

# THE FLEX DISTRICT

## OFFICE/WAREHOUSE W/OUTSIDE STORAGE

5892 COUNTY ROAD 471, MCKINNEY TX 75069

CAREY COX  
A REAL ESTATE COMPANY

### PROPERTY SUMMARY

|                 |                  |
|-----------------|------------------|
| BUILDING SF     | 72,500 SF        |
| AVAILABLE SF    | 29,825 SF        |
| MIN DIVISIBLE   | 1,000 SF         |
| MAX CONTIGUOUS  | 10,000 SF        |
| OUTSIDE STORAGE | +/- 3 AC         |
| LEASE TERM      | 3 - 5 YEARS      |
| RENTAL RATE     | CALL FOR PRICING |
| NNN EXPENSES    | \$2.00 / SF      |

### FEATURES

|                   |                            |
|-------------------|----------------------------|
| ZONING            | MCKINNEY ETJ               |
| BUILDING TENANCY  | MULTIPLE                   |
| YEAR BUILT        | 2024                       |
| GRADE LEVEL DOORS | 14' X 12'                  |
| POWER             | 240V SINGLE<br>PHASE       |
| OFFICE/RESTROOM   | 1 - OFFICE<br>1 - RESTROOM |



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### OFFICE / WAREHOUSE AVAILABLE

Newly constructed (2024) industrial/flex buildings offering highly functional space ideal for warehouse, light manufacturing, distribution, or office-warehouse users. The project features flexible unit sizes, approximately 15' clear heights, grade-level overhead doors, private office and restroom buildouts, and access to single- and three-phase power. Situated on a large tract in the county, the property allows for fewer zoning restrictions and offers optional outside storage or yard space. With modern construction, scalable layouts, and a strategic location in a rapidly growing North Texas market, this property provides an excellent leasing opportunity for businesses seeking efficiency and room to grow.

[careycoxcompany.com](https://careycoxcompany.com) / 972.562.8003

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



### DEMOGRAPHICS

| 2024 - Source LoopNet   | 1-Mile   | 3-Mile   | 5-Mile    |
|-------------------------|----------|----------|-----------|
| Total Population        | 899      | 9,639    | 41,589    |
| Median Household Income | \$91,666 | \$91,497 | \$101,045 |

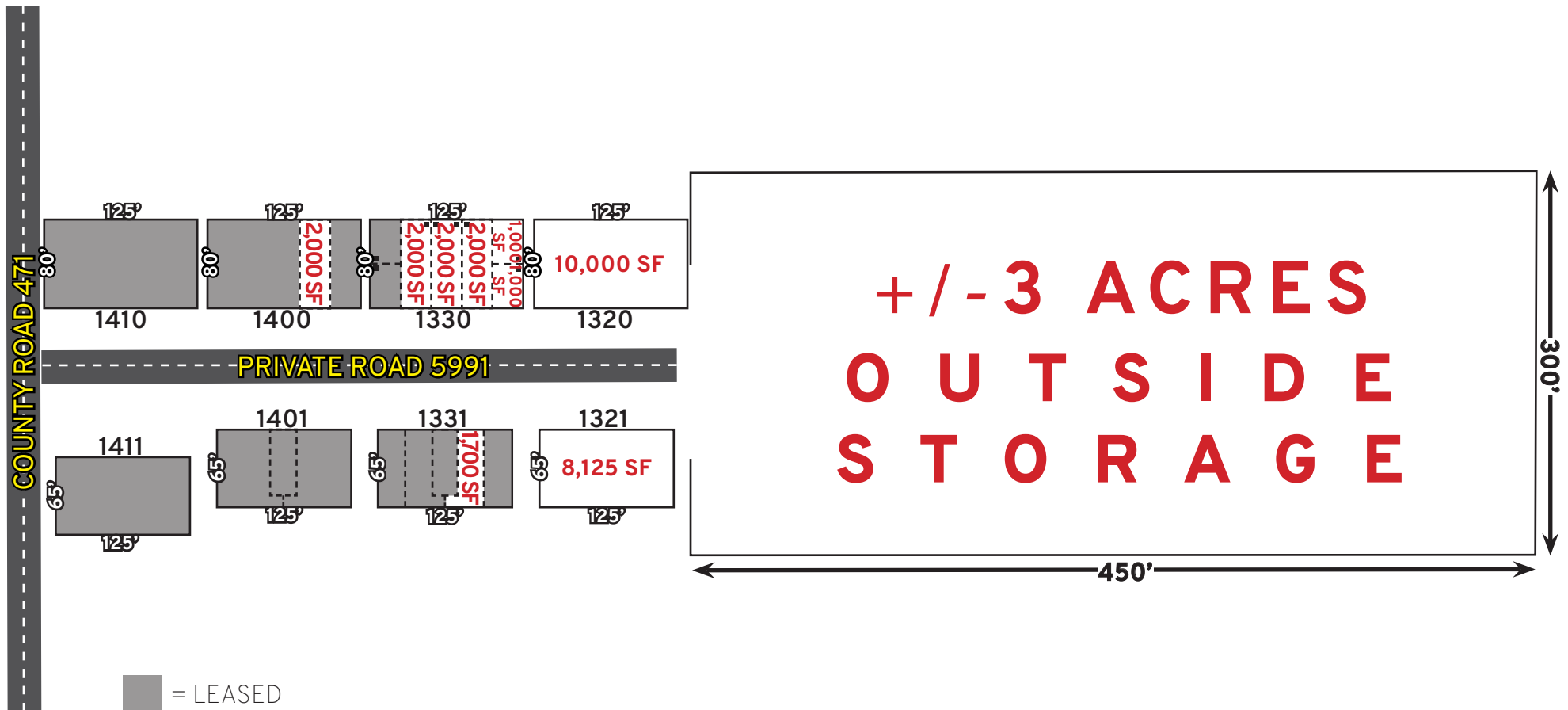
### TRAFFIC COUNTS

|                          |            |
|--------------------------|------------|
| NEW HOPE ROAD @ FM 545   | 2,090 VPD  |
| SH 121 @ PRIVATE RD 5560 | 13,091 VPD |

David Cox / 972.632.5050  
[dcox@careycoxcompany.com](mailto:dcox@careycoxcompany.com)

# SITE PLAN

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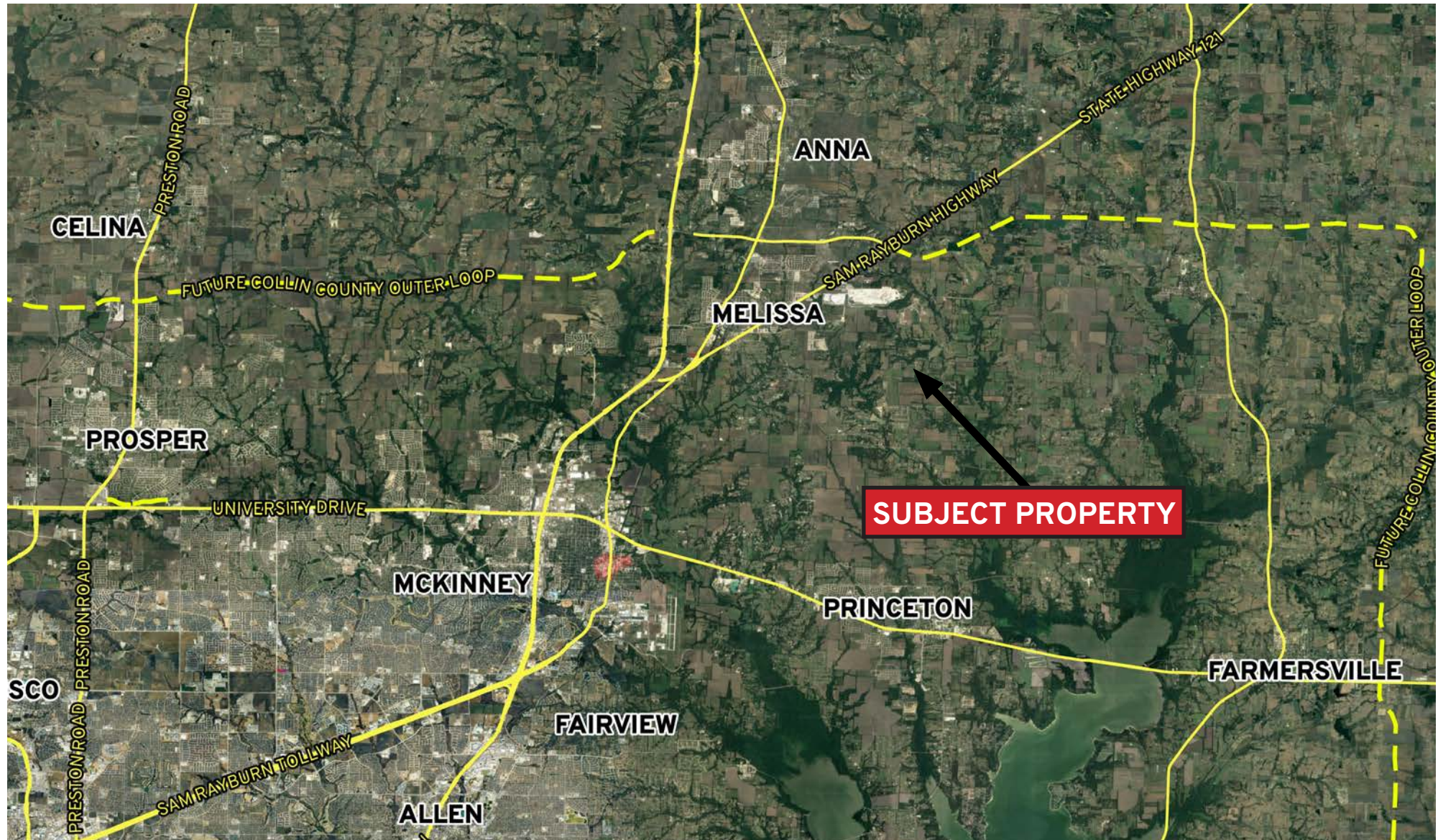






# LOCATION

**CAREY COX**  
A REAL ESTATE COMPANY



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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      | bc Cox@careycoxcompany.com | 972-562-8003 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                      | Phone        |
| William "Bill" Cox                                                    | 341788      | bc Cox@careycoxcompany.com | 972-562-8003 |
| Designated Broker of Firm                                             | License No. | Email                      | Phone        |
| William "Bill" Cox                                                    | 341788      | bc Cox@careycoxcompany.com | 972-562-8003 |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                      | Phone        |
| Sales Agent/Associate's Name                                          | License No. | Email                      | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date