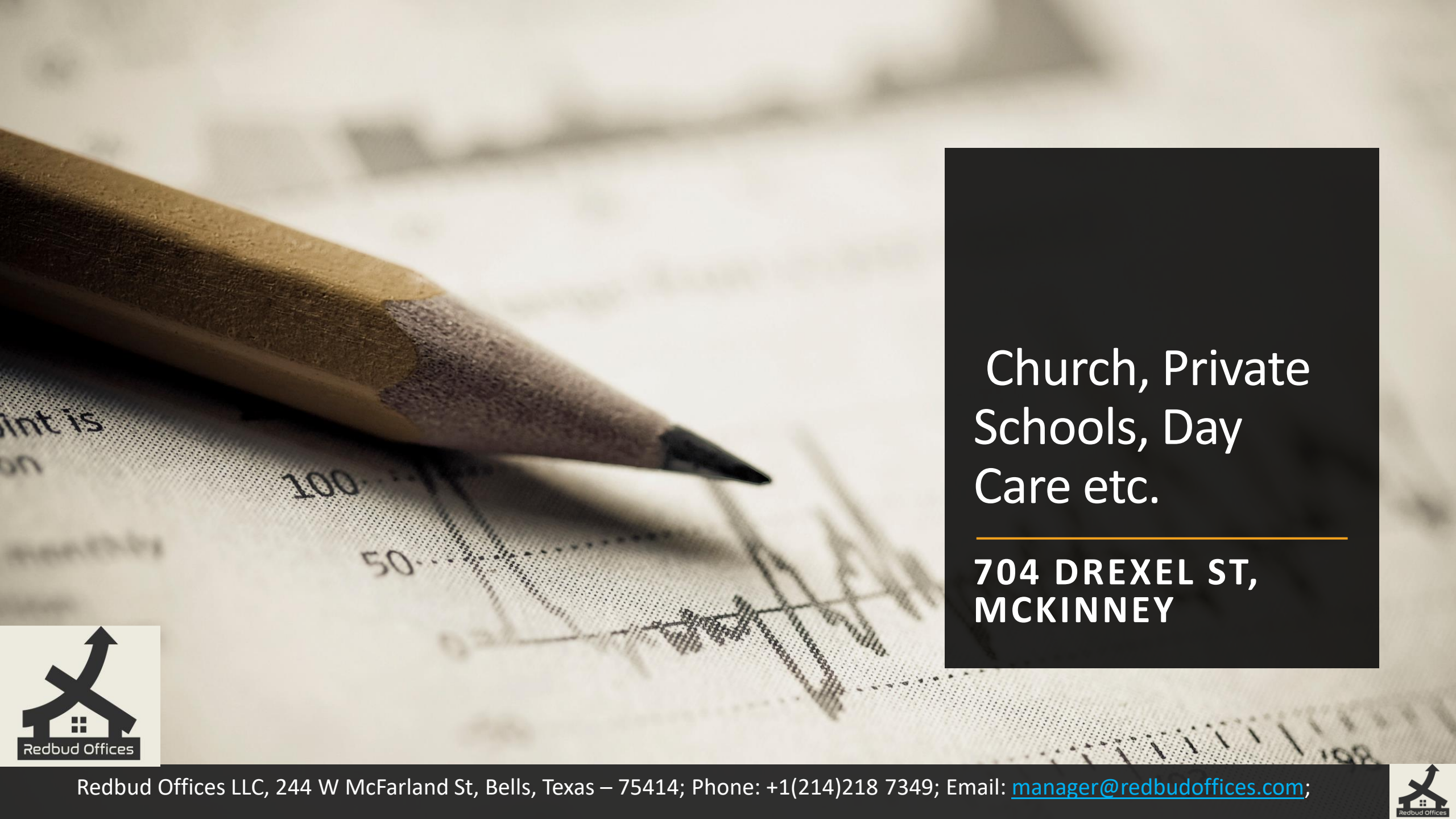
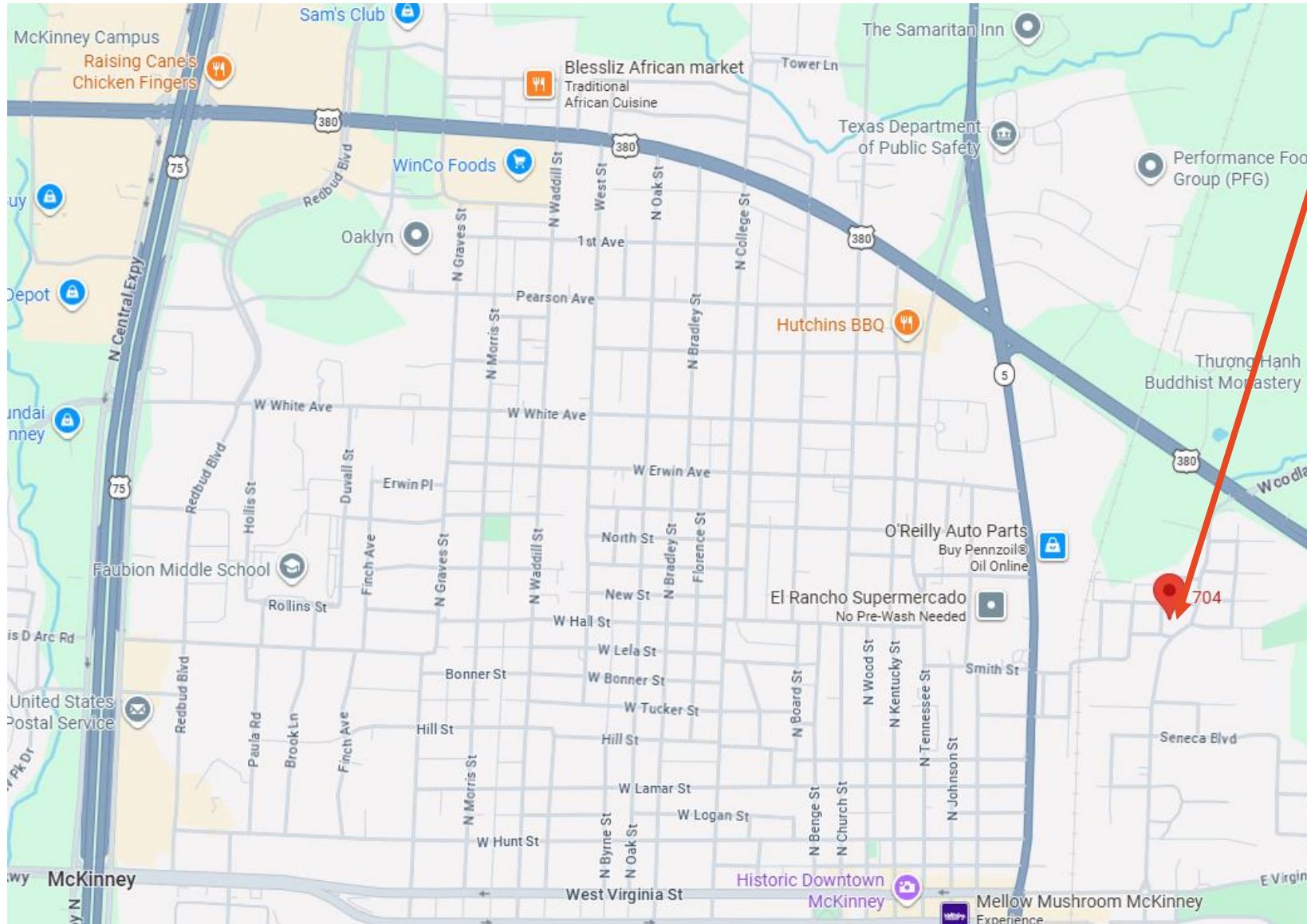




Church, Private
Schools, Day
Care etc.

**704 DREXEL ST,
MCKINNEY**





Location

Location Features

- South west Corner of Thockmorton PL .Close to Ushighway 75 and 380 Intersection.
- Property is in the corner of two roads – Thockmorton pl & Drexel St
- Minutes to McKinney downtown: Shopping, Hospital, Banks, Restaurants, Businesses, & more.
- Surrounded by 1 Million SQFT Plus Office/Retail space.
- Surrounded by 5 banks, 100+ Medical offices / Offices.

Existing Zoning – Commercial - Building Uses allowed

- The independent building in the hot location of the downtown McKinney;
- Allowed use -Church, Religious purposes , Day Care & Private School.
- This building has 10 classrooms, director office with private restroom, conference hall or prayer hall , kitchen, dining hall .
- Reception & Event Center Indoor, Recreational Area.
- Banking, Professional Offices, Medical is not allowed.

Buyer or tenant must verify the usage with the city prior to LOI

Upgrades in the year 2024

- Plumbing – All water lines, sewer lines, Water Heaters and fixtures modernized.
- Electrical – Service, Panel, Wiring and fixtures replaced.
- HVAC – Whole systems internal and external replaced.
- All New - Walls, paint, flooring, windows, doors and baseboards.
- All New bathroom with shower, ADA compliant, Stalls.
- All new kitchen with new appliances, backsplash, granite counters etc.

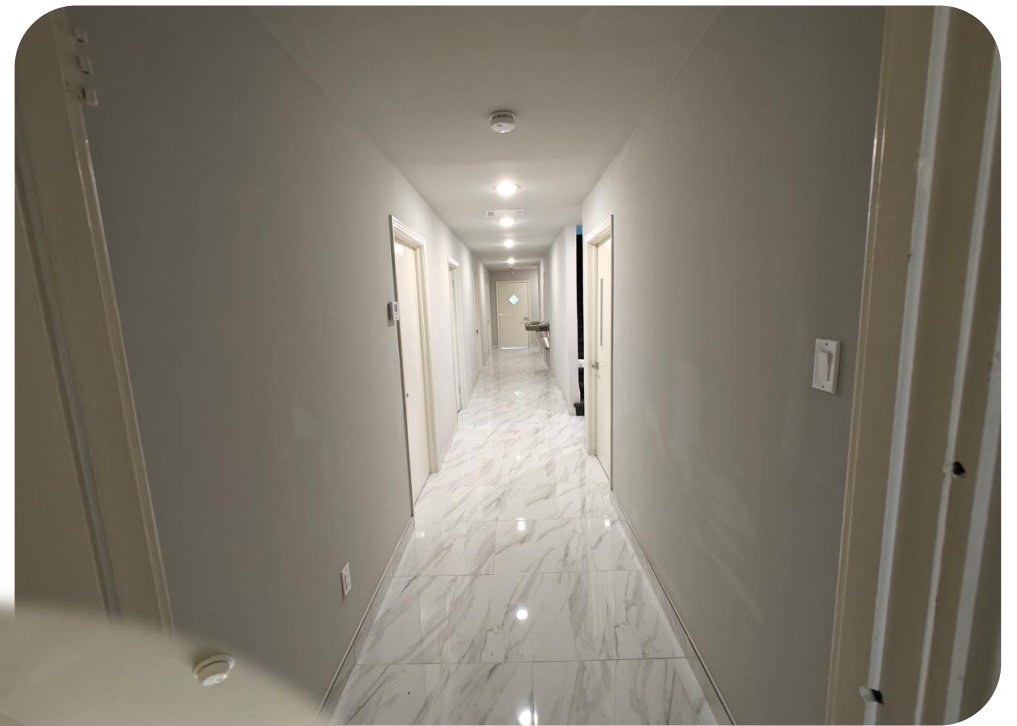
EXTERIOR PHOTOS



INTERIOR PHOTOS



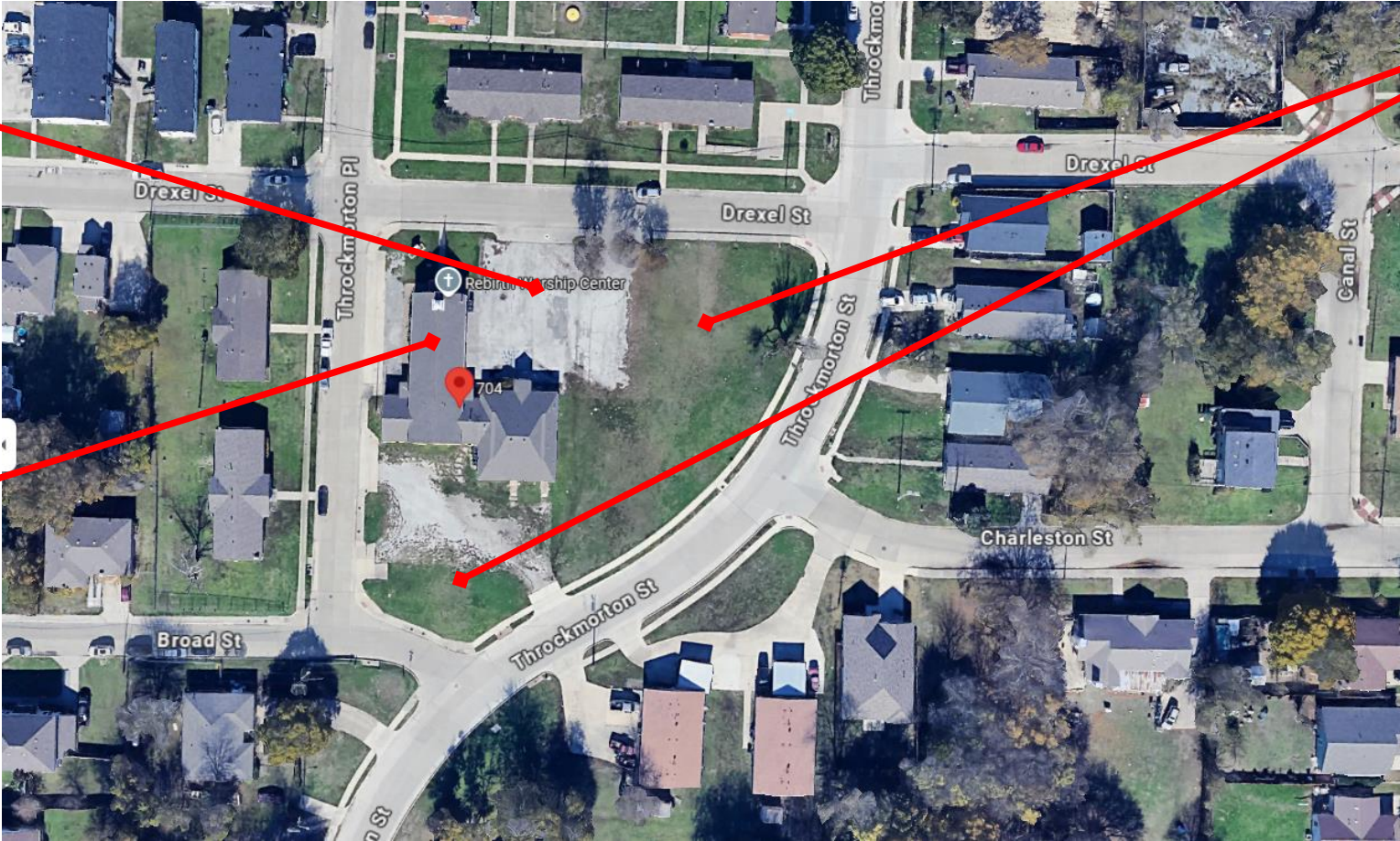








FREESTANDING BUILDING (6600 SQFT AND 0.46 ACRES OF LAND)

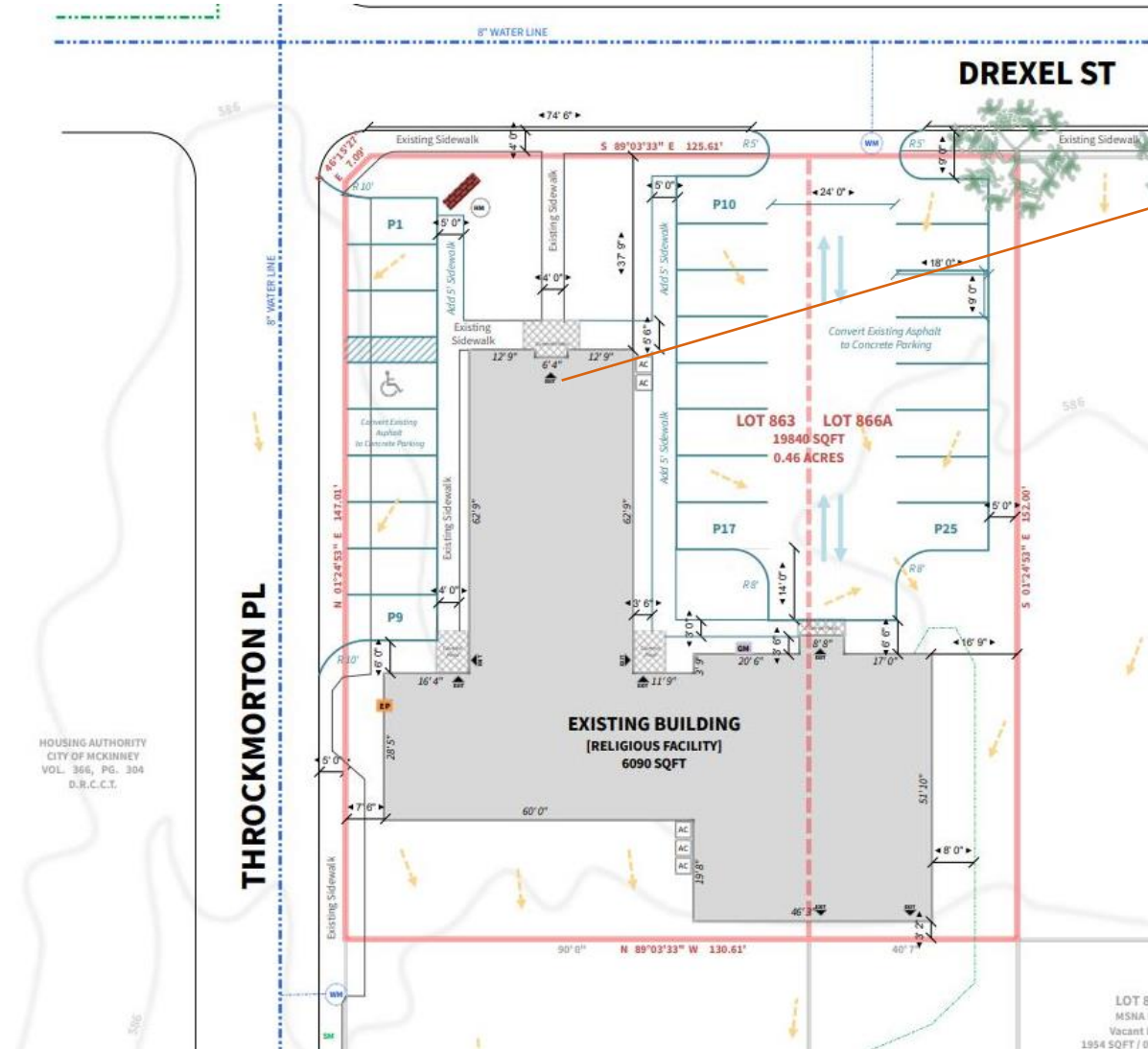


Parking

Independent Building

Additional Buildable Land of 0.7 Acres

PROPOSED SITE PLAN

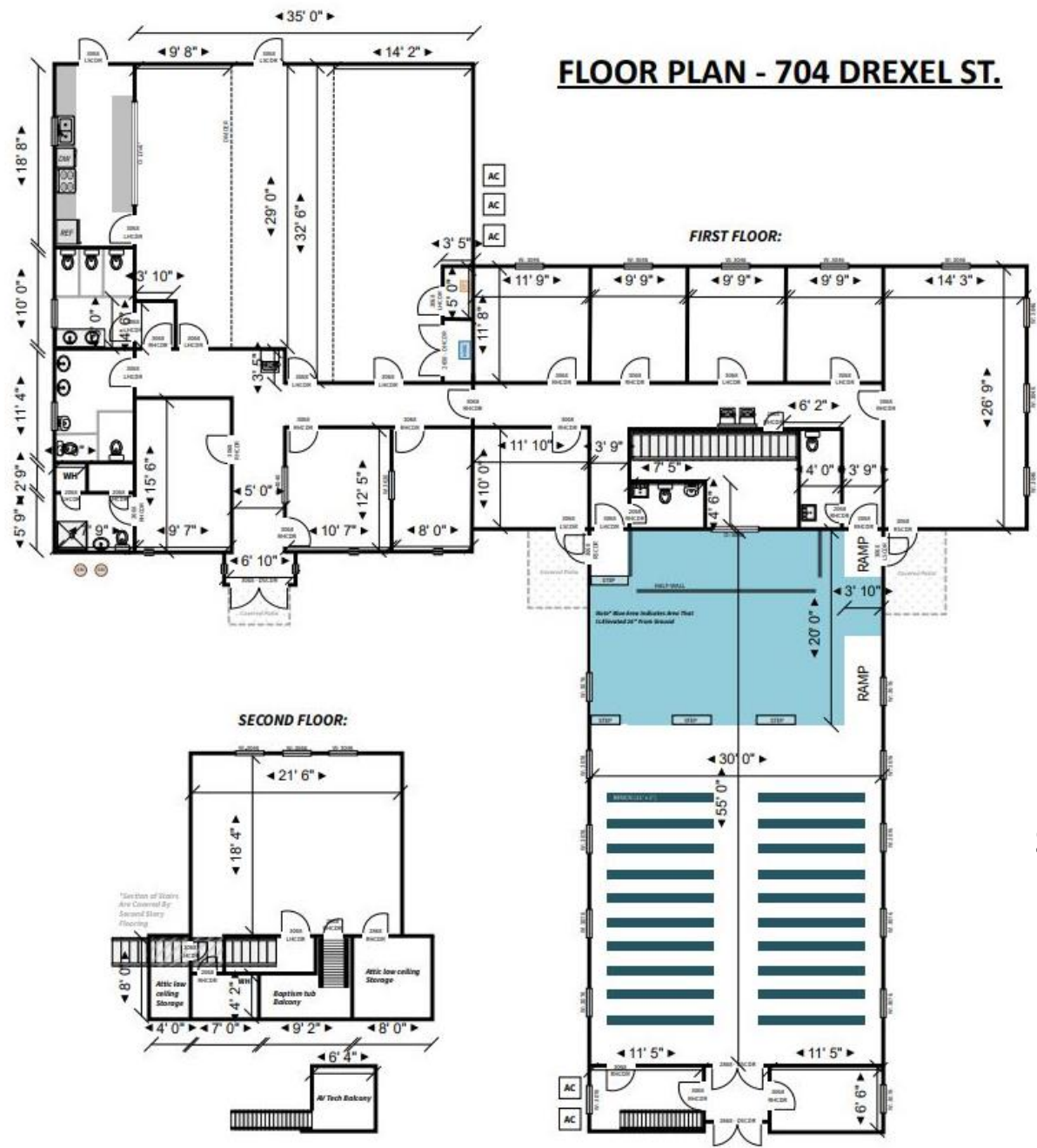


Existing Building

- First Floor 6090 SQFT
- Second Floor 510 SQFT
- 2 Stories

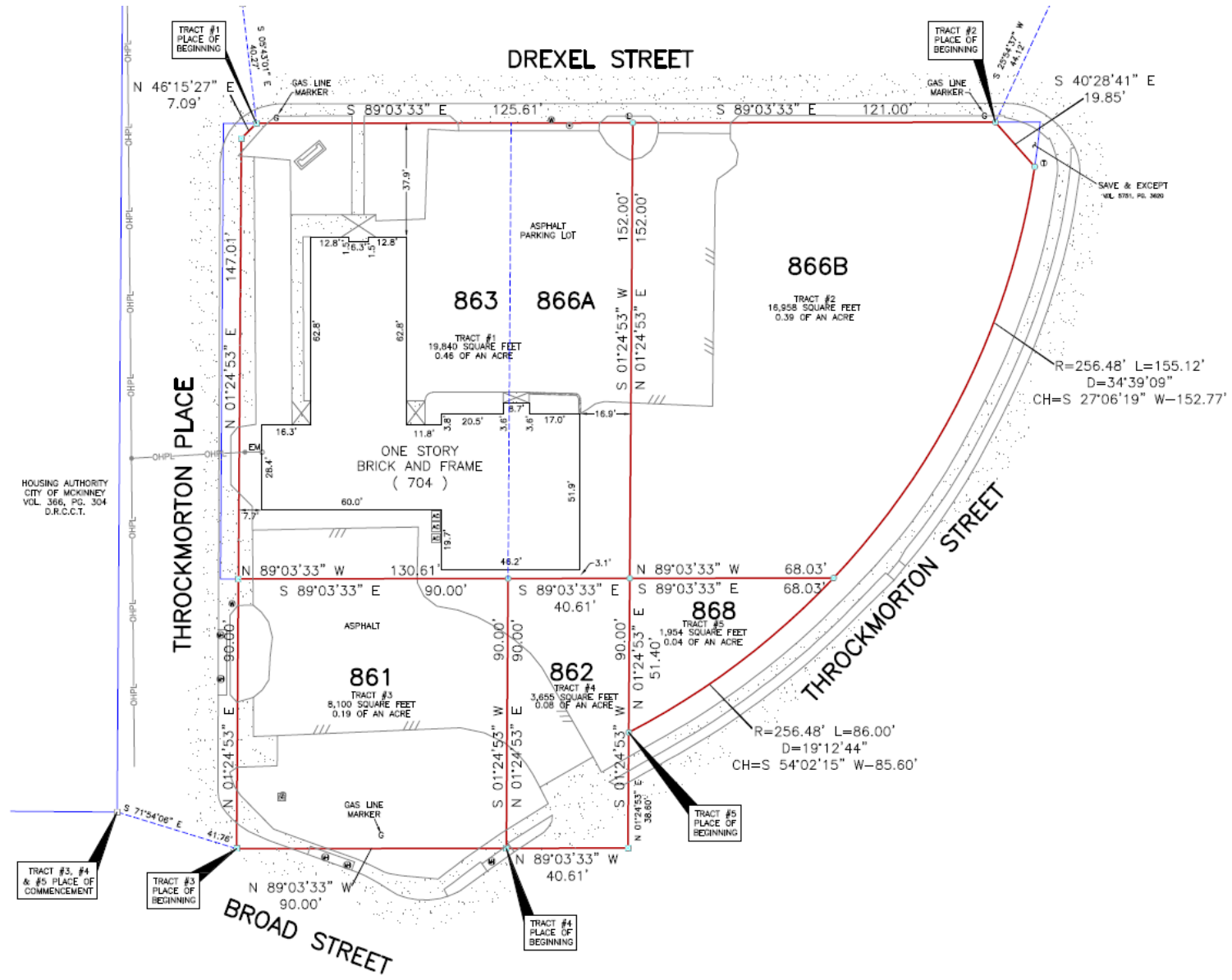
Vacant land -Additional future parking possible

FLOOR PLAN



First Floor – 6090 SQFT
Second Floor – 510 SQFT

SURVEY



Commercials

Lease

- Lease Price - \$24 Plus NNN(\$13200 Per Month)
- NNN Estimate - \$5.45 Plus Utilities(\$3000 Per Month)

Sale

- \$2.6M Church land (Lot 863 & 866A) and building
- \$1.2M for additional land (Lot 861, 862, 866B & 868)