

**INDUSTRIAL SPACE NEAR HWY 5**  
**OFFICE/WAREHOUSE W/STORAGE YARD**  
**205 WILCOX STREET - MCKINNEY, TX 75069**

**CAREY COX**  
A REAL ESTATE COMPANY

**PROPERTY SUMMARY**

TOTAL SF 11,585 SF  
AVAILABLE SF OFFICE:  
600 SF  
WAREHOUSE:  
7,800 SF  
OUTSIDE STORAGE +/-0.20 AC  
RENTAL RATE CALL FOR PRICING  
LEASE TERM 3 - 5 YEARS

**FEATURES**

ZONING MTC - MCKINNEY TOWN CENTER  
ALLOWED USES LIGHT INDUSTRIAL  
OFFICE/SHOWROOM  
YEAR BUILT 1999  
PARKING 19 SURFACE SPACES  
SIGNAGE AVAILABLE  
TENANCY MULTIPLE  
HIGHLIGHTS EASY ACCESS TO HWY 5, US 380, AND US 75  
NEAR HISTORIC MCKINNEY SQUARE



[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003  
321 N. Central Expressway, Suite 370 McKinney, TX 75070

Nathan Cox / 972.632.5048  
[ncox@careycoxcompany.com](mailto:ncox@careycoxcompany.com)

# INDUSTRIAL SPACE NEAR HWY 5

## OFFICE/WAREHOUSE W/STORAGE YARD

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A REAL ESTATE COMPANY



### INDUSTRIAL SPACE FOR LEASE

Positioned just east of McKinney's Historic Downtown Square, this functional office/warehouse property offers a rare combination of industrial space with an outdoor storage yard in a highly desirable infill location. Located within the McKinney Town Center (MTC) zoning district, the property benefits from proximity to a dense and growing population base along with strong surrounding business activity. Easy access to US Highway 75, US Highway 380, and State Highway 5 allows for efficient connectivity throughout the North Texas region, while nearby traffic counts exceeding 22,000 vehicles per day enhance accessibility and visibility. With on-site parking, signage opportunities, and a flexible layout suited for office, warehouse, and yard use, this property is ideal for businesses seeking a centrally located, adaptable space in one of Collin County's most active submarkets.

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### NEARBY BUSINESSES



### DEMOGRAPHICS

2025 - Source CoStar

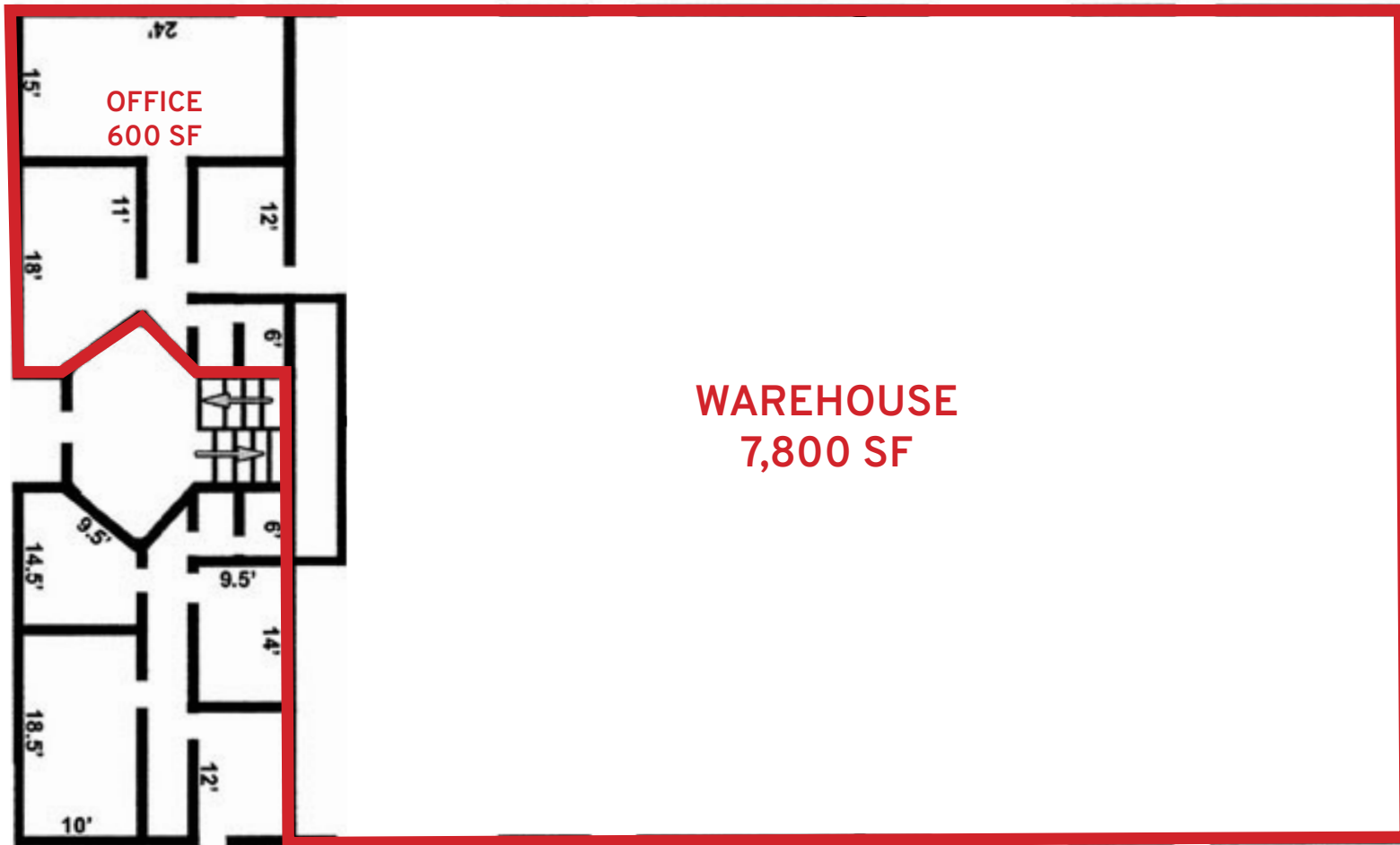
	1-Mile	3-Mile	5-Mile
Total Population	13,515	53,394	139,573
Median Household Income	\$73,938	\$82,583	\$107,740

### TRAFFIC COUNTS

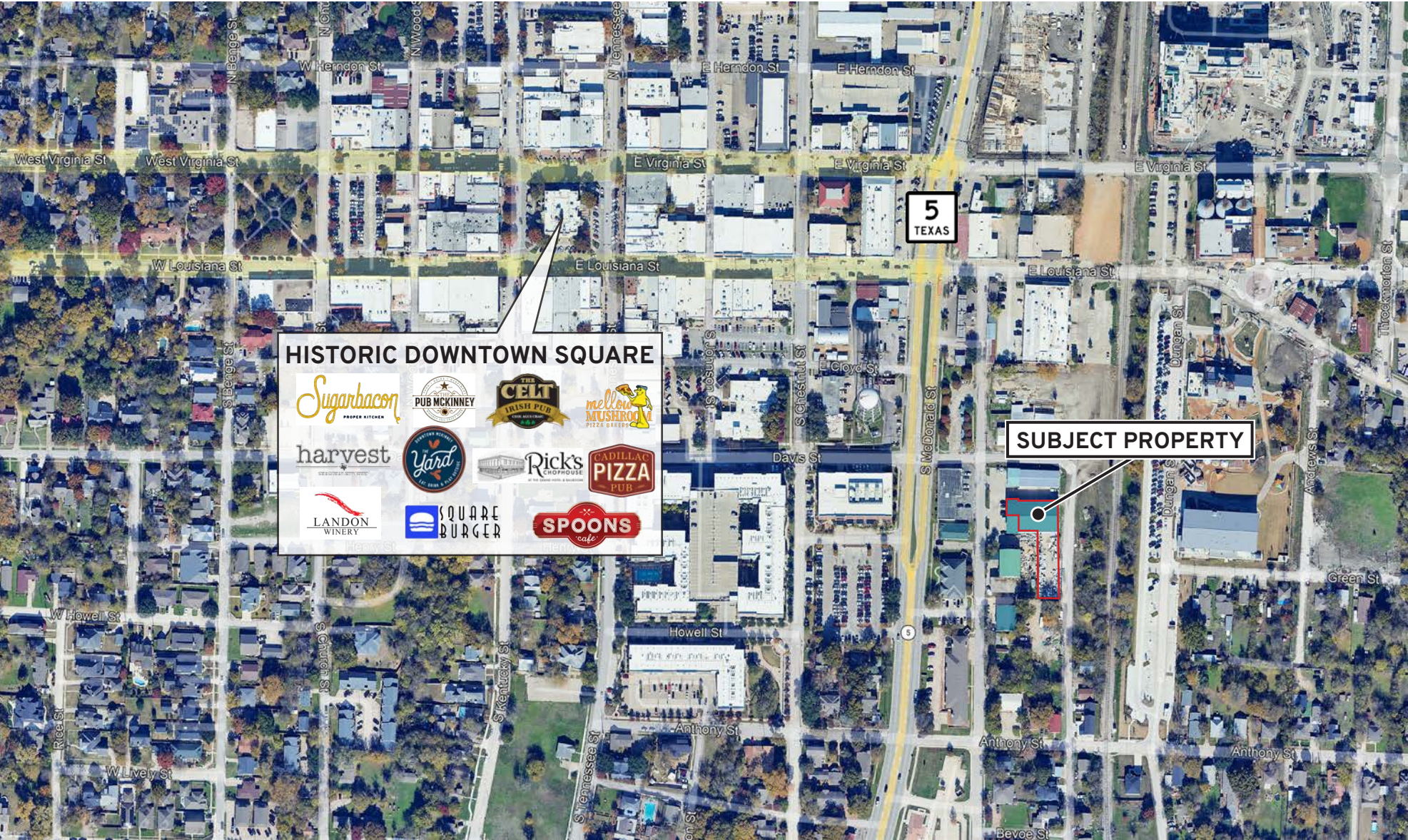
HWY 5 @ DAVIS 20,926 VPD

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# FLOOR PLAN - FIRST FLOOR



# PROPERTY SURROUNDINGS

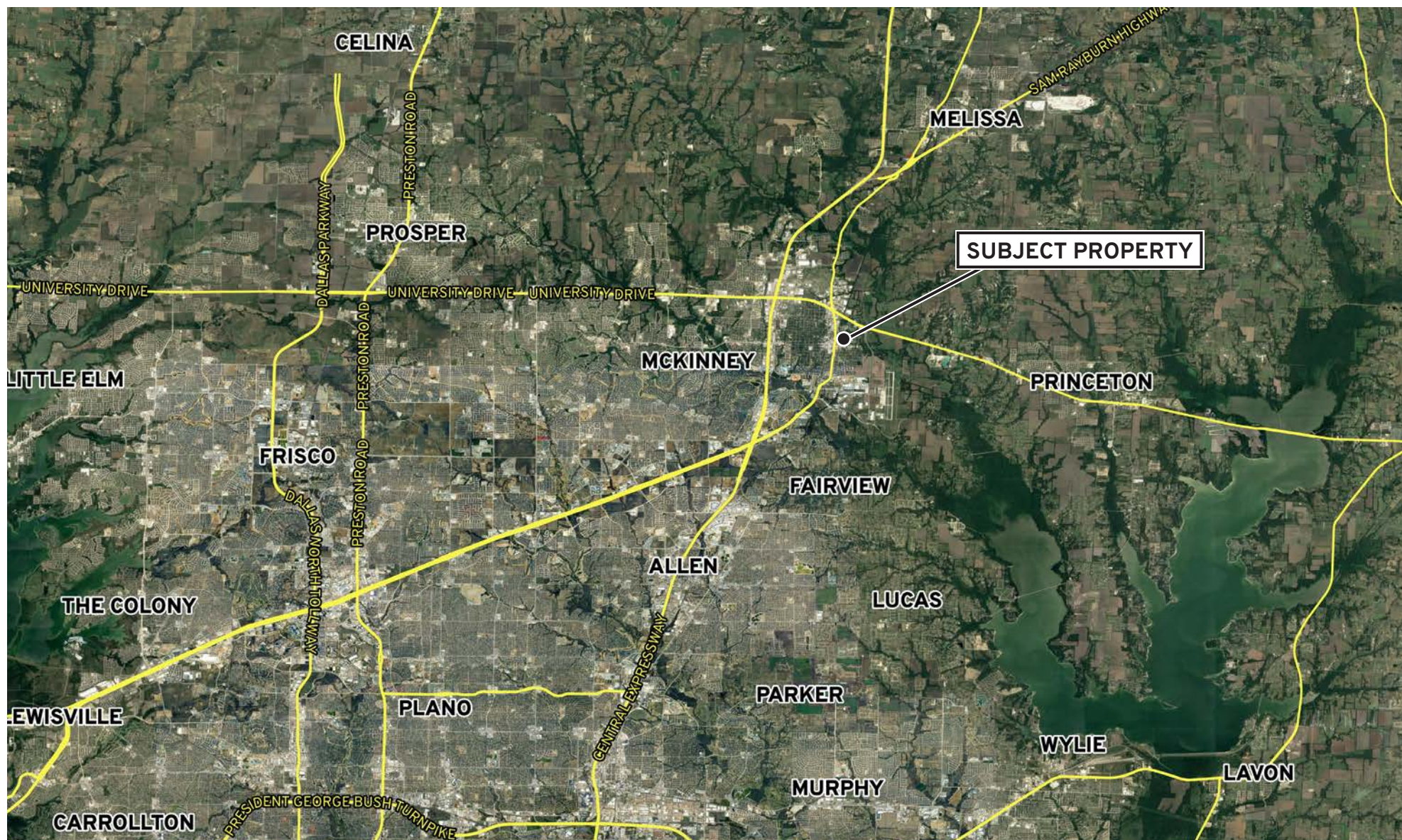


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# DFW METROPLEX LOCATION





# 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. **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
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date