

FOR SALE



1,225 SF OFFICE CONDO

1402 S CUSTER RD #1004 // MCKINNEY, TX 75072

Contact:

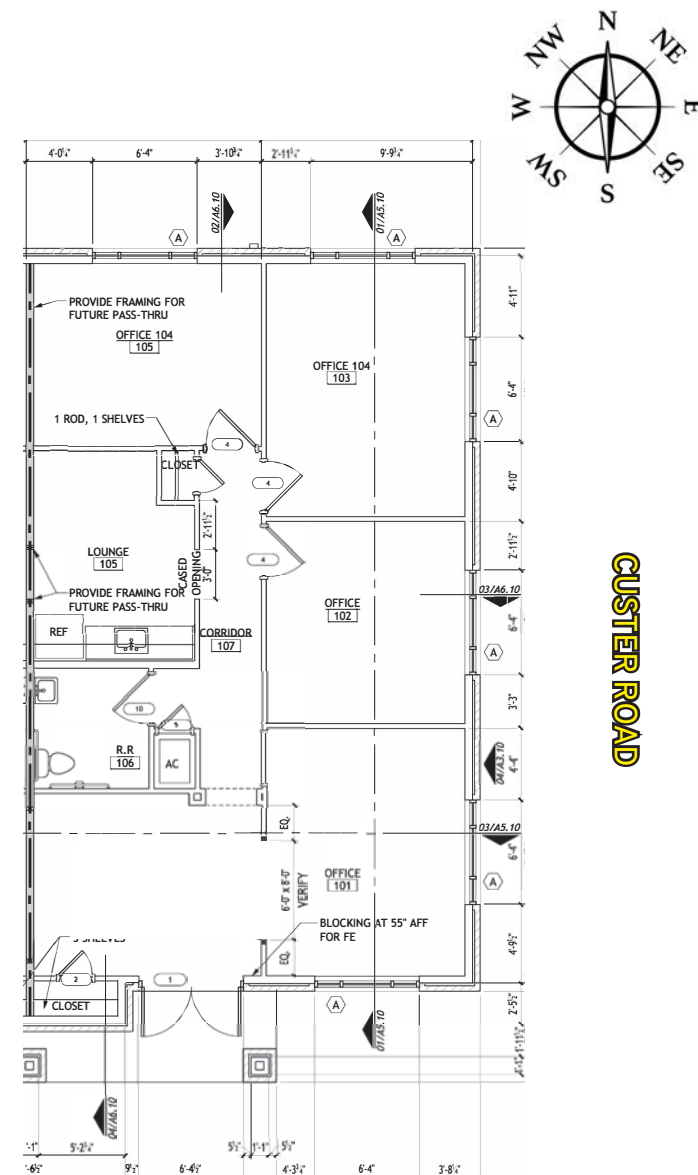
Jon Cox // 469.396.8307

joncox@careycoxcompany.com

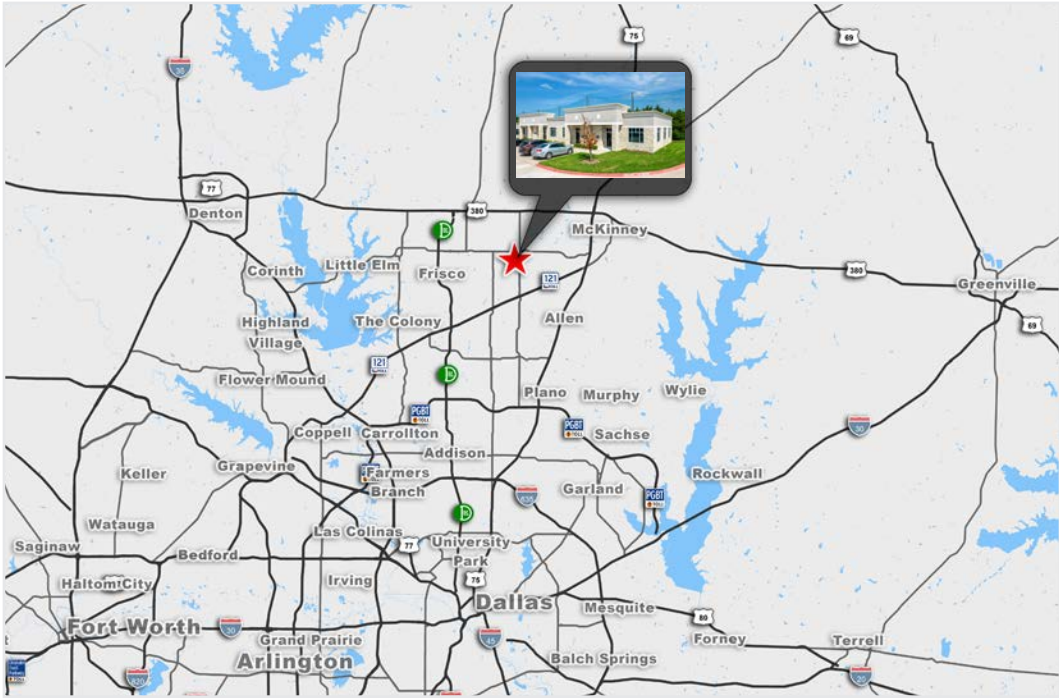
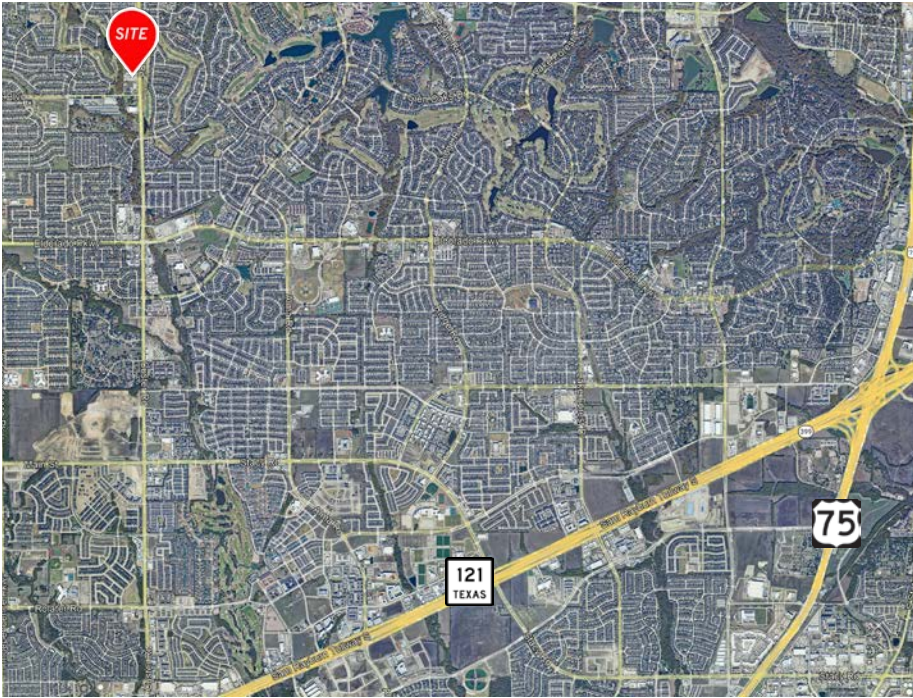
CAREY COX
A REAL ESTATE COMPANY

CAREY COX
A REAL ESTATE COMPANY

ADDRESS	1402 S CUSTER ROAD #1004, MCKINNEY, TX 75072
CONDO SIZE	±1,225 SF
SALE PRICE	\$460,000.00
HOA DUES	\$2,801.45 PER YEAR
ZONING	C1 - NEIGHBORHOOD COMMERCIAL
ALLOWED USES	GENERAL OFFICE, MEDICAL/DENTAL OFFICE, PERSONAL SERVICES, FINANCIAL INSTITUTIONS
PARKING	35 SPACES
YEAR BUILT	2017
KITCHEN	YES
FLOORING	HARDWOOD/CARPET



LOCATION



DRIVE TIMES

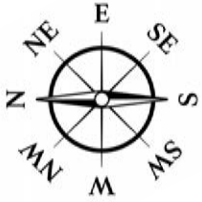
TX-121	7 Minutes
US-75	10 Minutes
US-380	10 Minutes
George Bush Turnpike	20 Minutes
Dallas North Tollway	20 Minutes
Interstate 35	30 Minutes
Interstate 635	30 Minutes
TKI - McKinney National Airport	20 Minutes
Dallas Love Field Airport	35 Minutes
Dallas-Fort Worth International Airport	40 Minutes

DEMOGRAPHICS

2025 - CoStar	1-Mile	3-Mile	5-Mile
Total Population	17,078	128,396	284,344
Average Household Income	\$140,873	\$160,336	\$154,507

TRAFFIC COUNTS

VIRGINIA PKWY @ PEREGRINE DR	10,823 VPD
CUSTER RD @ FOUNTAIN VIEW DR	16,492 VPD

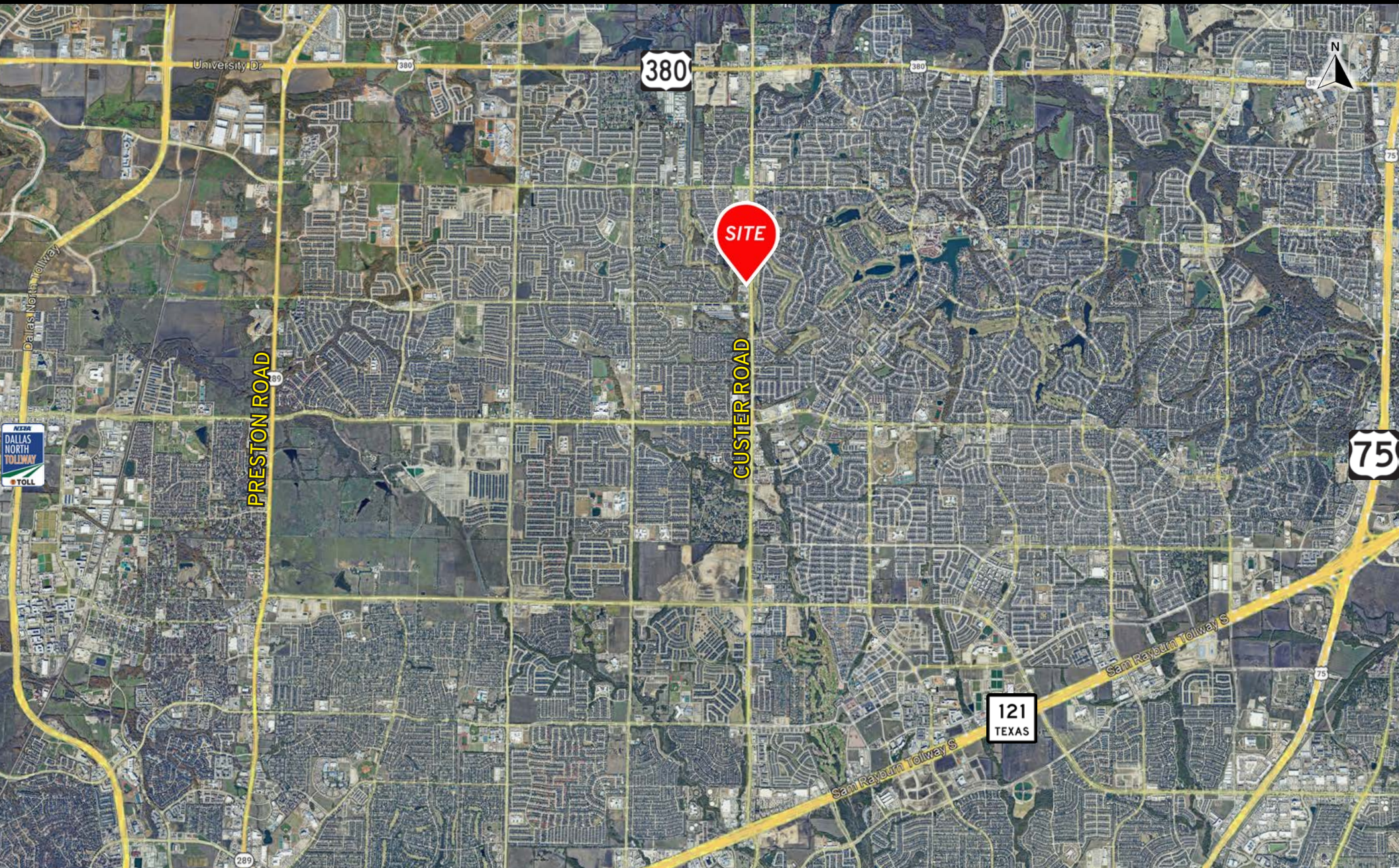
[illegible]

INTERIOR PHOTOS

CAREY COX
A REAL ESTATE COMPANY







1,225 SF OFFICE CONDO

1402 S CUSTER RD #1004 // MCKINNEY, TX 75072



CAREY COX

A REAL ESTATE COMPANY

321 N. Central Expressway, Suite 370
McKinney, TX 75070

Contact:

Jon Cox // 469.396.8307
joncox@careycoxcompany.com

careycoxcompany.com // 972.562.8003