

MEDICAL SPACE FOR LEASE IN MCKINNEY

MADISSEN PLAZA

1871 HARROUN AVE - MCKINNEY, TX 75069

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

BUILDING SF	10,369 SF
AVAILABLE SF	4,218 RSF
MIN. DIVISIBLE	1,627 RSF
MAX. CONTIG.	4,218 RSF
LEASE RATE	\$26.50 /SF + NNN
NNN	\$9.65 /SF
LEASE TERM	3-5 YEARS
TI ALLOWANCE	NEGOTIABLE

FEATURES

ZONING	PD - OFFICE PARK/ MEDICAL OFFICE
YEAR BUILT	2006
PARKING	39 SPACES
TENANT SIGNAGE	AVAILABLE



careycoxcompany.com / 972.562.8003

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NEARBY BUSINESSES



DEMOGRAPHICS

2025 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	9,360	66,020	151,049
Median Household Income	\$83,679	\$95,265	\$119,320

TRAFFIC COUNTS

HWY 380 @ HWY 75	50,932 VPD
HWY 380 @ SKYLINE	34,922 VPD

MEDICAL OFFICE SPACE FOR LEASE

Prime medical office space available for lease in the heart of McKinney. Located within Madissen Plaza, this professionally maintained medical office building offers up to 4,218 RSF, divisible to 1,627 RSF, making it ideal for a variety of medical or healthcare users. The property features attractive stone architecture, ample parking, and tenant signage opportunities in a well-established medical office environment. Conveniently situated near US Highway 75 and Highway 380, the location provides excellent accessibility, strong visibility, and is surrounded by hospitals, medical providers, retail amenities, and established residential neighborhoods.

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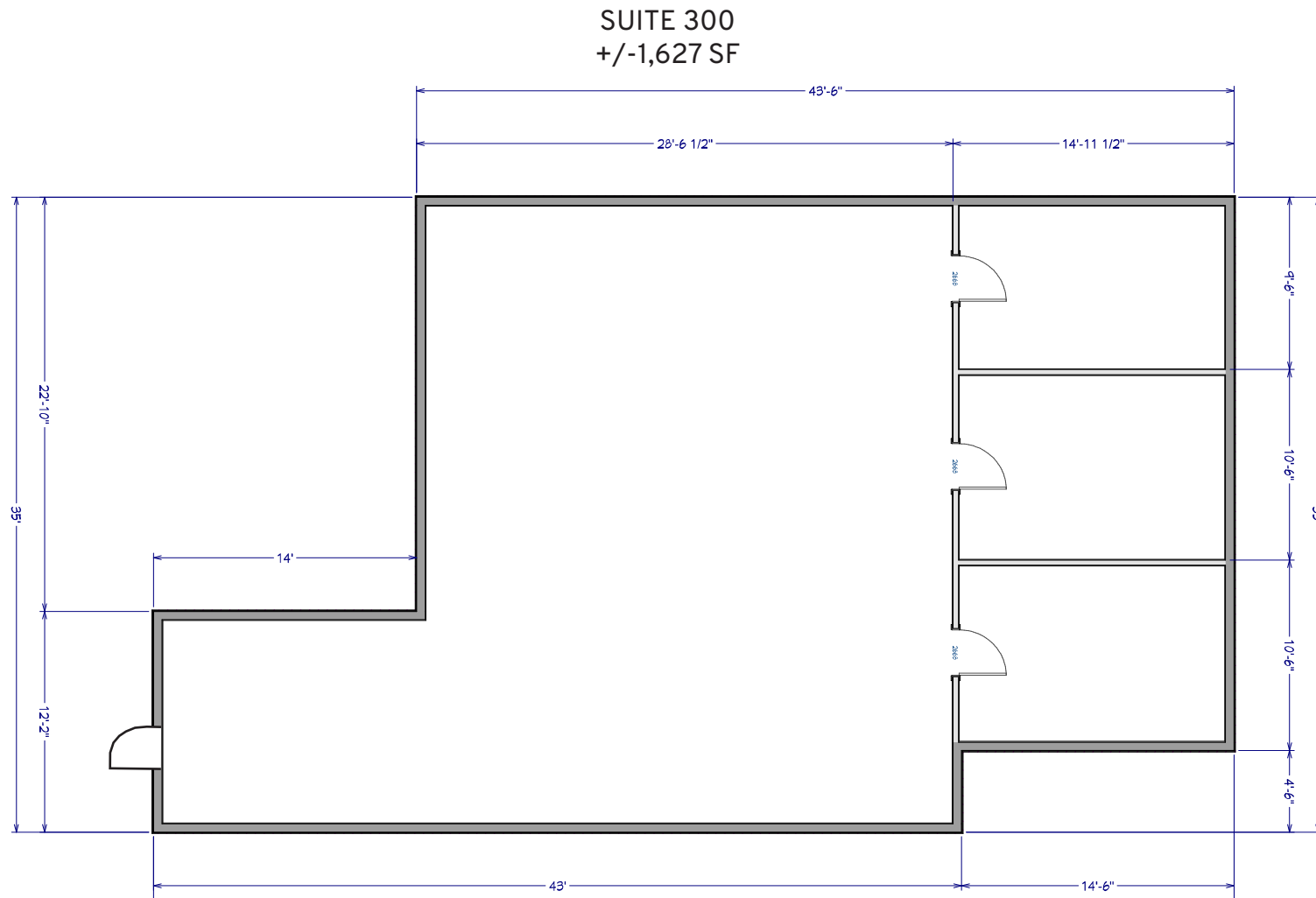
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SUITE 300 - WHITE BOX CONDITION

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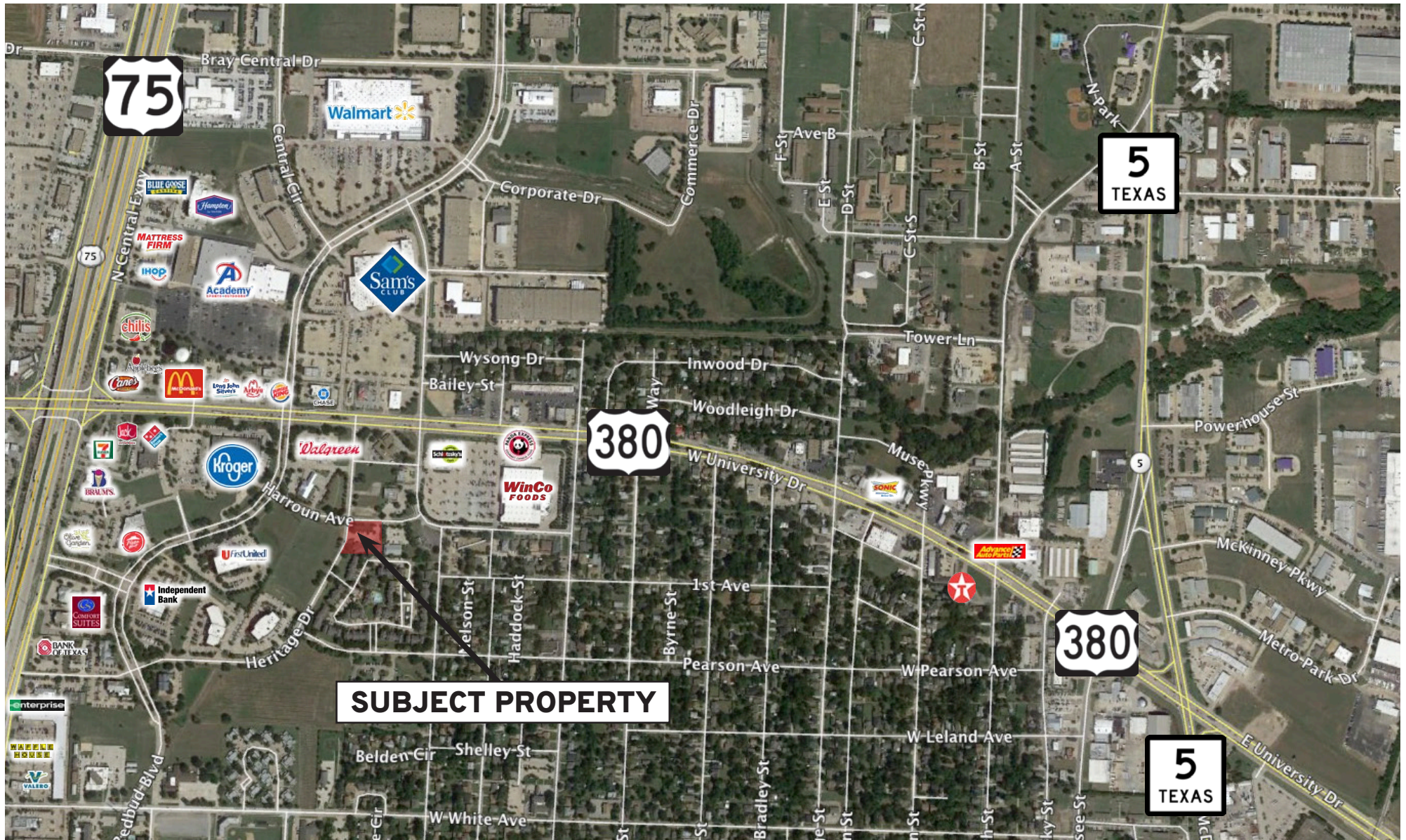
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PROPERTY LOCATION

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NEARBY DEVELOPMENT

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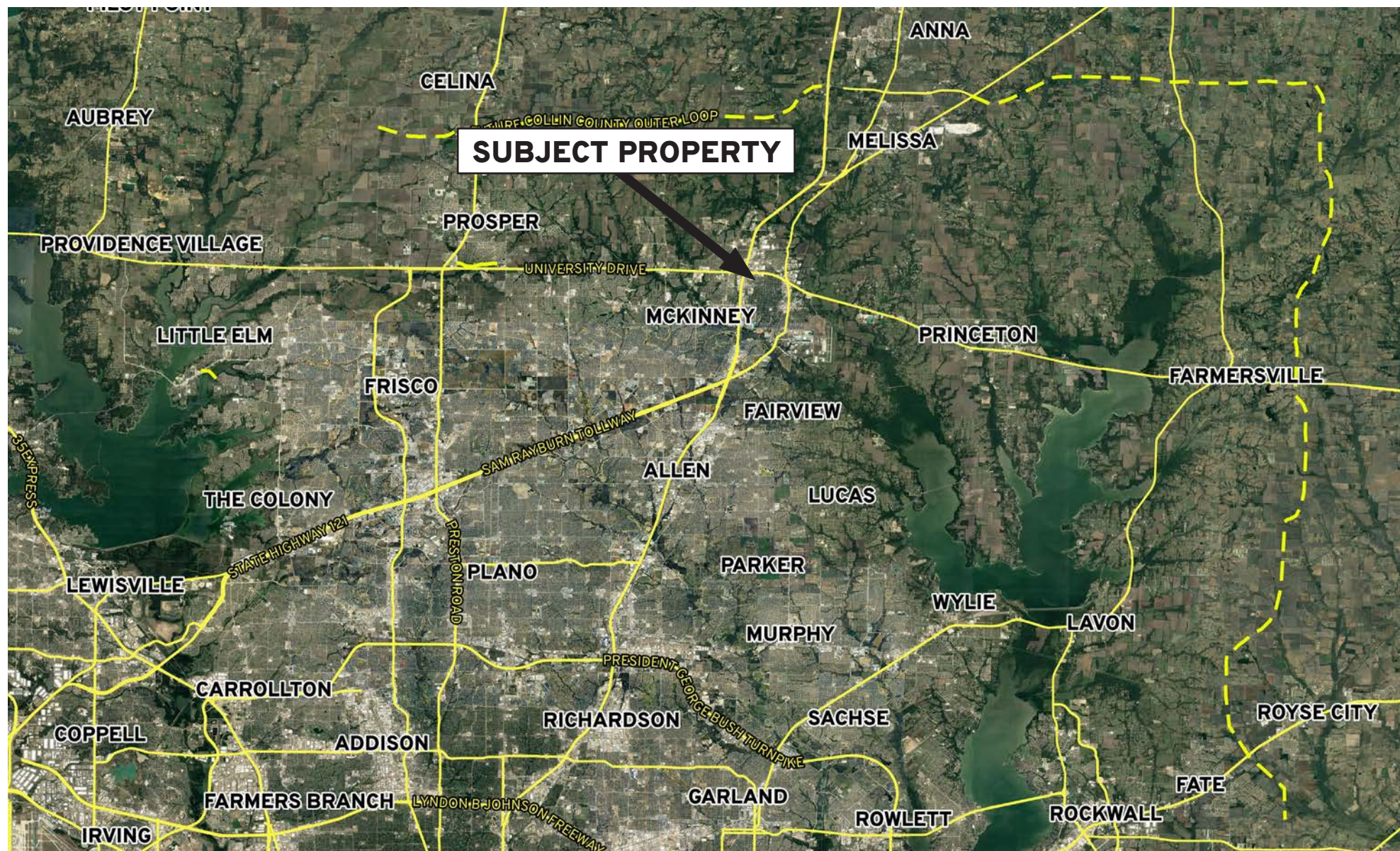
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METROPLEX LOCATION

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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.

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:
 - 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.

Carey Cox Company	385233	bcox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
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