

DOWNTOWN MCKINNEY LAND FOR LEASE

LAND SITE NEAR THE MCKINNEY SQUARE

306 - 310 S KENTUCKY ST. - MCKINNEY, TX 75071

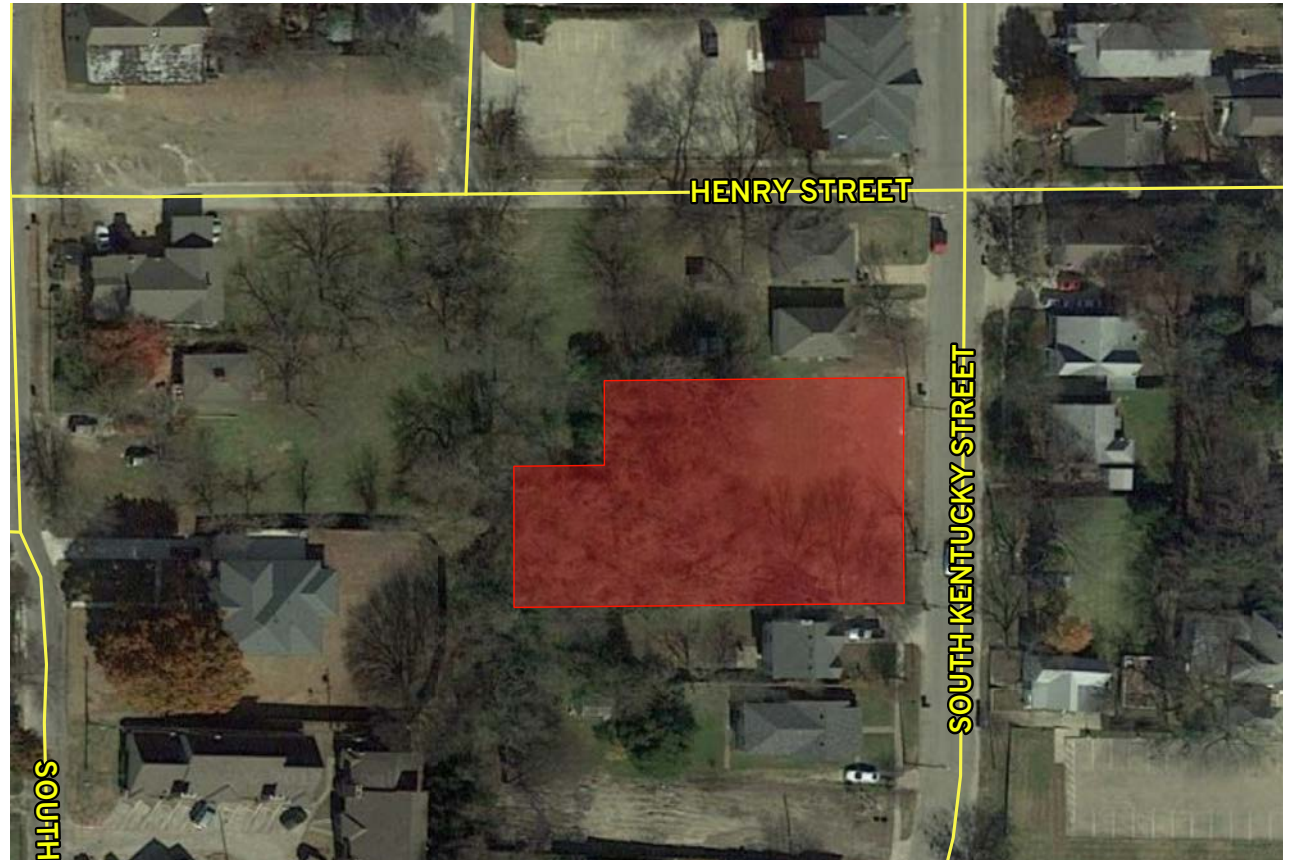
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A REAL ESTATE COMPANY

PROPERTY SUMMARY

TOTAL AC	0.60 AC
TOTAL SF	26,003 SF
PRICE	\$6,500 /MO GROUND LEASE

FEATURES

ZONING	MTC - MCKINNEY TOWN CENTER
ALLOWED USES	OFFICE, RETAIL, RESTAURANT, SINGLE FAMILY, MULTIFAMILY
FRONTAGE	FRONTAGE ON KENTUCKY ST.
AVAILABLE UTILITIES	WATER, SEWER, GAS, ELECTRIC
HIGHLIGHTS	WALKING DISTANCE FROM MCKINNEY SQUARE ONE BLOCK FROM NEW MIXED USE DEVELOPMENT DAVIS @ THE SQUARE



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DOWNTOWN MCKINNEY SITE FOR DEVELOPMENT

Prime ground lease opportunity in Historic Downtown McKinney. This ±0.60-acre (23,163 SF) site is ideally located just one block from the vibrant McKinney Square with frontage on S. Kentucky Street. Zoned MTC, the property offers flexibility for office, retail, restaurant, residential, or mixed-use concepts. Surrounded by established businesses, restaurants, and new development, including Davis @ the Square, this location provides outstanding visibility, walkability, and access in one of North Texas' fastest-growing downtown districts. Utilities are available to the site, making it ready for your next project.

NEARBY BUSINESSES

Union Bear
BREWING COMPANY

Rick's
CHOPHOUSE
AT THE GRAND HOTEL & MAISON

Sugarbacon
PROPER KITCHEN

Palma Green
HOME AND MARKET



LOCAL YOCAL
BIRD AND GRILL

Hugs
CAFÉ INC

LONDON
WINERY

LOYO
BURGER

SPOONS
cafe



harvest
—AT THE MASONIC—

DEMOGRAPHICS

2025 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	15,757	57,725	148,562
Median Household Income	\$72,973	\$84,890	\$111,680

TRAFFIC COUNTS

LOUISIANA @ WOOD	8,583 VPD
DAVIS @ HWY 5	20,926 VPD

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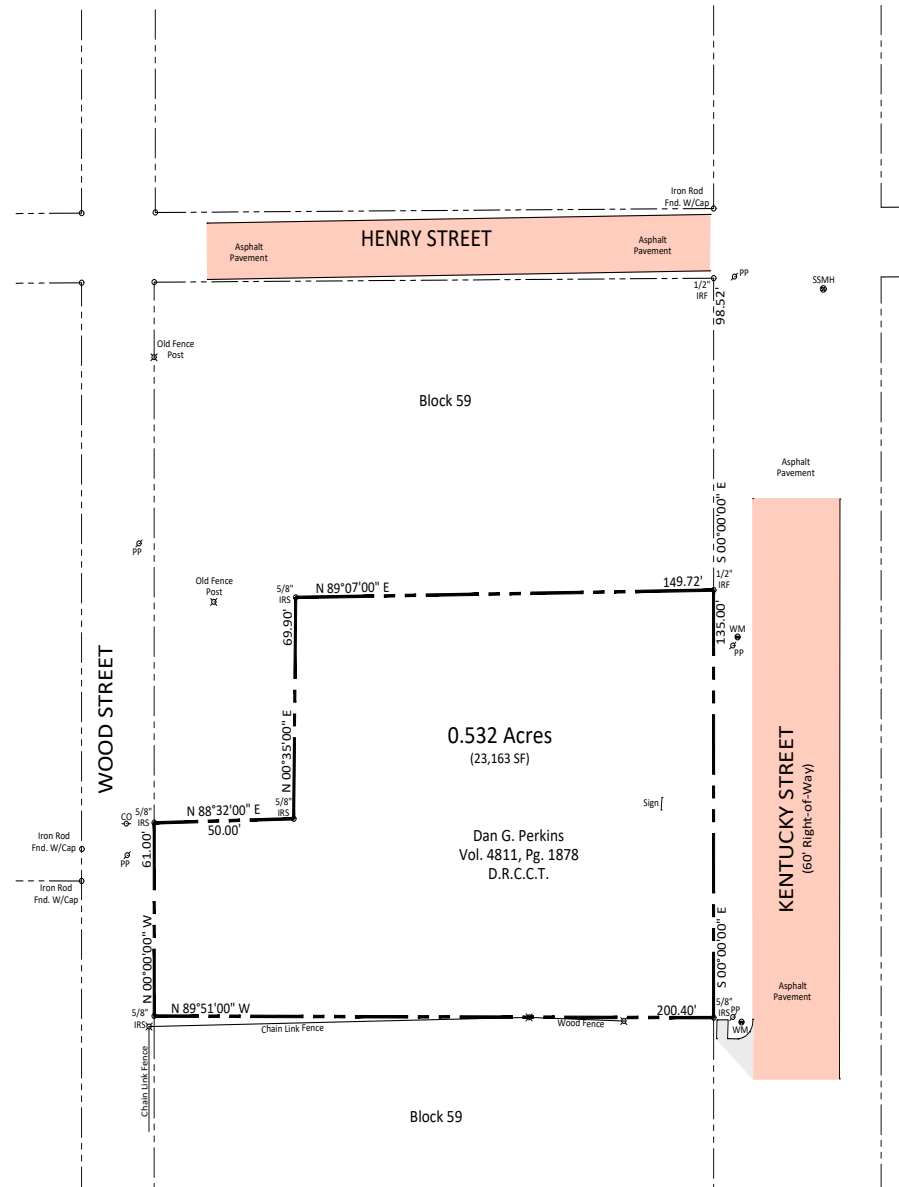
321 N. Central Expressway, Suite 370 McKinney, TX 75070

David Cox/ 972.562.8003
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PROPERTY SURVEY

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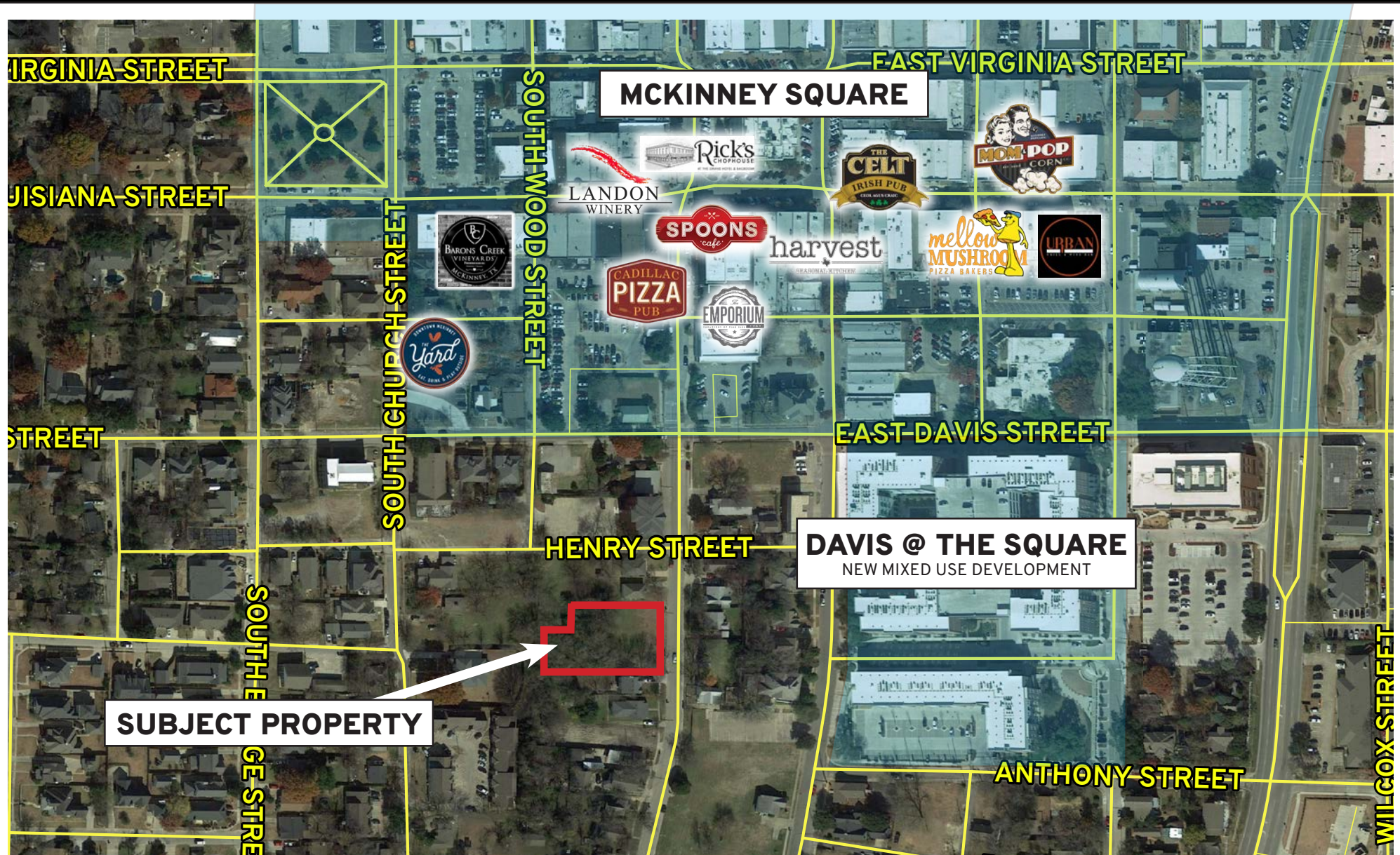
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SURROUNDING AREA

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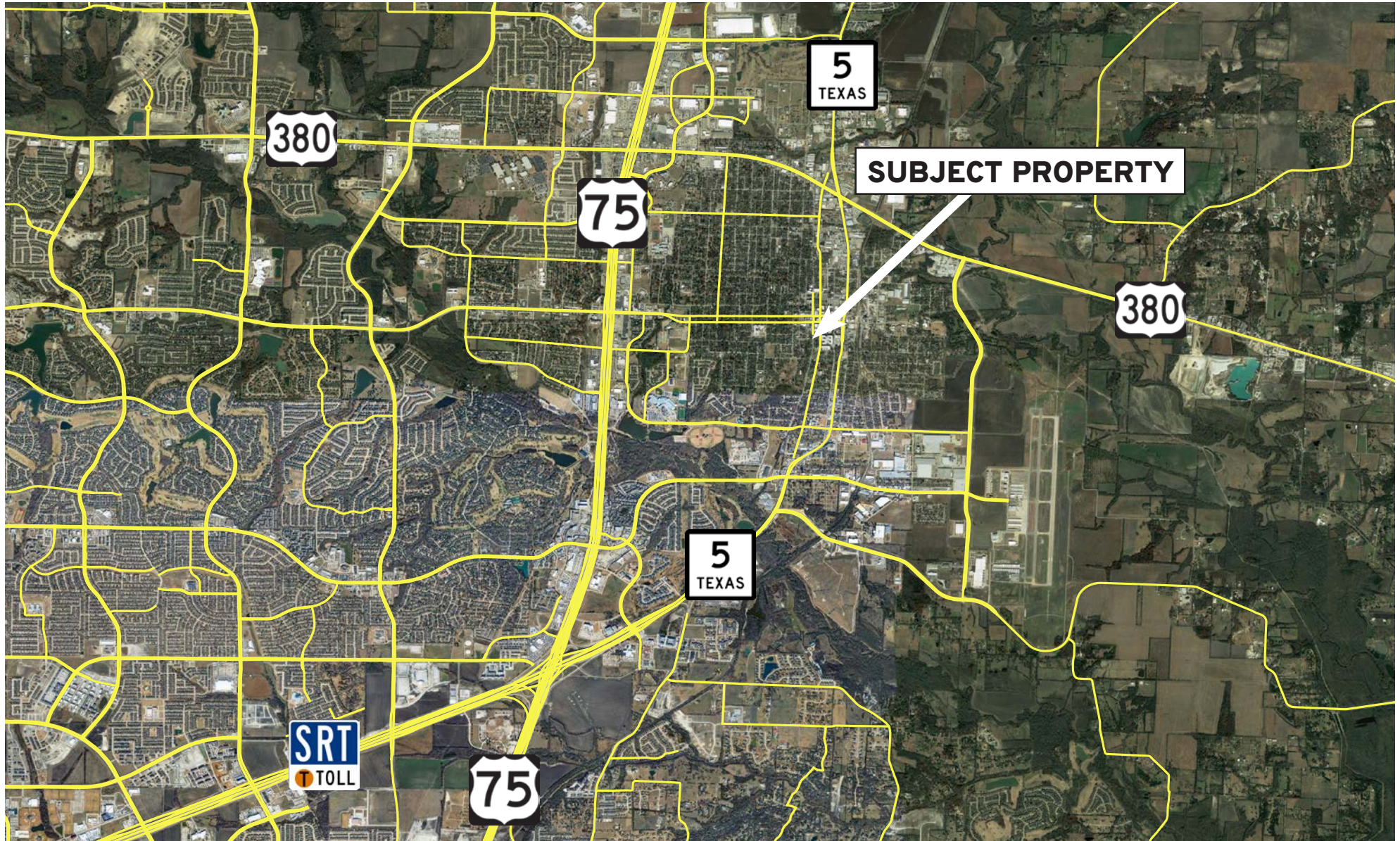
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PROPERTY LOCATION

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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.

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.

<u>Carey Cox Company</u>	<u>385233</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1