

McKINNEY, TX

For Sale or Lease

1922 S Independence Pkwy

Building
12,776 SF

Land
2.15 AC

Purpose
Preschool/Childcare



For more information, please contact:

Jim Dunn

Jim@FocusREA.com

817.845.8761

Jake Cornelius

Jake@FocusREA.com

817.682.1029



FOCUS
REAL ESTATE ADVISORS

XTEAM
RETAIL ADVISORS

Property Information

1922 S. Independence Pkwy, McKinney, TX



Location

1922 S. Independence Pkwy
McKinney, TX 75072

Available Space

Building Size: 12,776 SF
Land Size: 2.15 AC

Traffic Counts

Independence Pkwy: 10,499 vpd
Westridge Blvd: 7,159 vpd

Year Built

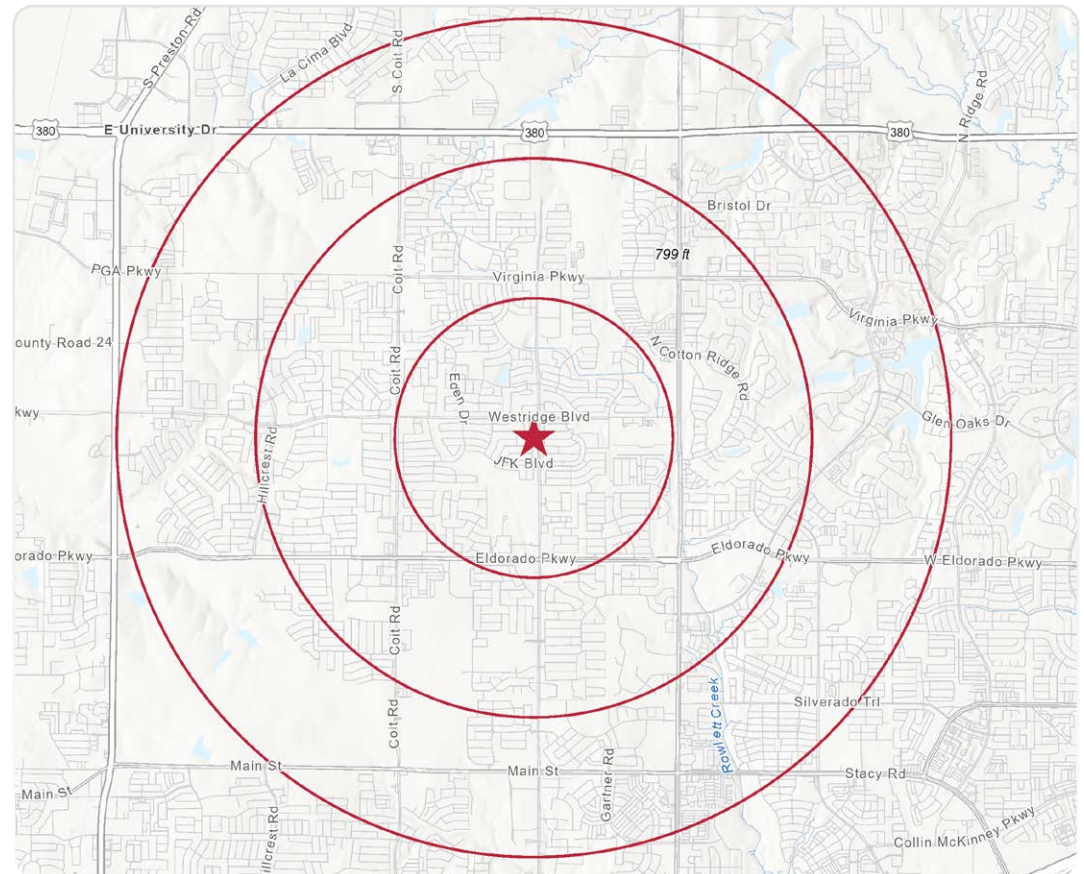
Facility built in 2018

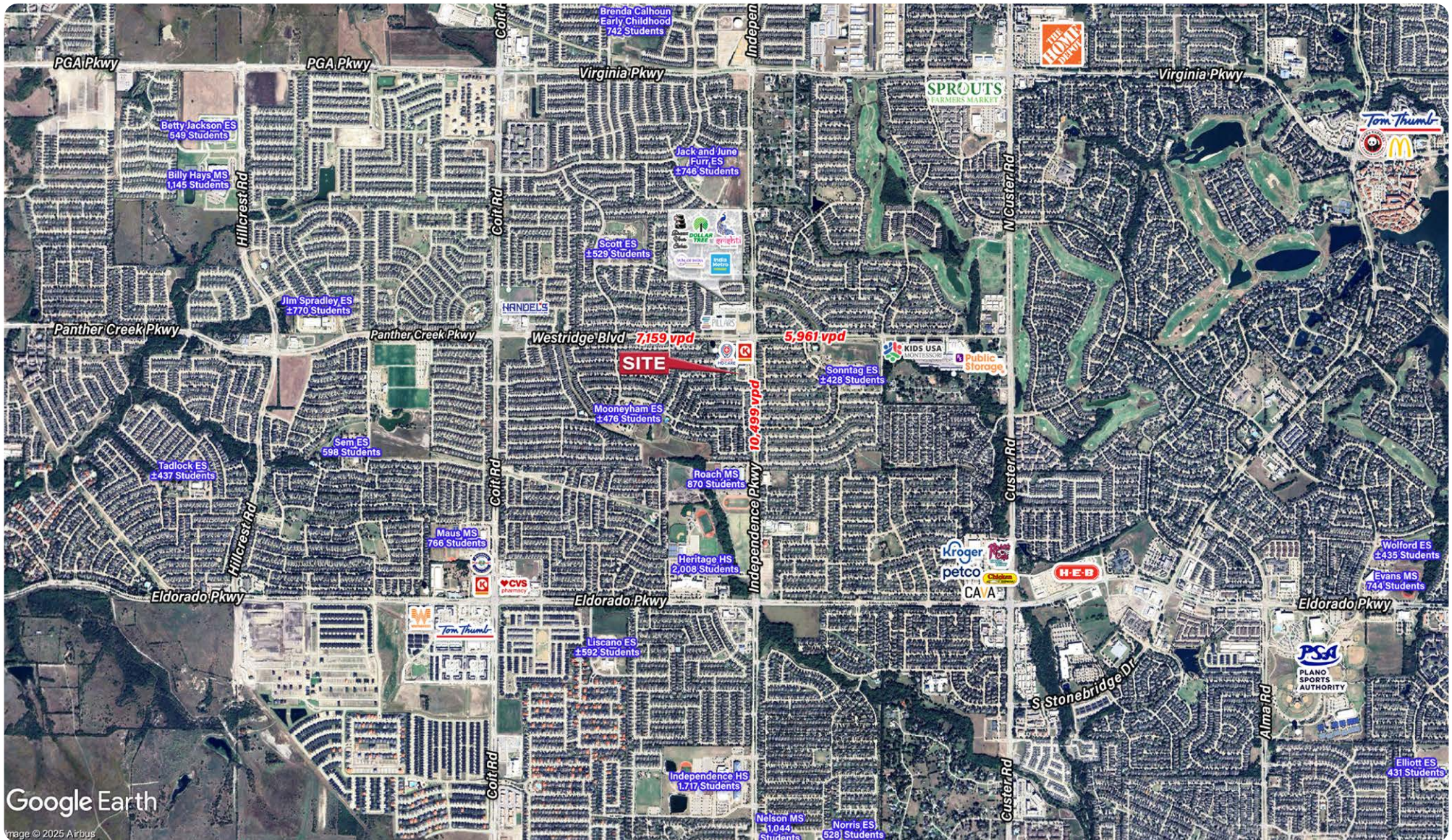
Property Highlights

- Class A buildout, designed for child safety
- Two fenced playgrounds with artificial turf & built-in splash pads
- Bathrooms in every classroom
- Electronic locks between public access and classrooms
- Porte cochere
- Low-voltage wiring for network, security and cameras
- Previous security cameras are still in place
- 41 parking spaces

2025 Demographics

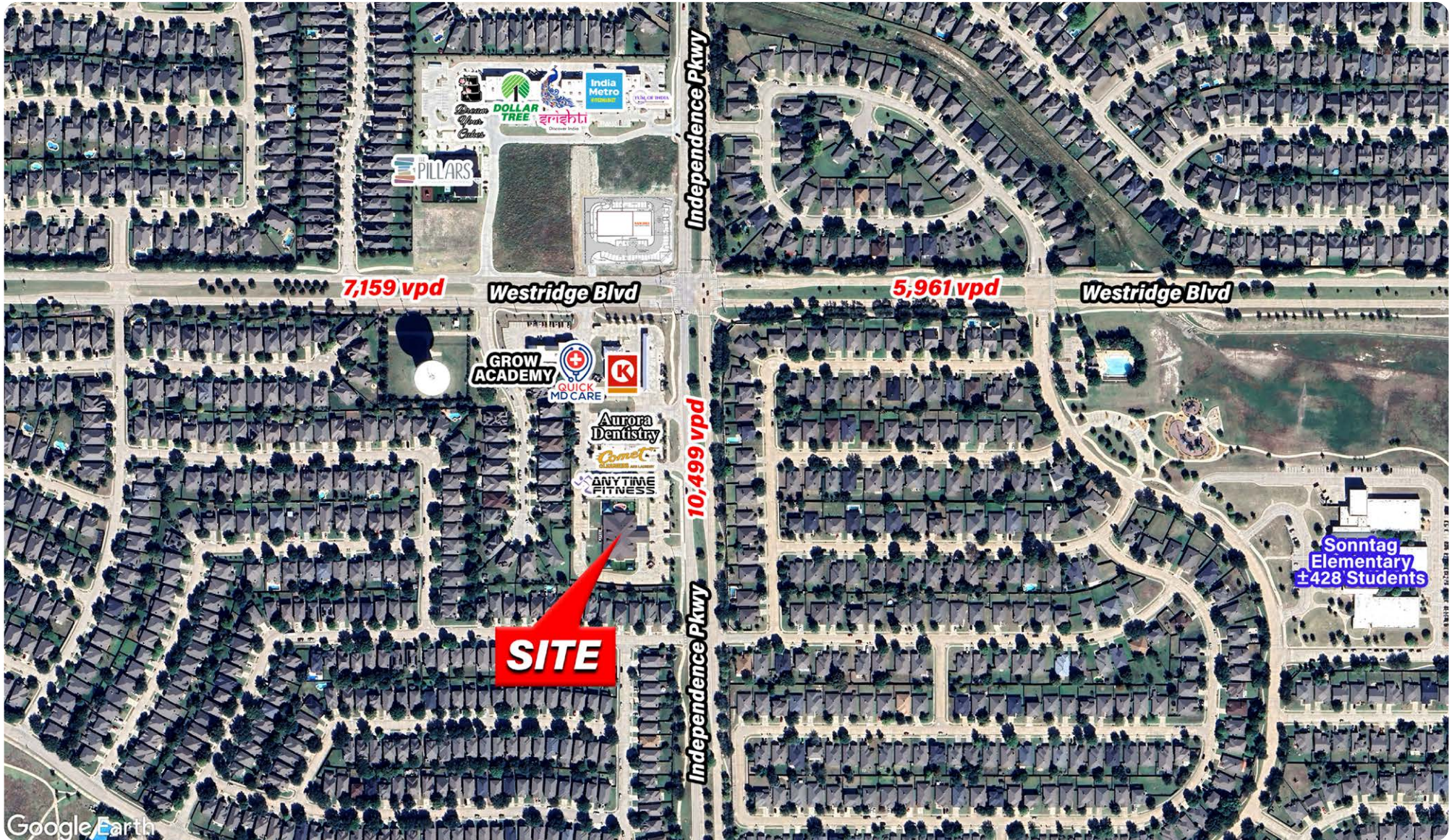
	1 MILE	2 MILES	3 MILES
POPULATION	19,228	65,141	116,666
DAYTIME POP	13,031	50,079	91,719
MEDIUM HH INCOME	\$156,332	\$166,867	\$167,601
CHILDREN 5 YEARS OLD & YOUNGER	1,581	5,233	8,877





Site Aerial

1922 S. Independence Pkwy, McKinney, TX



Jim Dunn

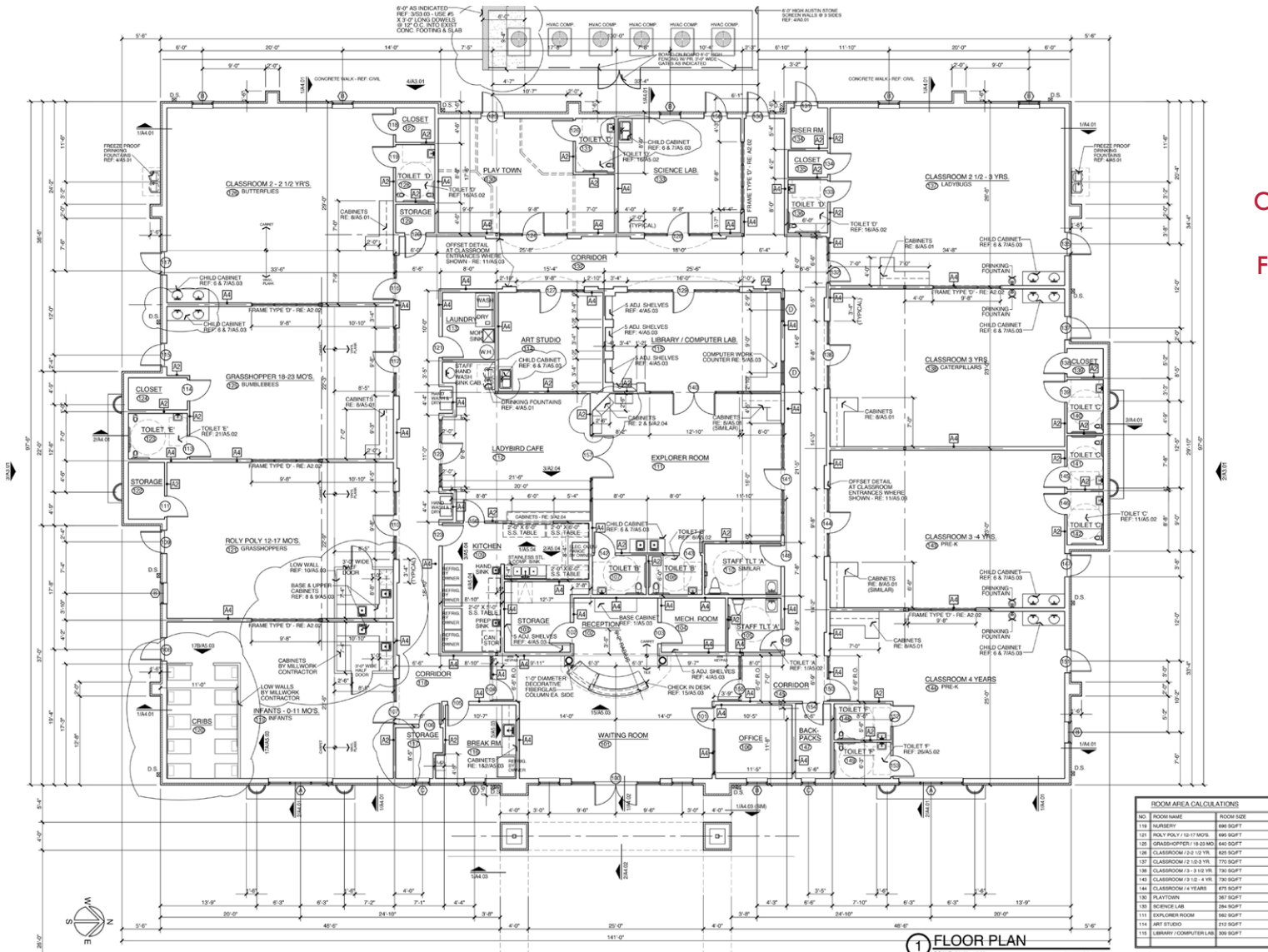
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Floor Plan

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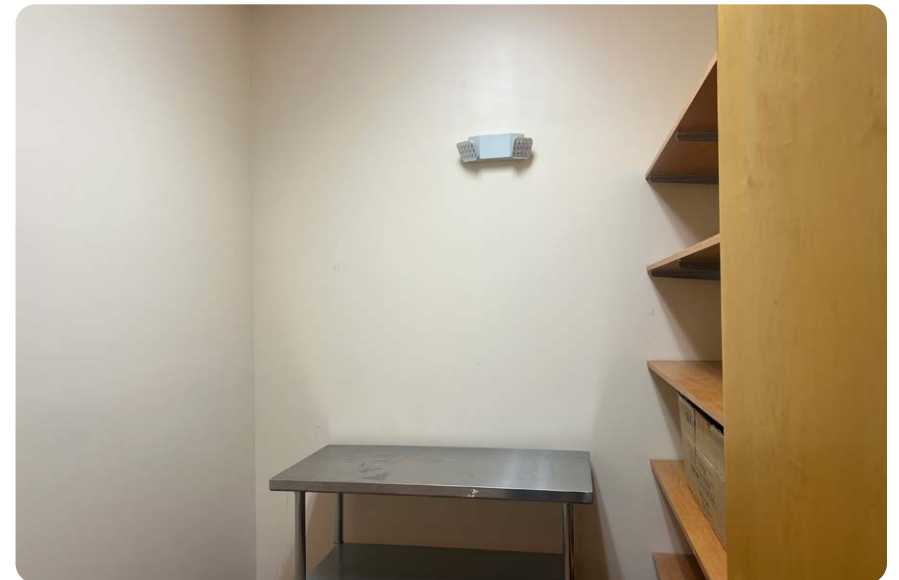


Click to Access Full-Size Floor Plan File

NO.	ROOM NAME	ROOM CODE
100	CLASSROOM 2-2 1/2 YRS	100
101	CLASSROOM 2 1/2 - 3 YRS	101
102	CLASSROOM 3 YRS	102
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[Link to Property Photos](#)

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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.

2-10-2025



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.

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. **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:
 - 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.

Focus Real Estate Advisors, LLC	9016141	bryan@focusrea.com	214.960.4606
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrew David Carter	453844	bryan@focusrea.com	214.960.4606
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jim Dunn	519636	jim@focusrea.com	214.960.4606
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jake Cornelius	747433	jake@focusrea.com	214.960.4606
Sales Agent/Associate’s Name	License No.	Email	Phone

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