



SOCIAL LIVING

REAL ESTATE

306 S. Tennessee
McKinney, TX 75069

\$687,000

Office For Sale
1,899 +/- SQFT



Building Overview

1-Story Commercial Building
Corner location zoned Commercial
Office



This property offers the charm of downtown McKinney with the convenience modern businesses require.



ESTABLISH YOUR BUSINESS IN THE HEART OF MCKINNEY. Presenting a rare opportunity to acquire a 1,899 square foot office building in one of McKinney's most desirable commercial corridors. Positioned on a prominent corner lot just minutes from the Historic Downtown McKinney Square, this single-story property combines visibility, accessibility, and convenience.

The building is zoned for office use and offers attached on-site parking — a highly valuable feature in the downtown area. Its practical layout and single-level access make it ideal for a variety of professional office users.

Whether you are an owner-user seeking a strategic business location or an investor targeting a stable North Texas submarket, this property offers strong long-term positioning.





- ✔ Roof Replaced 2014
- ✔ Windows Replaced 2020
- ✔ HVAC Replaced 2018
- ✔ Sprinkler System Replaced
- ✔ Sewer Lines Updated 2018
- ✔ Upgraded Electrical 2008
- ✔ Zoned PD- Office
- ✔ Located just west of Hwy 5
- ✔ Minutes South of Downtown
- ✔ Near Local Restaurants & Coffee Shops
- ✔ Near Retail & Boutique Shopping
- ✔ 2 Front Entrances
- ✔ Service Entrance in Rear
- ✔ Convenient on-site parking
- ✔ Wood Floors
- ✔ Knotty Pine woodwork
- ✔ Corner Location

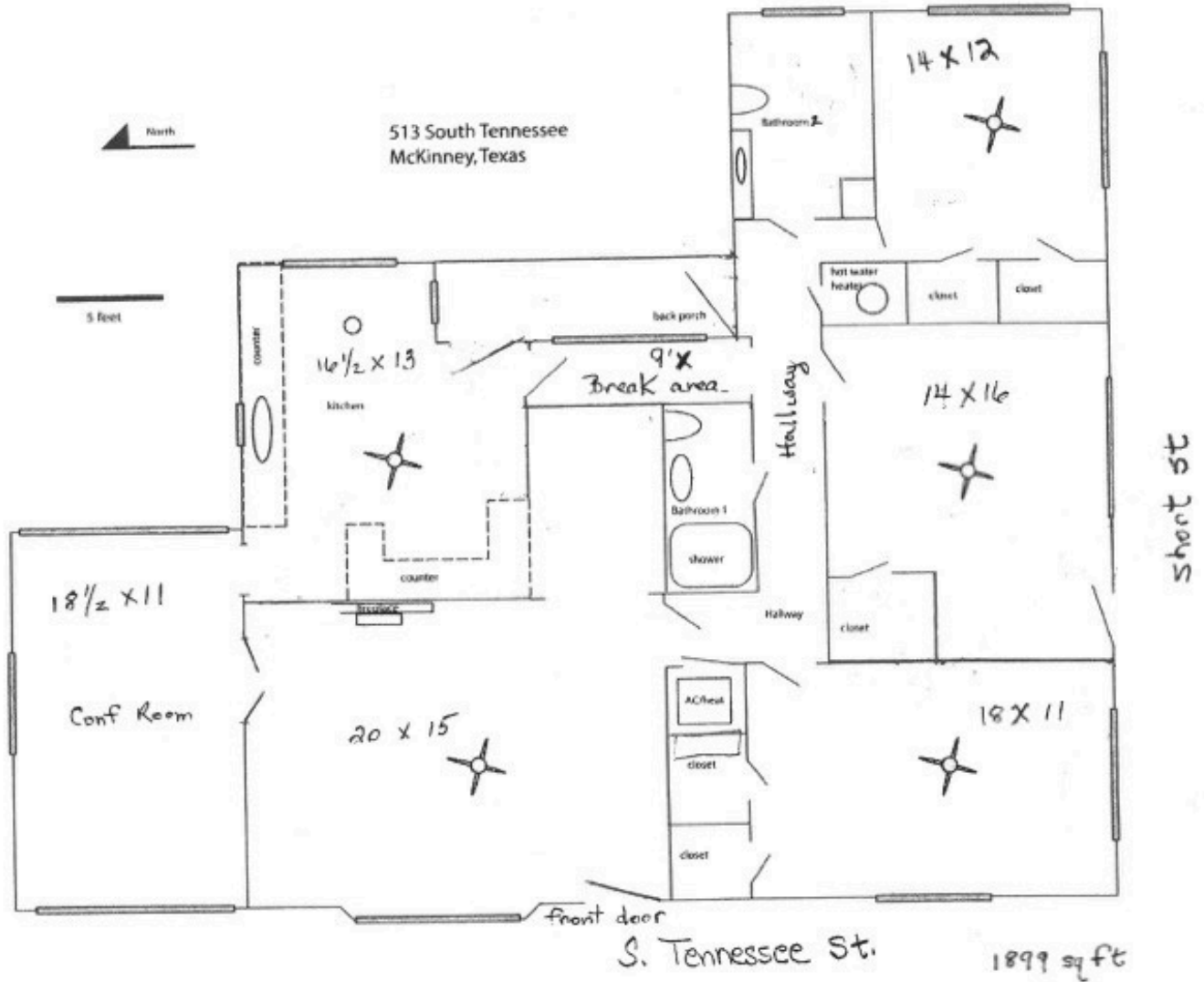


Janet Clark | Principal Broker
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Information deemed reliable but is not guaranteed
by the Broker or Owner and should be verified.





measurements approximate

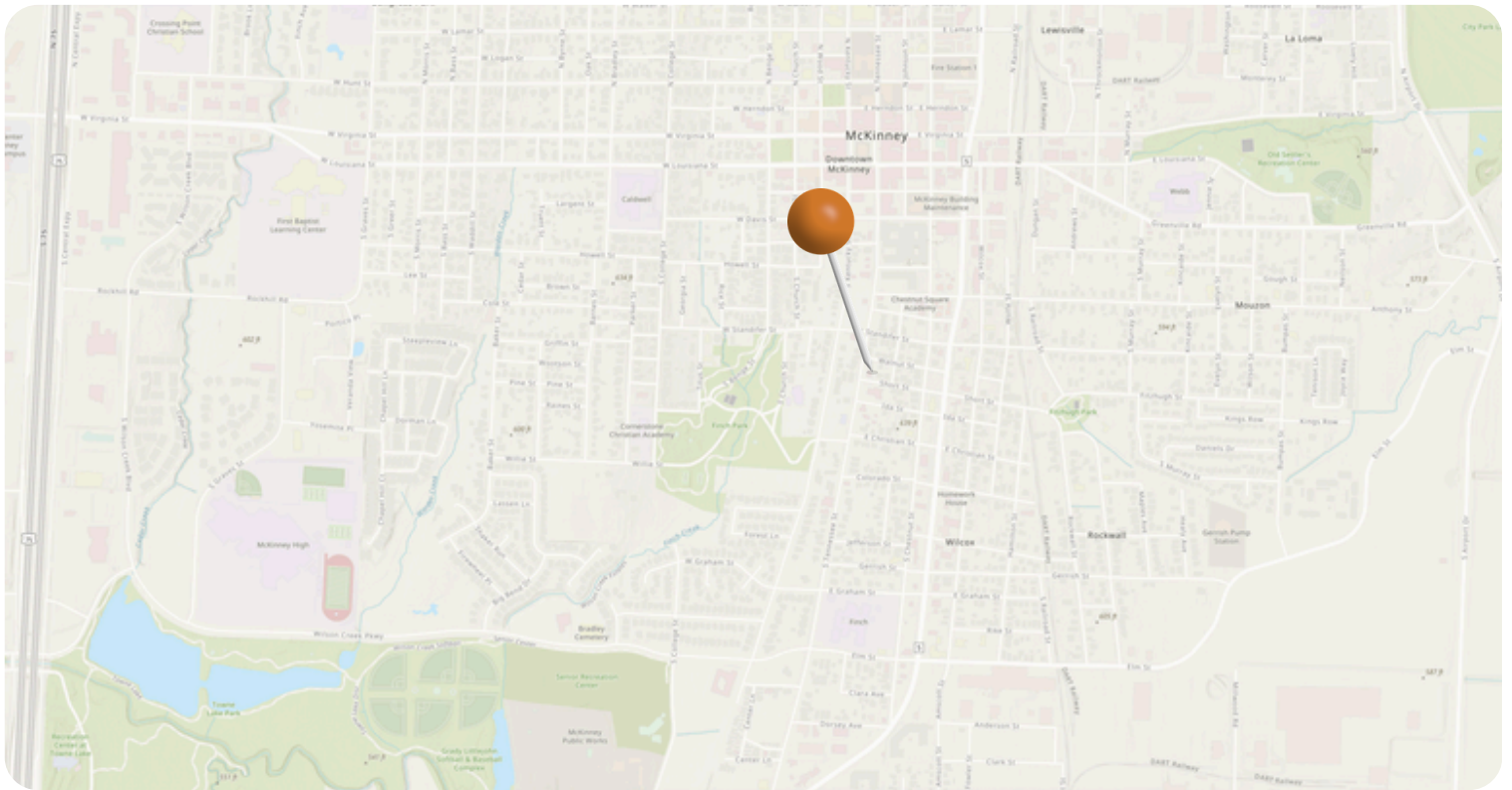
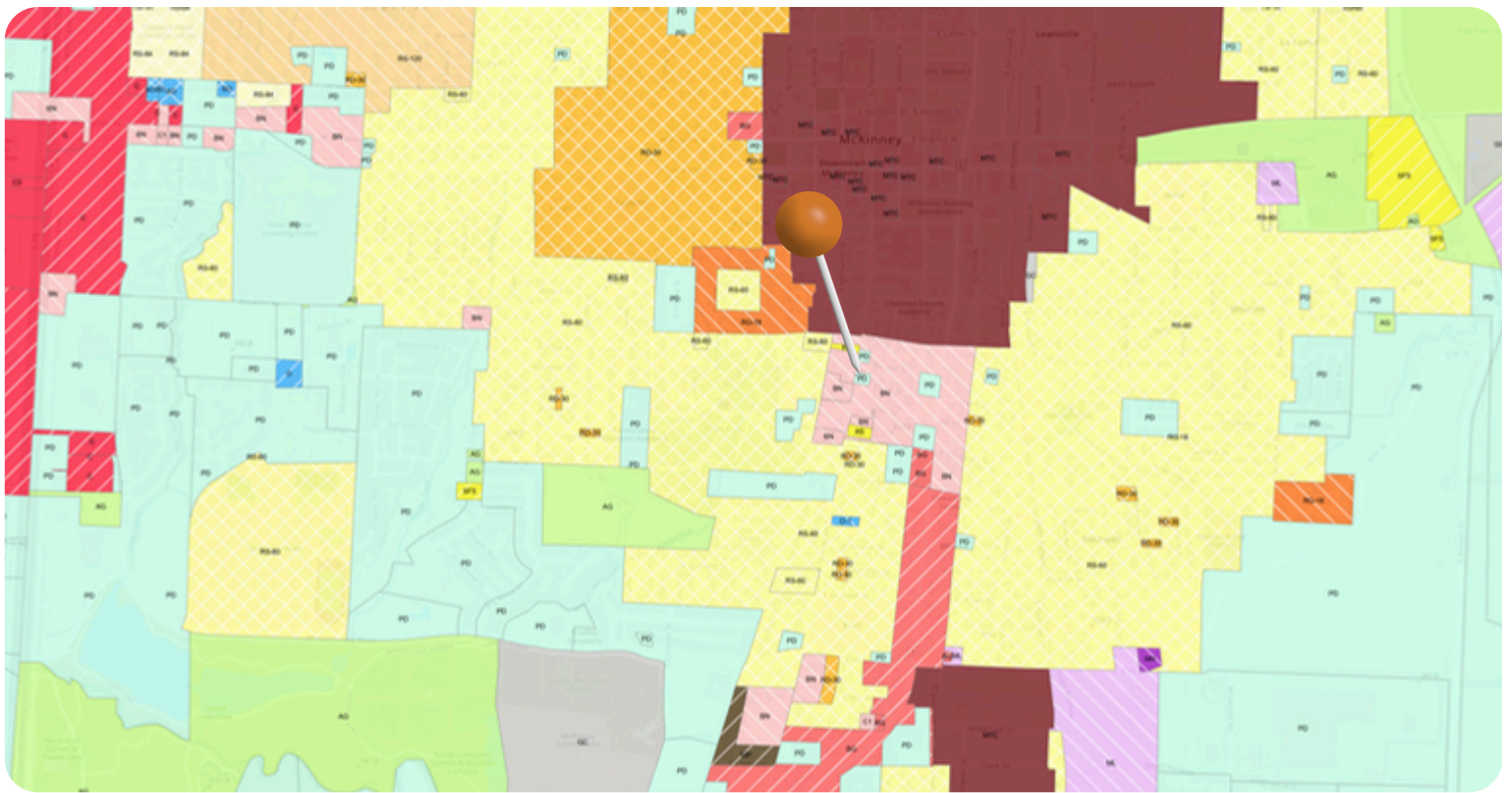


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ZONING & LOCATION



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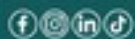


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Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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>Social Living Real Estate Boutique</u>	<u>9003284</u>	<u>Info@SocialLivingRE.com</u>	<u>(214)945-1970</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Janet Clark-Sela</u>	<u>0476532</u>	<u>janet@sociallivingre.com</u>	<u>(214)945-1970</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Janet Clark-Sela</u>	<u>0476532</u>	<u>janet@SocialLivingRE.com</u>	<u>(214)945-1970</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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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