

FOR SALE



±49,438 SF OFFICE/WAREHOUSE ON ±3.89 AC
2060 COUCH DRIVE // MCKINNEY, TX 75069

Contact:

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bcox@careycoxcompany.com

CAREY COX
A REAL ESTATE COMPANY

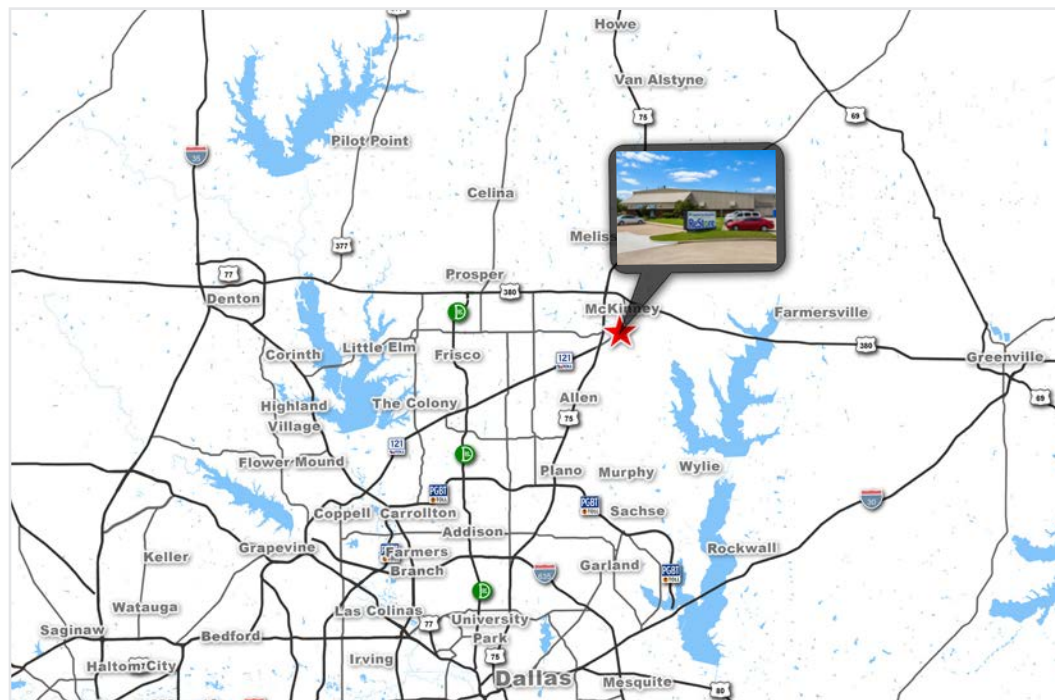
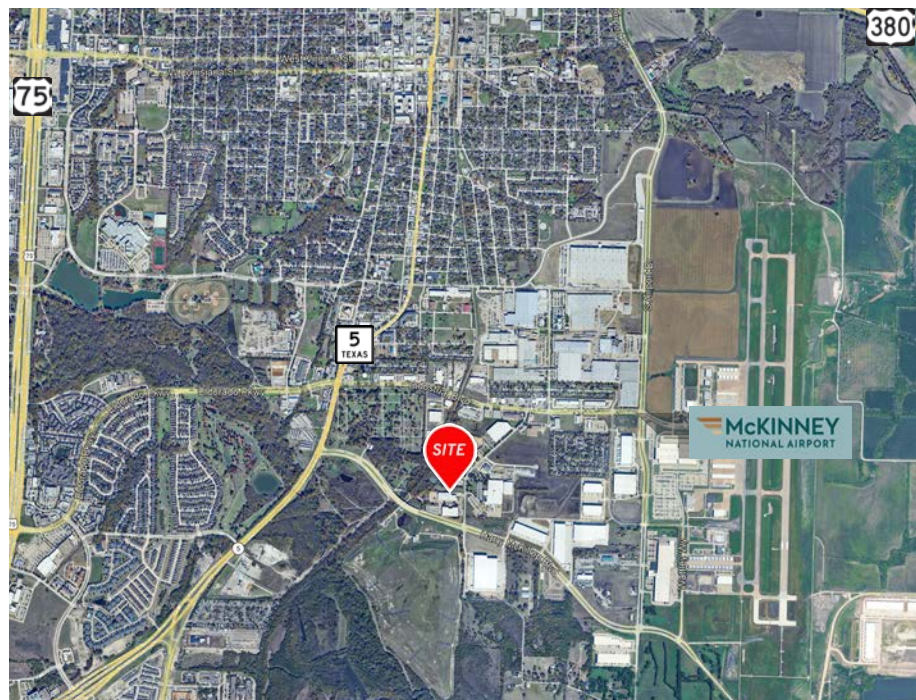
PROPERTY SUMMARY

PROPERTY DETAILS

ADDRESS	2060 COUCH DRIVE, MCKINNEY, TX 75069
BUILDING SIZE	±49,438 SF
LAND SIZE	±3.89 ACRES
SALE PRICE	\$5,700,000.00
ZONING	I2 - HEAVY INDUSTRIAL
ALLOWED USES	MANUFACTURING, DISTRIBUTION, EQUIPMENT SALES, OUTSIDE STORAGE
CLEAR HEIGHT	22' AT EAVES, 16-18' AT WALLS
OVERHEAD DOORS	1 DOCK WELL - 4' 8 GRADE - 12' X 14'
PARKING	29 FRONT PARKING SPACES + FENCED LOT
POWER	3-PHASE; 440V POWER, MULTIPLE 300A PANELS, 2 TRANSFORMERS



LOCATION



DRIVE TIMES

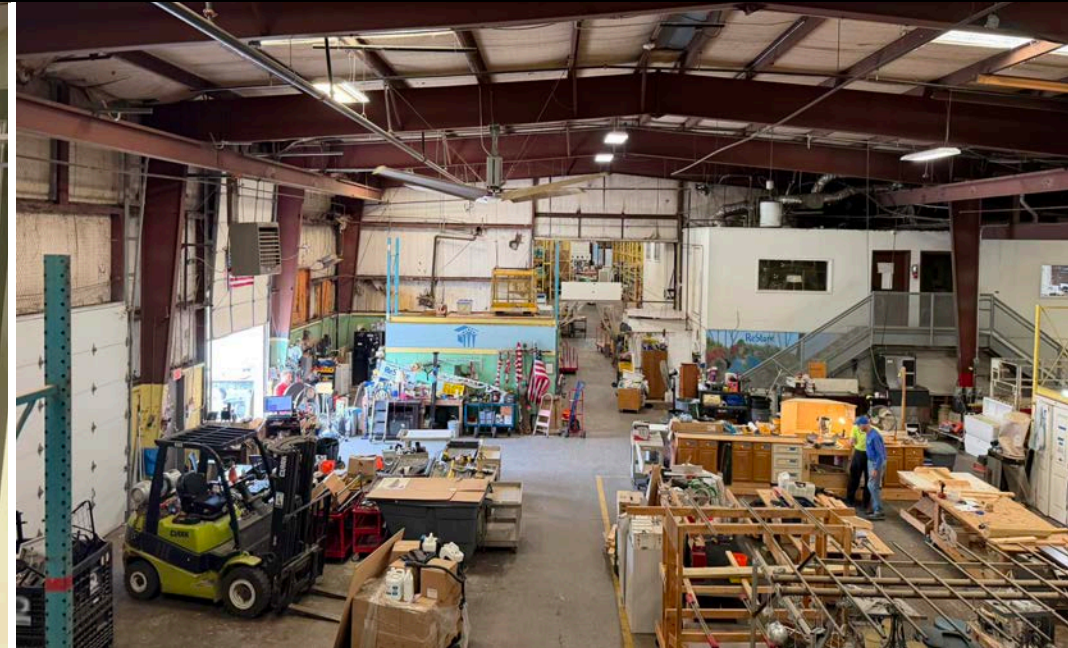
TX-5	3 Minutes
TX-121	5 Minutes
US-75	5 Minutes
US-380	7 Minutes
Dallas North Tollway	15 Minutes
George Bush Turnpike	17 Minutes
Interstate 35	25 Minutes
Interstate 635	25 Minutes
TKI - McKinney National Airport	5 Minutes
Dallas-Fort Worth International Airport	32 Minutes
Dallas Love Field Airport	40 Minutes

DEMOGRAPHICS

2025 - CoStar	1-Mile	3-Mile	5-Mile
Total Population	3,740	55,450	168,311
Average Household Income	\$80,358	\$116,271	\$143,898

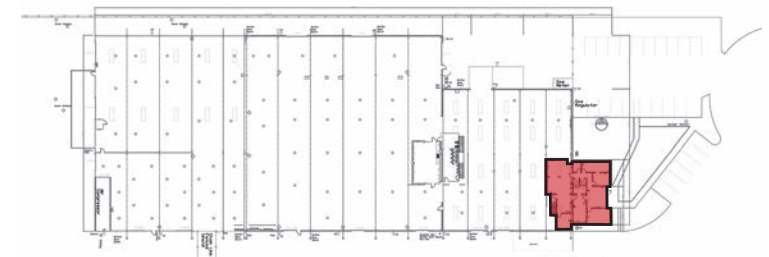
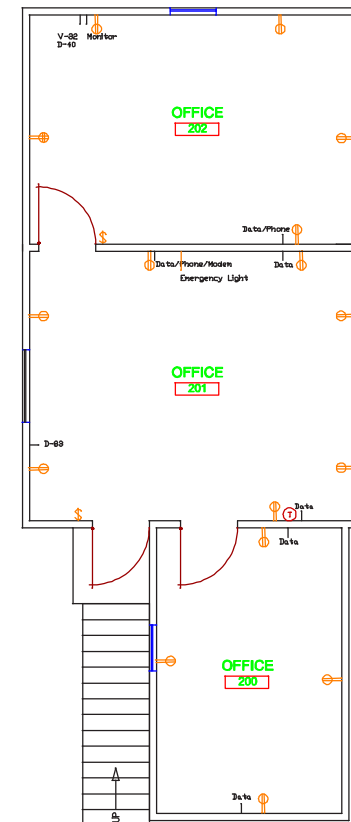
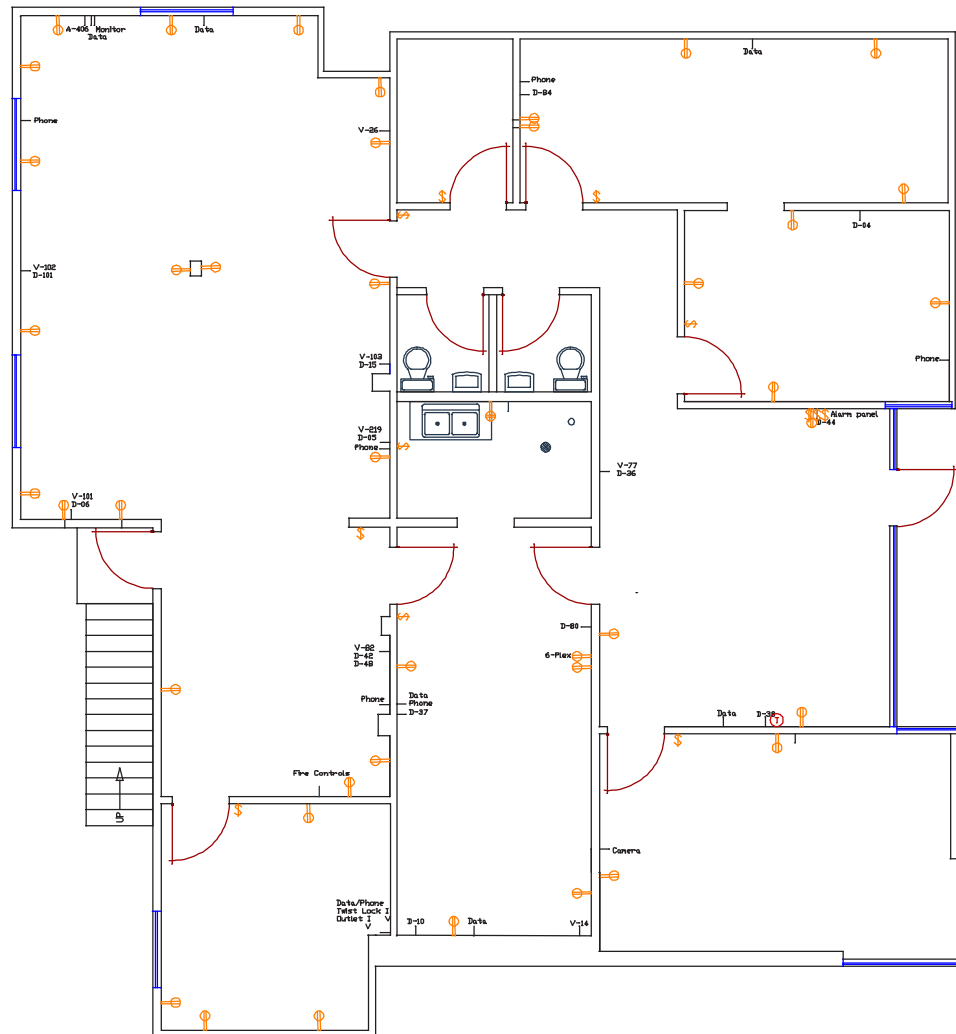
TRAFFIC COUNTS

HIGHWAY 5	12,852 VPD
HIGHWAY 121	40,630 VPD

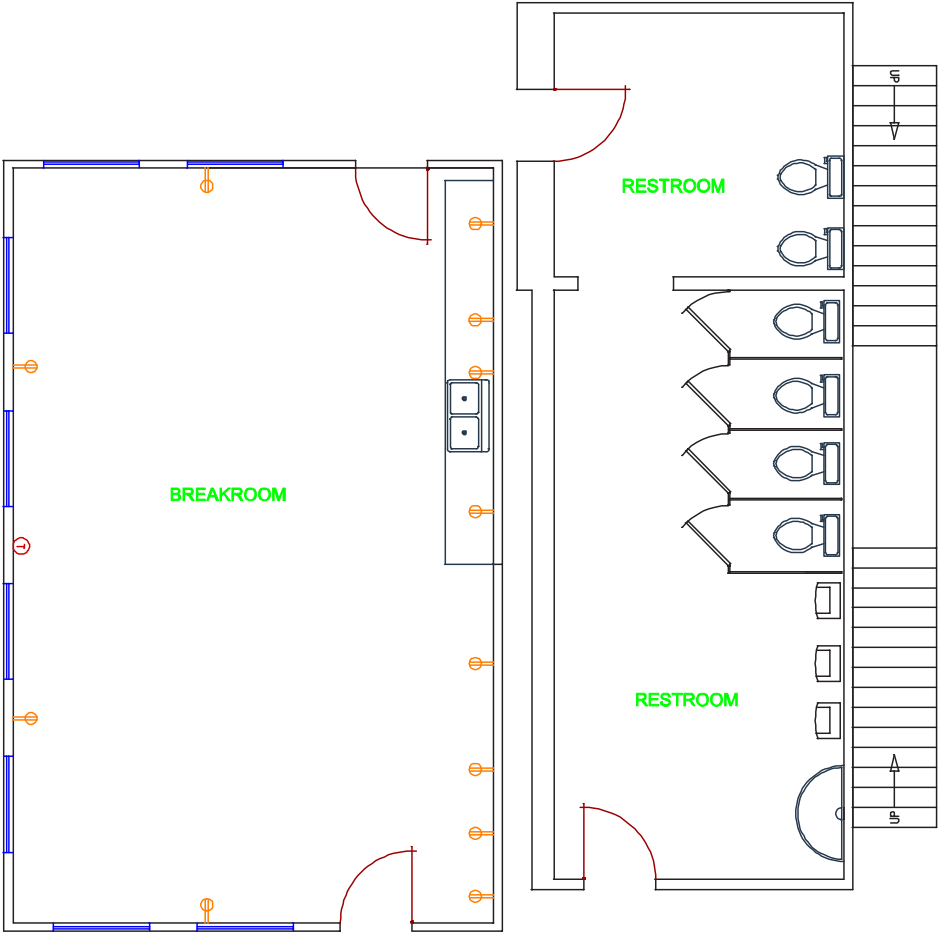


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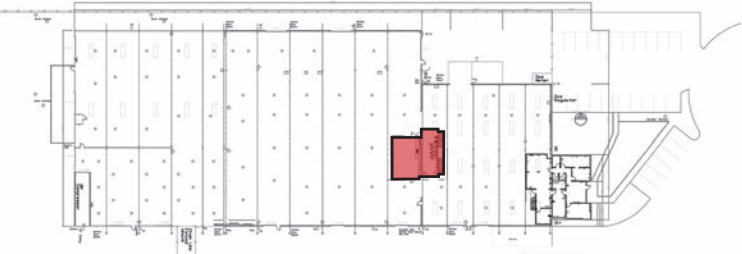
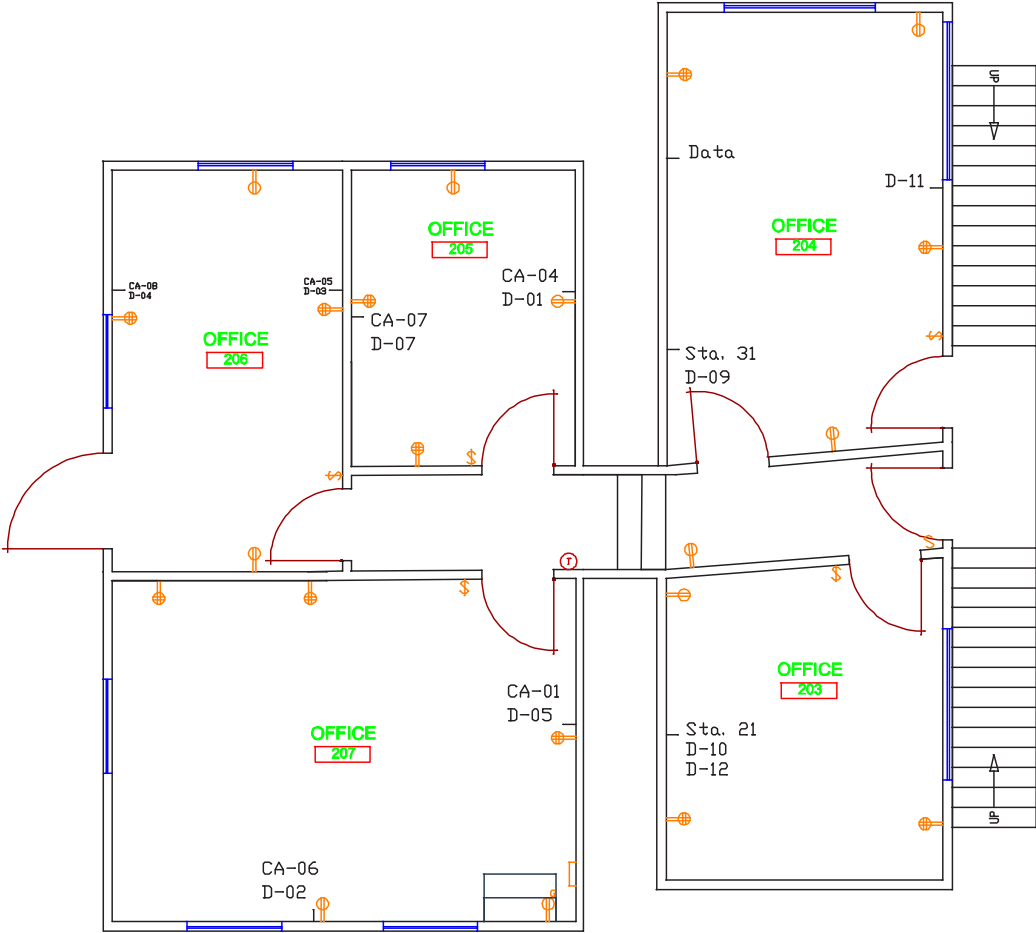
Front Office 2nd Floor



Warehouse Office 1st Floor



Warehouse Office 2nd Floor



EAST HALF OF BUILDING FLOOR PLAN



WEST HALF OF BUILDING FLOOR PLAN



PROPERTY DESCRIPTION

Being Lot 2-B-1, in Block B, of THE REPLAT OF LOT 2-B, BLOCK B, OF THE MCKINNEY INDUSTRIAL PARK NO. 2 REPLAT, an Addition to the City of McKinney, Collin County, Texas, according to the Replat thereof recorded September 9, 1992, in Volume H, Page 445, Map and Plat Records, Collin County, Texas.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or protrusions, except as shown, and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48085C0290 J, dated JUNE 2, 2009. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of Capital Title and Watlin Group L.P. only and this survey is made pursuant to that one certain title commitment under the GF number 11-11911-PE, provided by the title company named hereon.

NOTES:

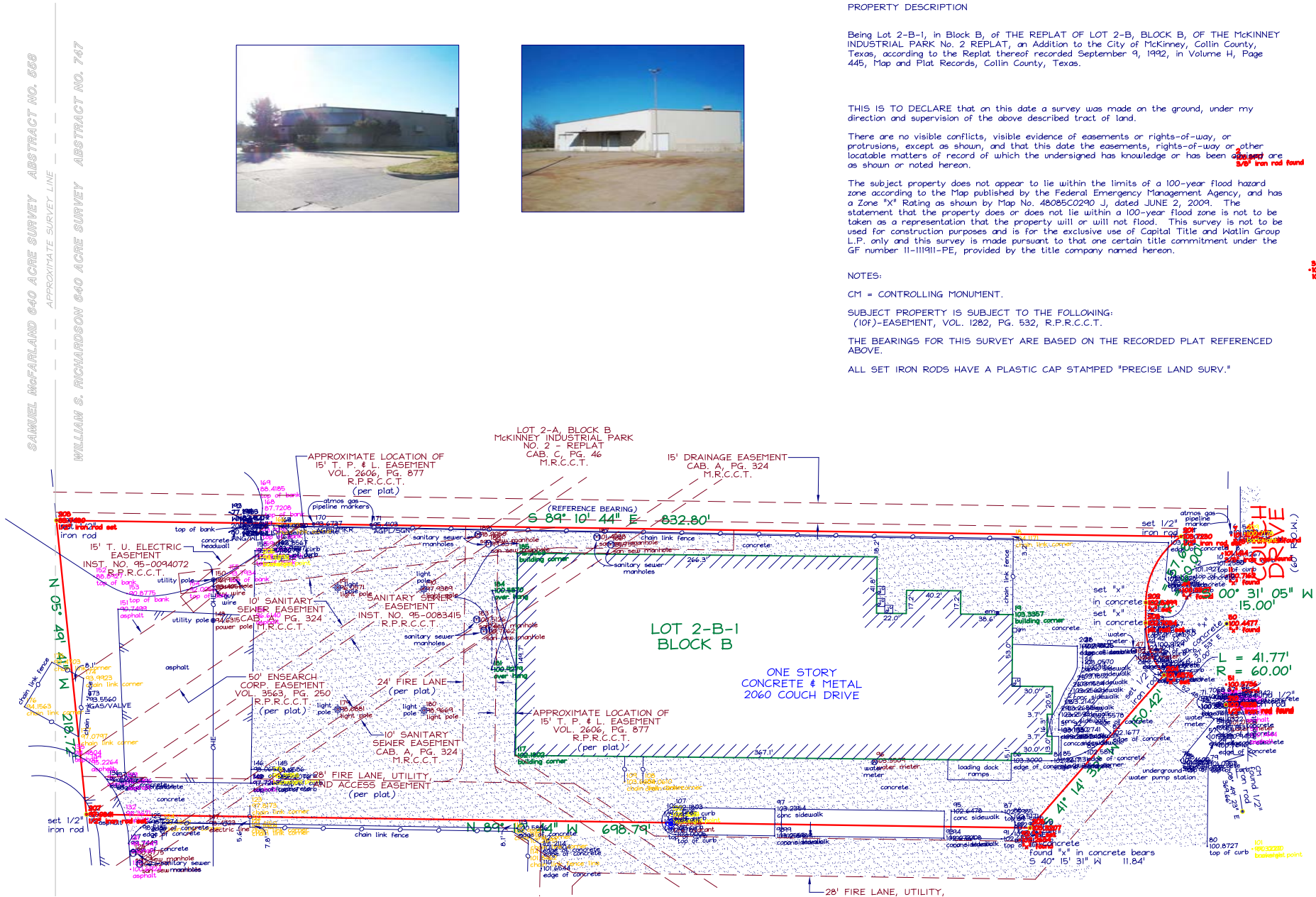
CM = CONTROLLING MONUMENT.

SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING:
(10F)-EASEMENT, VOL. 1282, PG. 532, R.P.R.C.C.T.

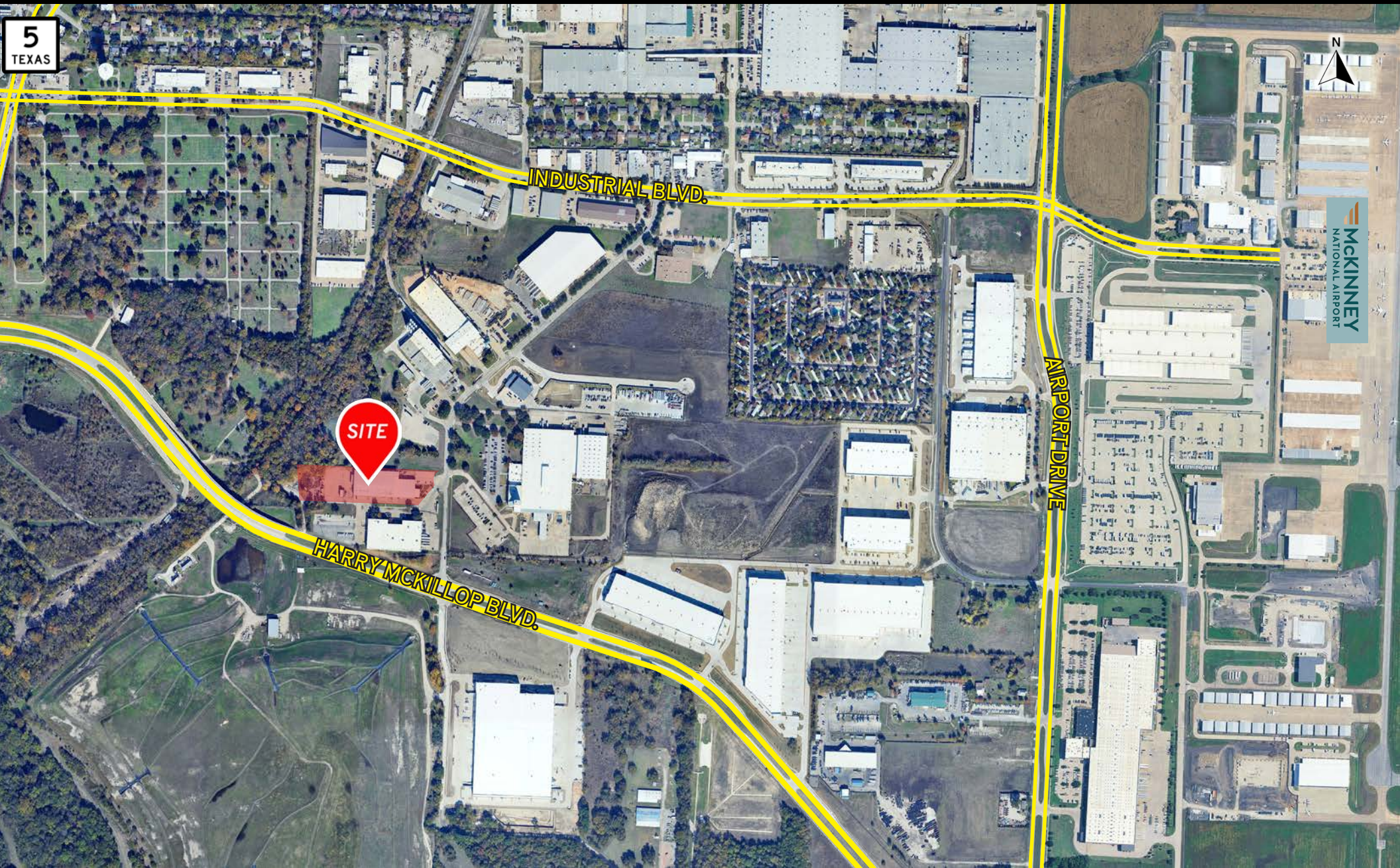
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE RECORDED PLAT REFERENCED ABOVE.

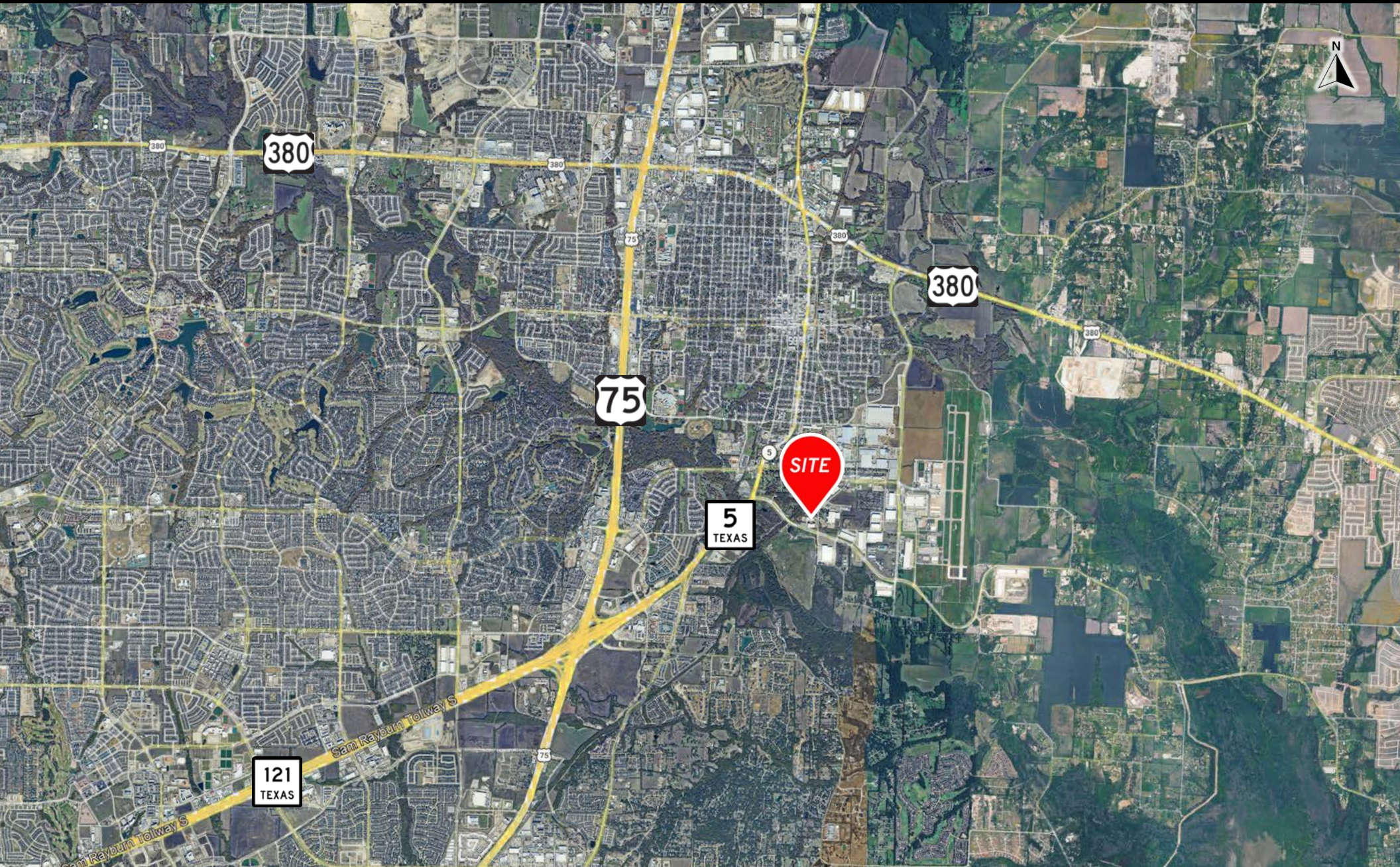
ALL SET IRON RODS HAVE A PLASTIC CAP STAMPED "PRECISE LAND SURV."

3
-109.045
1000



NEARBY AERIAL





±49,438 SF BUILDING ON ±3.89 AC

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CAREY COX

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McKinney, TX 75070

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