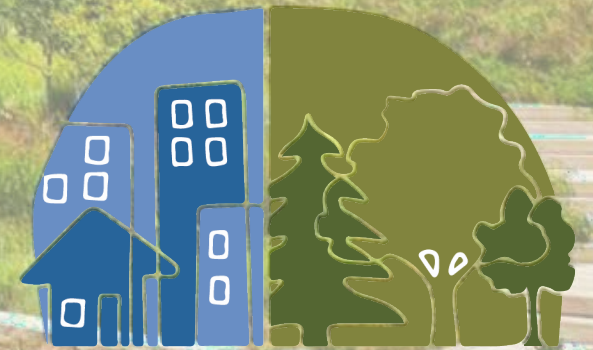


Chestnut Commons II

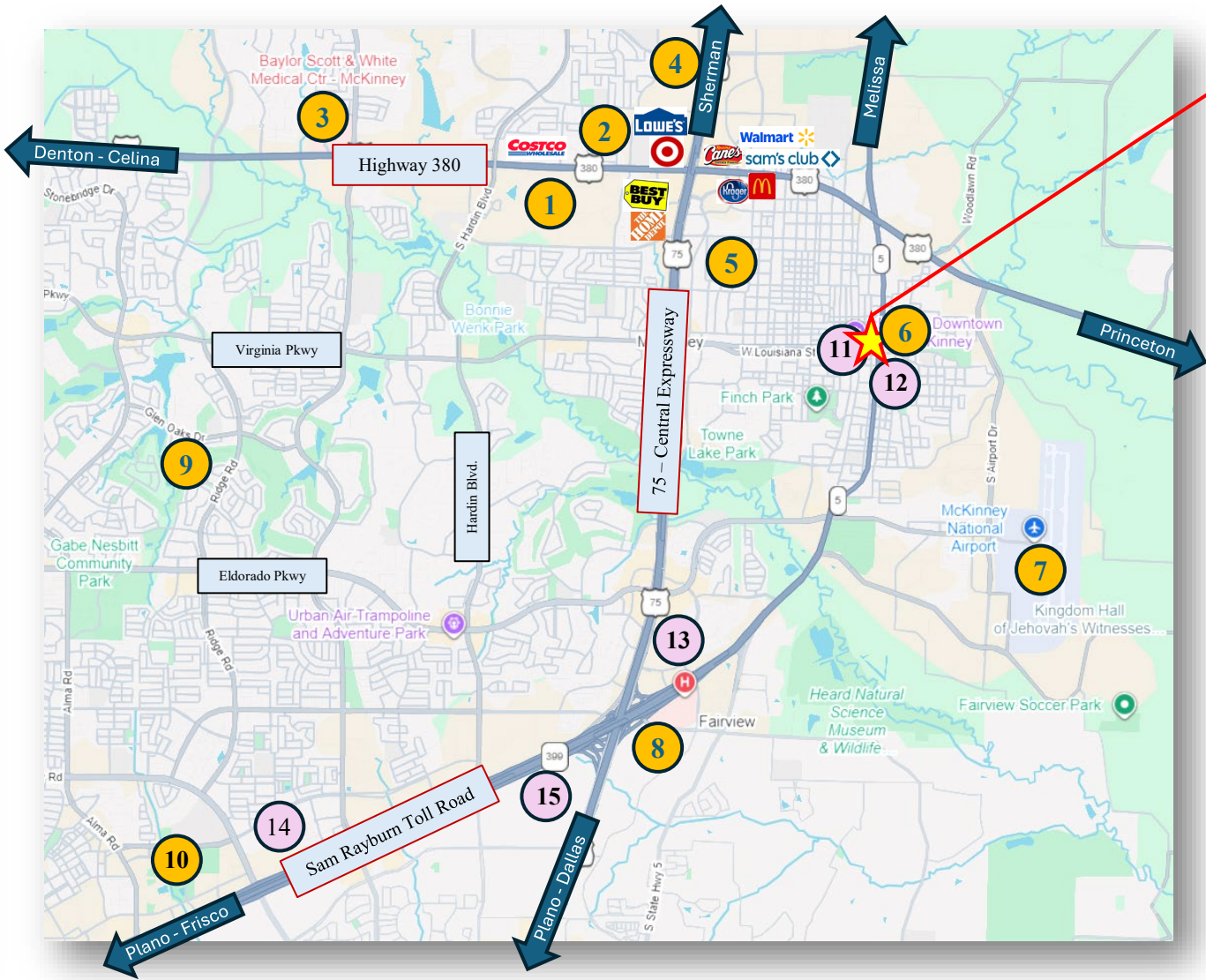
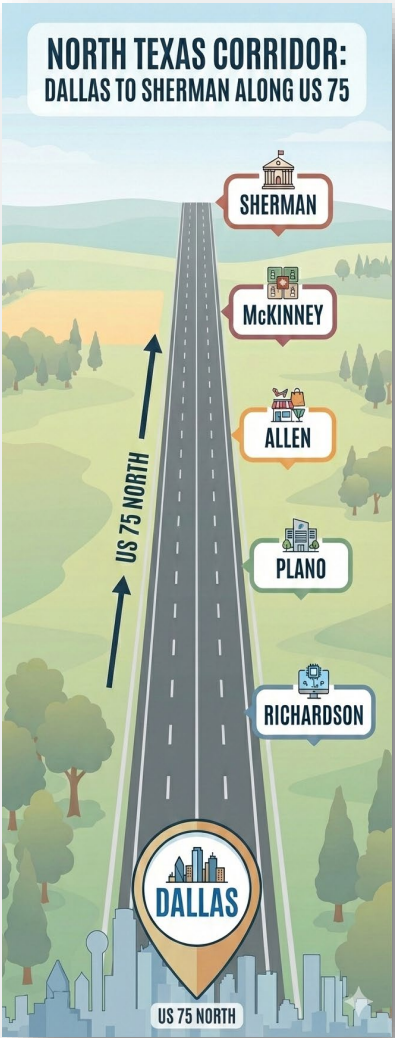
301 E. Virginia St., McKinney, TX - Suite 304

Property Preview of Professional Office Space
located in Historic Downtown, McKinney, Texas



SANCHEZ

Prime Location in Historic Downtown McKinney



Chestnut Commons II

- | | |
|----|----------------------------|
| 1 | Raytheon |
| 2 | Collin College |
| 3 | Baylor White Hospital |
| 4 | Collin County Courthouse |
| 5 | MISD Administration |
| 6 | McKinney City Hall |
| 7 | McKinney National Airport |
| 8 | Medical Center McKinney |
| 9 | Adriatica Village |
| 10 | Craig Ranch Office Park |
| 11 | Historic Downtown McKinney |
| 12 | Tupps Brewery |
| 13 | The Sunset at McKinney |
| 14 | District 121 |
| 15 | Sloan Corners |

Historic Downtown McKinney

Historic Downtown McKinney is a vibrant, pedestrian-friendly district featuring one of the state's oldest and best-preserved historic squares.

It offers a nostalgic atmosphere filled with over 170 unique boutiques, antique shops, art galleries, and restaurants, centered around the historic 19th-century Collin County courthouse and it is a bustling hub for shopping, dining, and seasonal festivals.



SANCHEZ

Street Views – Adjacent to Free Parking Garage

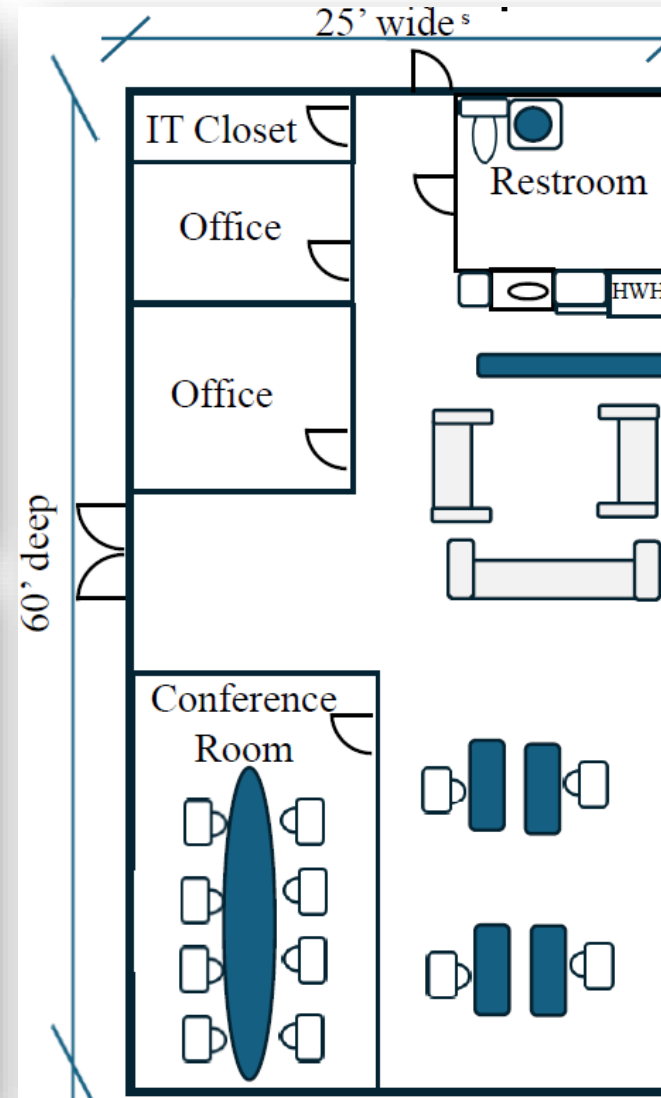


Free Parking Garage

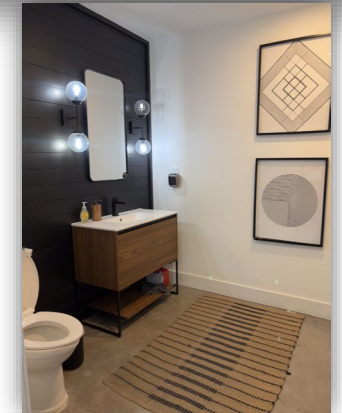


SANCHEZ

Chestnut Commons - Suite 304



- +/- 1,500 Square Feet
- Two-glass walled offices,
- Conference Room
- Furnished Kitchen
- Sitting Area
- Reception Area
- Bathroom
- IT Closet





Kimberly Sanchez, PE

Real Estate Agent

469-424-5900 Office

kim.sanchez@thesanchezgroup.biz



ZOEM Real Estate Investments, LLC

210 Adriatic Parkway, Suite 200

McKinney, TX 75072

469-424-5900



Brint Driggs

Real Estate Associate

214.585.3880 Mobile

brint.driggs@thesanchezgroup.biz

Information About Brokerage Services



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.



11-2-2015

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.

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.

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.

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.

ZOEM Real Estate Investments, LLC	0593669		469-424-5900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Henry Alan Butler	392437	henryalanbutler@gmail.com	469-424-5900
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly Dawn Sanchez	823200	kim.sanchez@thesanchezgroup.biz	469-424-5900
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

IABS 1-0