING



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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.

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NEARBY BUSINESSES

Union Bear
BREWING COMPANY

Rick's
CHOPHOUSE
AT THE GRAND HOTEL & SALOON

Sugarbacon
PROPER KITCHEN

Palmina Green
HOME AND MARKET

LOCAL YOCAL
BBQ AND GRILL

UPRAN

Landon
WINERY

Yard
EST. 2016 & 2017

harvest
— AT THE MASONIC —

OFFICE / WAREHOUSE AVAILABLE

This office-warehouse is centrally located in McKinney with convenient access to major roadways, supporting efficient distribution and daily operations. The site includes a ±0.5 acre fenced yard, a rare feature for an office-warehouse property in the core of McKinney. The secured yard provides practical space for outdoor storage, vehicle parking, or operational use, enhancing the overall functionality of the property.

DEMOGRAPHICS

2021 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	11,449	48,150	120,579
Median Household Income	\$61,425	\$68,111	\$89,526

TRAFFIC COUNTS

THROCKMORTON ST @ E. LAMAR	1,867 VPD
MCDONALD @ E. HUNT	21,791 VPD

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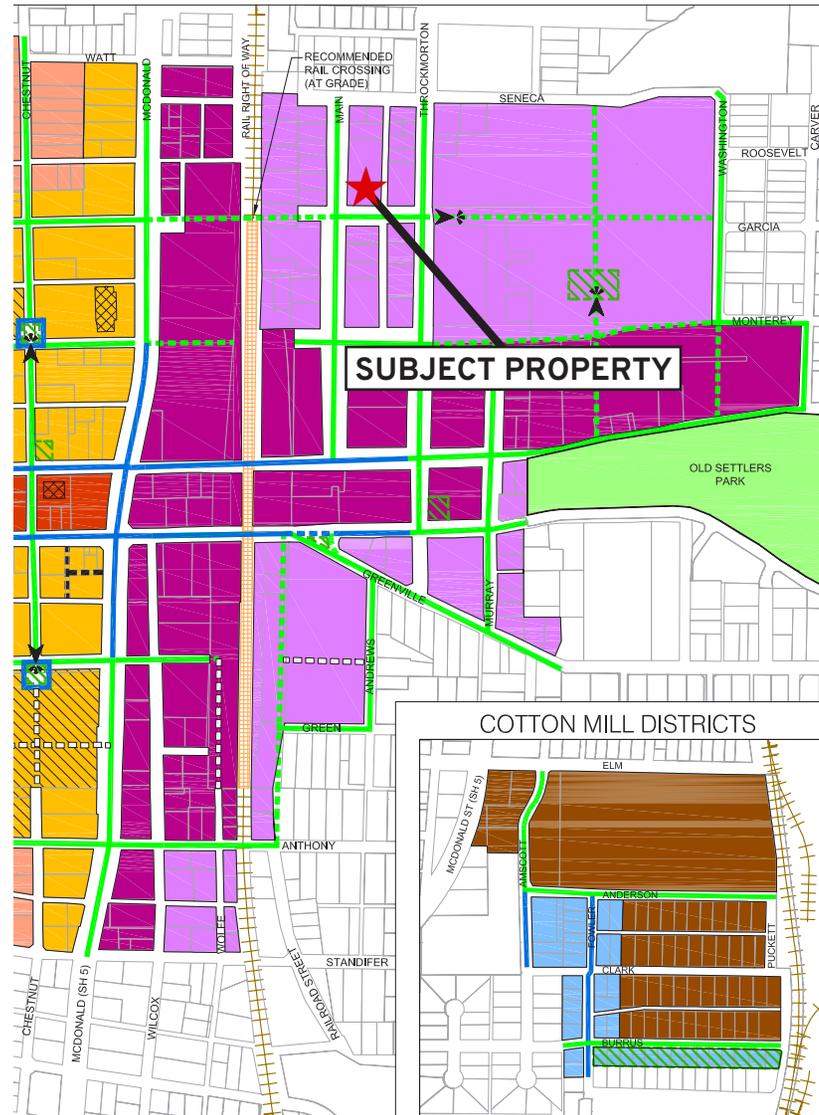
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ZONING/ALLOWED USES

ALLOWED USES

USE	CRITERIA
AUTO SALES	SHALL NOT INCLUDE TRUCK OR BOAT SALES
COTTAGE INDUSTRIAL	ALL OPERATIONS SHALL OCCUR WITHIN FULL ENCLOSED BUILDING LESS THAN 20,000 SF
LIGHT MANUFACTURING	ONLY MACHINE SHOPS AND WELDING OPERATIONS PERMITTED
OFFICE/SHOWROOM	NO RESTRICTIONS
PERSONAL SERVICE	SHALL NOT INCLUDE ANY PSYCHIC OR PARANORMAL READINGS
RETAIL	SHALL NOT EXCEED 20,000 SF
CRAFT CONSUMABLES	SHALL NOT EXCEED 20,000 SF



CHARACTER DISTRICTS	
Historic Core	Transit Village Edge
Downtown Core	Cotton Mill Core
Downtown Edge	Cotton Mill Edge
Transit Village Core	

STREET DESIGNATIONS	
Pedestrian Priority 'A'	Recommended Priority 'A'
Pedestrian Priority 'B'	Recommended Priority 'B'
Recommended Service Street	Recommended Street Vacation

Note: Streets with no designation are service street

SPECIAL REQUIREMENT	
Required Commercial Frontage	

OTHER	
Existing Civic Building	Recommended Civic Building Site
Existing Civic/Open Space	Recommended Civic/Open Space
Recommended Passenger Rail Station & Platform	Recommended Vista Terminus

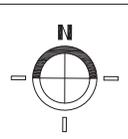
LOCATOR MAP	

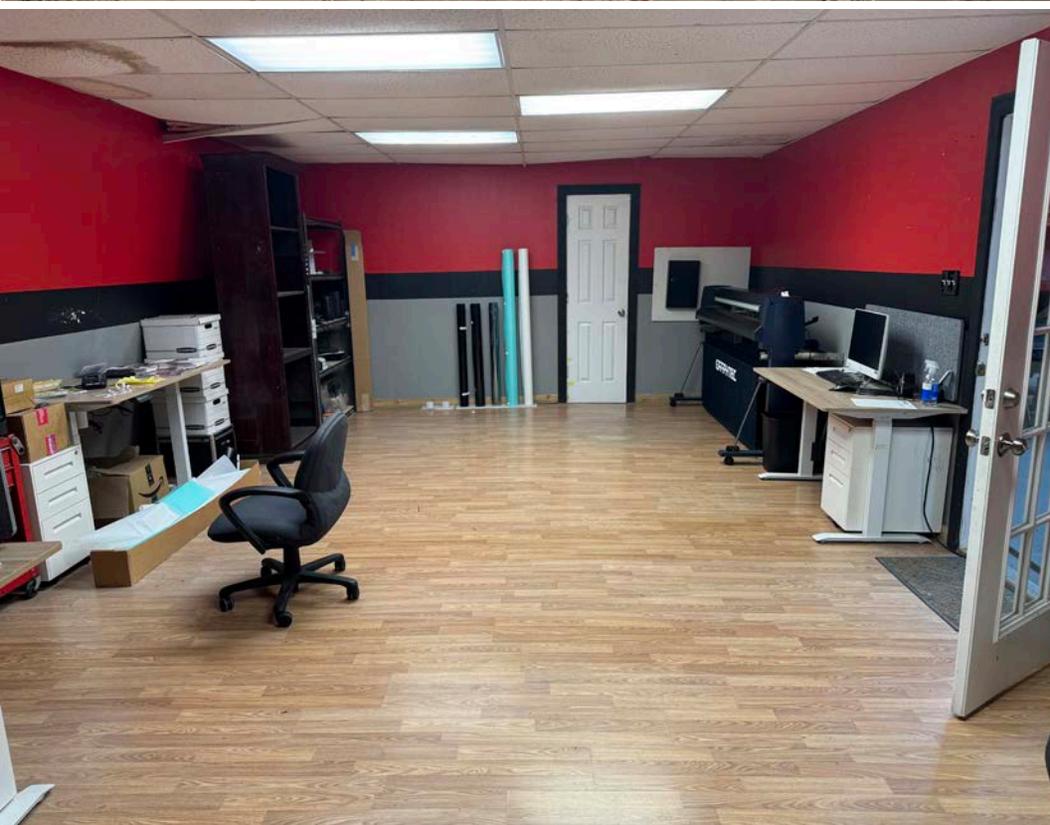
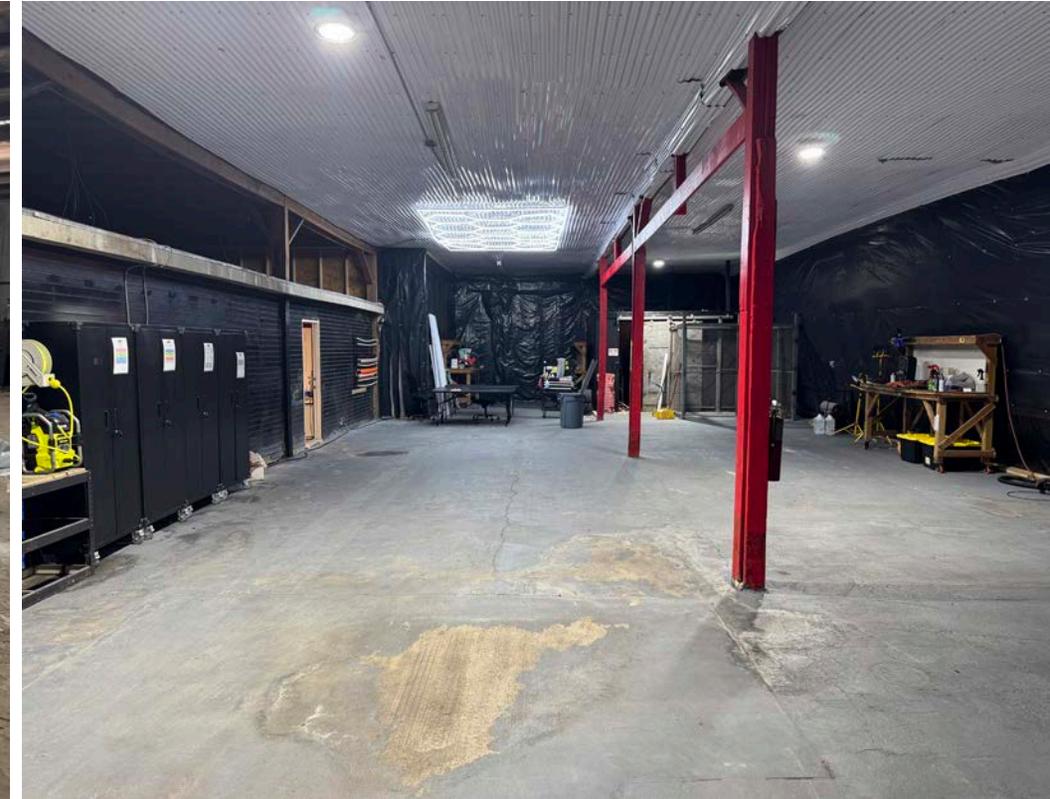
APPENDIX G, SECTION G-1

GATEWAY PLANNING
Design • Implementation • Value Capture

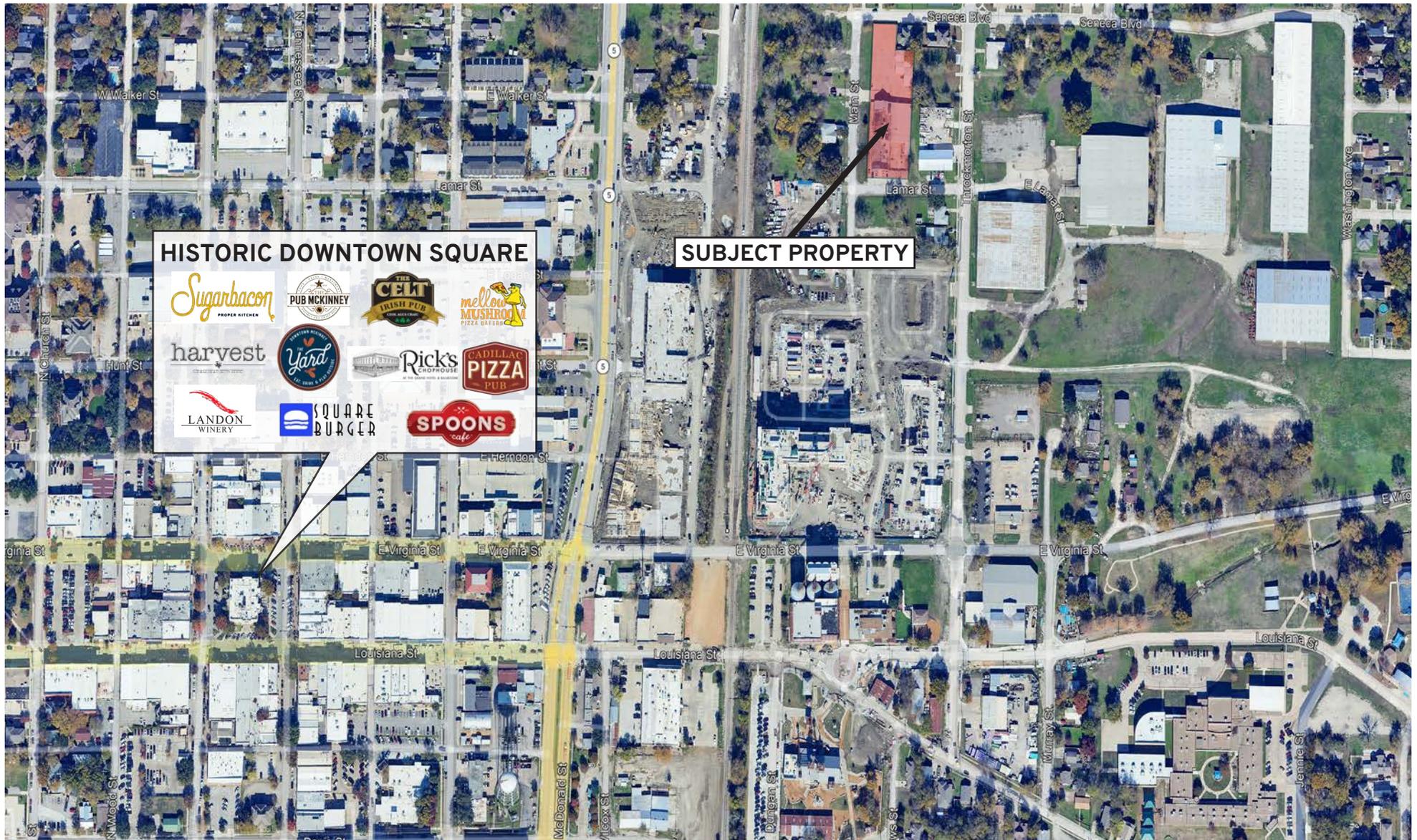


McKinney Town Center
Regulating Plan





SURROUNDING AREA

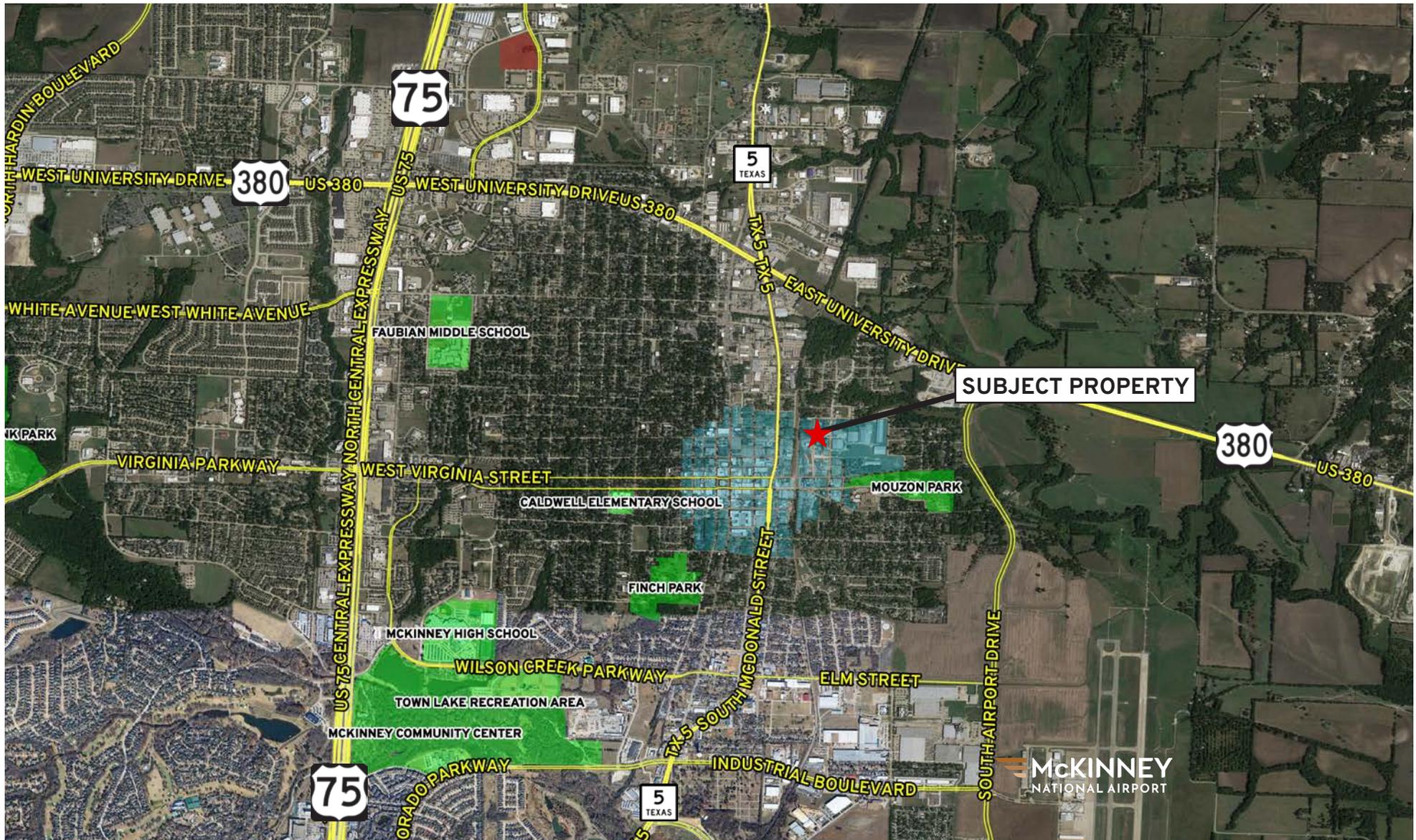


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PROPERTY LOCATION

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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. **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