

FOR SALE

213 MCKINNEY AVE. & 612 N. THIRD ST.

Princeton, TX 75407



OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	Approx. 1,800 SF
Lot Size:	0.48 Acres
Number of Parcels:	2
Price / SF:	\$305.56
Year Built:	1952
Renovated:	2024
Zoning:	SF-1 / DT-C (Downtown Core) City of Princeton
Market:	Collin County
Submarket:	Princeton

PROPERTY HIGHLIGHTS

- Situated on nearly ½ acre with ~1,800 SF, offering functional space, multiple entry points, and on-site parking for operational flexibility
- Completely rebuilt interior including foundation, framing, walls, electrical, plumbing, and bathrooms—delivering a true “like-new” asset with no deferred maintenance
- Prime downtown corner location at McKinney Avenue & N Third Street, providing strong visibility, accessibility, and long-term upside for retail, office, short-term rental, or redevelopment opportunities
- Outfitted for spa/salon use with kitchen, two restrooms, tankless gas water heater, washer/dryer connections, shampoo bowl hookups, partial shower, waiting area, and ample storage
- Fully transitioned to commercial use with permits in place, creating a seamless opportunity for immediate occupancy or investment positioning
- Ideal for an owner-operator or tenant, minimizing downtime and eliminating the need for upfront capital improvements
- Property website: <https://buildout.com/website/213mckinneyave>

Angela Harwell, CCIM, TACS, Commercial Realtor
(214) 578-0087

Jose Duarte, CCIM
(972) 885-8180



**COLDWELL BANKER
COMMERCIAL**
APEX, REALTORS®

PROFILE

213 MCKINNEY AVE. & 612 N. THIRD ST.

Princeton, TX 75407



PROPERTY DESCRIPTION

Situated on almost 1/2 acre with approximately 1800 SF of space, this property has been fully permitted and transitioned from residential to commercial use, offering a seamless opportunity for immediate occupancy or investment. Completely rebuilt from the ground up, the interior features all-new foundation, framing, walls, bathrooms, electrical, and plumbing—delivering a true “like-new” asset with no deferred maintenance. With every interior component newly constructed, the property is move-in ready for an owner-user or tenant, minimizing downtime and upfront capital expenditures. The recent renovation was performed for a spa/salon/massage therapy business, and includes a kitchen, two restrooms, tankless gas water heater, washer & dryer connections, two shampoo bowl connections, a partially completed shower, ample storage areas, waiting area, three points of entry, and parking area.

Strategically positioned in the downtown district at the southwest corner of McKinney Avenue and N Third Street, the site benefits from strong visibility, accessibility, and corner presence—key drivers for long-term value. Ideal for a salon-spa, retail boutique, café, office, short-term residential such as an AirBnB, or future redevelopment, this property offers both immediate functionality and long-term upside in a high-exposure location. Please review the Commercial Property Condition Statement and Offering Memorandum for additional details. Prospective buyers and their representatives are responsible for conducting their own due diligence, which includes consulting with authorities, confirming access to utilities, and zoning confirmation. This information is not to be considered a substitute for professional guidance and independent verification.



Angela Harwell, CCIM, TACS, Commercial Realtor
(214) 578-0087

Jose Duarte, CCIM
(972) 885-8180



**COLDWELL BANKER
COMMERCIAL**
APEX, REALTORS®

ATTRIBUTES

213 MCKINNEY AVE. & 612 N. THIRD ST.

213 McKinney Ave Princeton, TX 75407

SALE PRICE

\$550,000

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	SF-1 / DT-C (Downtown Core) City of Princeton
Lot Size	0.48 Acres
APN #	2642824 and 2642825
Power	Yes

LOCATION INFORMATION

Building Name	213 McKinney Ave. & 612 N. Third St.
Street Address	213 McKinney Ave
City, State, Zip	Princeton, TX 75407
County	Collin
Market	Collin County
Sub-market	Princeton
Cross-Streets	McKinney Avenue and N Third Street
Nearest Highway	US-380

PARKING & TRANSPORTATION

Parking Type	Surface
--------------	---------

BUILDING INFORMATION

Building Size	1,800 SF
Building Class	B
Tenancy	Single
Ceiling Height	8 ft
Number of Floors	1
Year Built	1952
Year Last Renovated	2024
Construction Status	Existing
Condition	Excellent
Roof	Shingle
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Luxury Vinyl Plank (LVP)
Exterior Walls	Brick
Office Buildout	Yes - salon/spa

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
HVAC	4-Ton HVAC
Restrooms	2.0
Gas / Propane	Yes

Angela Harwell, CCIM, TACS, Commercial Realtor
(214) 578-0087

Jose Duarte, CCIM
(972) 885-8180

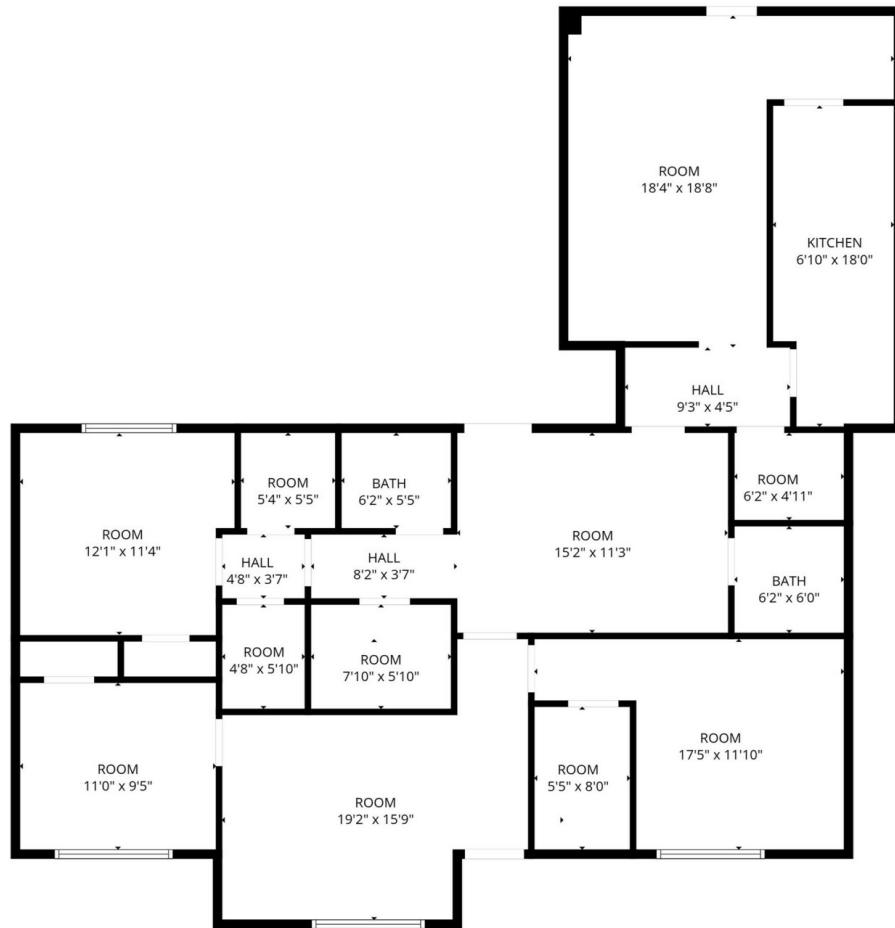


**COLDWELL BANKER
COMMERCIAL**
APEX, REALTORS®

FLOOR-PLAN

213 MCKINNEY AVE. & 612 N. THIRD ST.

Princeton, TX 75407



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Angela Harwell, CCIM, TACS, Commercial Realtor
(214) 578-0087

Jose Duarte, CCIM
(972) 885-8180



**COLDWELL BANKER
COMMERCIAL**
APEX, REALTORS®

PHOTOS

213 MCKINNEY AVE. & 612 N. THIRD ST.

Princeton, TX 75407



Angela Harwell, CCIM, TACS, Commercial Realtor
(214) 578-0087

Jose Duarte, CCIM
(972) 885-8180



COLDWELL BANKER
COMMERCIAL
APEX, REALTORS®

PHOTOS

213 MCKINNEY AVE. & 612 N. THIRD ST.

Princeton, TX 75407



Angela Harwell, CCIM, TACS, Commercial Realtor
(214) 578-0087

Jose Duarte, CCIM
(972) 885-8180

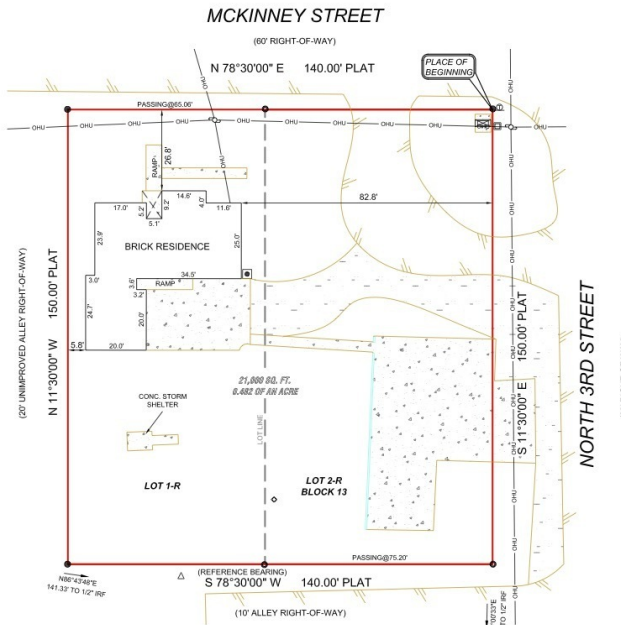
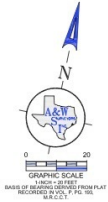


**COLDWELL BANKER
COMMERCIAL**
APEX, REALTORS®

SURVEY PLAT 213 MCKINNEY AVE. & 612 N. THIRD ST.

Princeton, TX 75407

SURVEY PLAT: 213 MCKINNEY STREET & 612 N. 3RD STREET



LEGAL DESCRIPTION

Being all of Lots 1-R and 2-R, Block 13, of the Minor Replat of Lots 1-R and 2-R, Block 13 of the Town of Princeton, Collin County, Texas, according to the plat thereof recorded in Volume F, Page 103, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the South line of McKinney Street, an 60' right-of-way, with the West line North Third Street, an 60' right-of-way;

Thence South 11°30'00" East, along said West line, a distance of 150.00' to a 5/8" iron rod found at the intersection of said West line with the North line of a 10' alley right-of-way;

Thence South 78°30'00" West, passing at a distance of 75.30' a 5/8" iron rod found at the common South corner of said Lots 1-R and 2-R, and continuing a total distance of 140.00' to a 1/2" iron rod found at the intersection of said North line with the East line of a 20' alley right-of-way;

Thence North 11°30'00" West, a distance of 150.00' to a 1/2" iron rod found in the said South line of McKinney Street;

Thence North 78°30'00" East, passing at a distance of 80.00' a 5/8" iron rod found at the common North corner of said Lots 1-R and 2-R, and continuing a total distance of 140.00' to the PLACE OF BEGINNING and containing 21,000 square feet or 0.482 of an acre of land.

NOTE

This survey was performed without the benefit of an abstractor; therefore, no search of record assessments was performed on subject property.

FLOOD

This is to certify that no portion of the subject property shown herein lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48062C, 03151, dated 06-02-2009. The property is located in Zone "X".

NOTE: All 1/2" IRs are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5319".

LEGEND	
1/2" IR	1/2" IR
3/4" IR	3/4" IR
1" IR	1" IR
2" IR	2" IR
3" IR	3" IR
4" IR	4" IR
5" IR	5" IR
6" IR	6" IR
7" IR	7" IR
8" IR	8" IR
9" IR	9" IR
10" IR	10" IR
11" IR	11" IR
12" IR	12" IR
13" IR	13" IR
14" IR	14" IR
15" IR	15" IR
16" IR	16" IR
17" IR	17" IR
18" IR	18" IR
19" IR	19" IR
20" IR	20" IR
21" IR	21" IR
22" IR	22" IR
23" IR	23" IR
24" IR	24" IR
25" IR	25" IR
26" IR	26" IR
27" IR	27" IR
28" IR	28" IR
29" IR	29" IR
30" IR	30" IR
31" IR	31" IR
32" IR	32" IR
33" IR	33" IR
34" IR	34" IR
35" IR	35" IR
36" IR	36" IR
37" IR	37" IR
38" IR	38" IR
39" IR	39" IR
40" IR	40" IR
41" IR	41" IR
42" IR	42" IR
43" IR	43" IR
44" IR	44" IR
45" IR	45" IR
46" IR	46" IR
47" IR	47" IR
48" IR	48" IR
49" IR	49" IR
50" IR	50" IR
51" IR	51" IR
52" IR	52" IR
53" IR	53" IR
54" IR	54" IR
55" IR	55" IR
56" IR	56" IR
57" IR	57" IR
58" IR	58" IR
59" IR	59" IR
60" IR	60" IR
61" IR	61" IR
62" IR	62" IR
63" IR	63" IR
64" IR	64" IR
65" IR	65" IR
66" IR	66" IR
67" IR	67" IR
68" IR	68" IR
69" IR	69" IR
70" IR	70" IR
71" IR	71" IR
72" IR	72" IR
73" IR	73" IR
74" IR	74" IR
75" IR	75" IR
76" IR	76" IR
77" IR	77" IR
78" IR	78" IR
79" IR	79" IR
80" IR	80" IR
81" IR	81" IR
82" IR	82" IR
83" IR	83" IR
84" IR	84" IR
85" IR	85" IR
86" IR	86" IR
87" IR	87" IR
88" IR	88" IR
89" IR	89" IR
90" IR	90" IR
91" IR	91" IR
92" IR	92" IR
93" IR	93" IR
94" IR	94" IR
95" IR	95" IR
96" IR	96" IR
97" IR	97" IR
98" IR	98" IR
99" IR	99" IR
100" IR	100" IR

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do hereby certify that the Survey Plat is a true, correct and accurate representation of the property shown herein as shown by the original survey records. The survey was conducted on the property shown herein and there are no other and apparent encroachments, easements, or other interests, except as shown. The same were made by the Surveyor and are shown on the Survey Plat. The Survey Plat is a true and correct representation of the property shown herein and there are no other and apparent encroachments, easements, or other interests, except as shown. The same were made by the Surveyor and are shown on the Survey Plat. This plat is an original work produced by Labor Under Copyright law and is the property of the Surveyor. It is not to be reproduced or used in any other manner without the written consent of the Surveyor. JOHN S. TURNER, RPLS 5319

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100714-00
P.O. BOX 87008, MCKINNEY, TX, 75067
PHONE: (972) 681-4975 FAX: (972) 681-4904
WWW.AWSURVEY.COM

Angela Harwell, CCIM, TACS, Commercial Realtor
(214) 578-0087

Jose Duarte, CCIM
(972) 885-8180

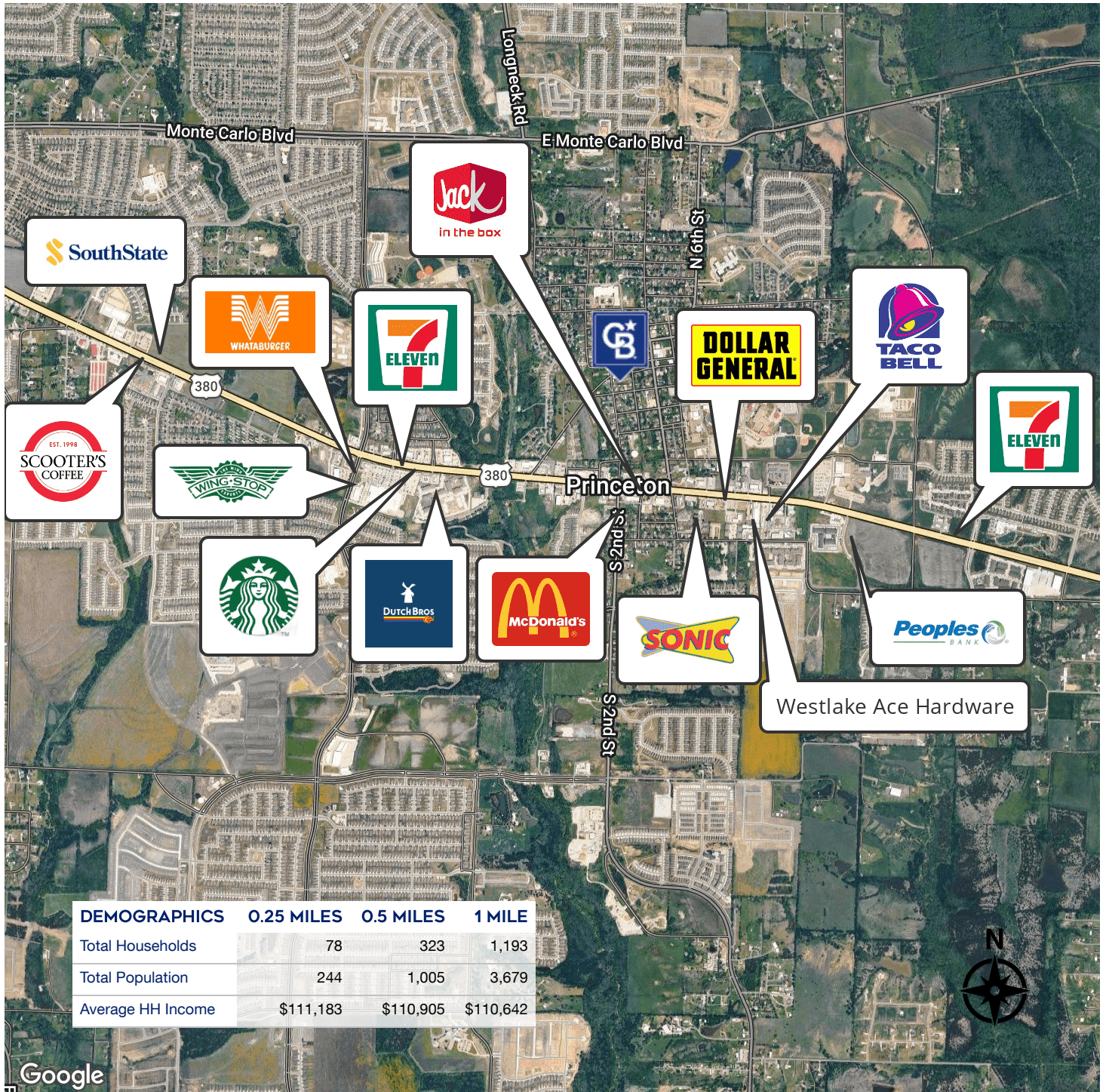


COLDWELL BANKER COMMERCIAL
APEX, REALTORS®

LOCATION

213 MCKINNEY AVE. & 612 N. THIRD ST.

Princeton, TX 75407

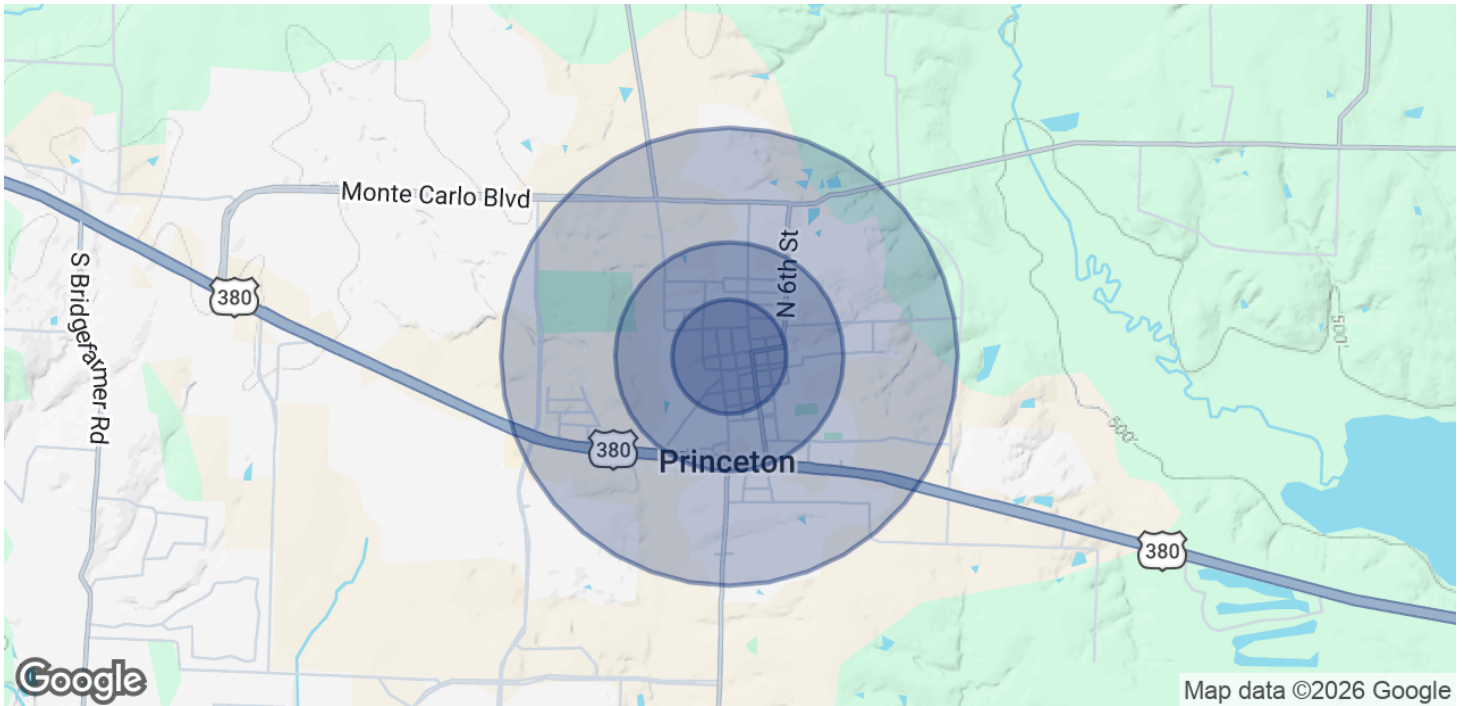


Angela Harwell, CCIM, TACS, Commercial Realtor
(214) 578-0087

Jose Duarte, CCIM
(972) 885-8180



COLDWELL BANKER
COMMERCIAL
APEX, REALTORS®



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	244	1,005	3,679
Average Age	34.8	34.6	34.1
Average Age (Male)	33.8	33.7	33
Average Age (Female)	35.6	35.4	35
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	78	323	1,193
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$111,183	\$110,905	\$110,642
Average House Value	\$280,173	\$277,788	\$289,959

2023 American Community Survey (ACS)

Angela Harwell, CCIM, TACS, Commercial Realtor
(214) 578-0087

Jose Duarte, CCIM
(972) 885-8180



**COLDWELL BANKER
COMMERCIAL**
APEX, REALTORS®



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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>Coldwell Banker Apex Realtors</u>	<u>590914</u>	<u></u>	<u>(972)727-3377</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Lori Arnold</u>	<u>323729</u>	<u>lori@cbapex.com</u>	<u>(972)727-3377</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Jason Corpuz</u>	<u>633959</u>	<u>jasoncorpuz@cbapex.com</u>	<u>(972)727-3377</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Angela Harwell</u>	<u>681213</u>	<u>a.harwell@orioncrg.com</u>	<u>(214)578-0087</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Coldwell Banker Apex - Allen Office, 1778 W. McDermott #101 Allen TX 75013
Angela Harwell

Phone: 2145780087 Fax: 9727558945

IABS - 2026

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com