



PROPERTY SUMMARY

PROPERTY:	East McKinney Law Buildings
LOCATION:	1409 & 1317 E McKinney St., Denton, TX 76209 Across McKinney St from Denton County Courthouse
POTENTIAL USE:	Professional Office Retail
SIZE:	Ste 200: +/-1,200 SF— Large Reception/waiting area, Conference Room, Break Area, Private Rest Room, Storage, and 2 Large Offices.
FRONTAGE/ACCESS:	E. McKinney St and Nettie ST.
VISIBILITY:	High visibility —Across from Denton County Courthouse
UTILITIES:	All existing to the property
SIGNAGE:	Façade signage available
PRICE:	\$1,290,000.00
NOI:	\$97,304.00
PARKING:	Abundant
CEILING HT:	8-12'
LISTED:	Loop Net, CoStar, Many Web-sites
COMMENTS:	Stabilized Investment with long term tenants in place. Great location — walking distance to Denton County Courthouse and near historic downtown Denton. Professional office/retail suites with turnkey finish-out in the newly constructed building.
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